



STRATEGIC URBAN DEVELOPMENT PLAN FOR **HOMA BAY** MUNICIPALITY (2008-2030)

STRATEGIC PLANNING FOR ENVIRONMENTAL
GOVERNANCE AND POVERTY ALLEVIATION

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United Nations Human Settlement Programme (UN-HABITAT)
Nairobi, 2010



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Strategic Planning for Environmental Governance and Poverty Alleviation

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FOREWORD



Lake Victoria is the second largest fresh water lake in the world. With over 200 fish species it is the source of livelihood and development for an estimated 25 million people who live within its catchment area. To support their efforts to achieve the Millennium Development Goals, UN-Habitat, in collaboration with

the national governments of the riparian countries of Lake Victoria, is engaged in various initiatives in the region. These initiatives aim to promote environmental sustainability and reduce poverty through improved settlement planning, management and governance. Most of the effort is focused on the secondary urban centres around Lake Victoria which are experiencing very rapid urbanization rates varying between 3 and 7 percent per annum.

Despite this rapid growth a study undertaken by UN-Habitat revealed that most of these secondary towns did have any plan to accommodate rapid growth. Several towns had no plan at all while the plans of others were completed out of date and overtaken by reality. For this reason UN-HABITAT support to these secondary towns centers two key areas: (I) to help these towns prepare forward looking plans including the spatial configuration of growth; and (II) strengthening the capacity of these secondary towns to prepare and implement their respective. Both these technical aspects of the project are underpinned by a third area – that of urban management and governance.

A key area of innovation has been the adoption of new planning approaches. These approaches are a far cry from the traditional Master Plan approach which has been widely discredited in the region because of its ineffectiveness. Such plans are notoriously inflexible in accommodating unforeseen changes. They also do not seek the participation and ownership of key stakeholders, including the private sector, in the design and implementation process. Most importantly, perhaps, is the fact that the old planning approach is not linked to the resource allocation and budgeting processes.

The Homa Bay Strategic Urban Development Plan is one in a series of six similar plans which have been prepared under Phase One of the UN-Habitat supported Urban Planning programme in the Lake Victoria region of Kenya, Uganda, and Tanzania. This plan is meant to support our Water and Sanitation project in the region's municipalities. It is my sincere hope that this plan will also be found useful for guiding other development initiatives and projects in the municipality.

I would like to thank all who contributed to this plan whose process was led by Jossy Materu, Chief of Urban Design and Planning Services.

Dr. Anna Kajumulo Tibaijuka
Executive Director, UN-HABITAT



EXECUTIVE SUMMARY

The level of urbanization is strongly correlated to the level of economic development, but the annual growth rates of each are not closely linked since urbanization often proceeds apace even in periods of economic stagnation or decline (Fay and Opal, 2000, cited in Kessides, 2006).

Urbanization in Kenya is growing at a very fast rate of approximately 7% per annum. The agricultural sector continues to be strained by heavy competition in world markets, reduction in farmlands due to increase in population and unpredictable climatic conditions.

It is projected that, by 2020, half of Kenya's population will be urban. This fact is compounded by the following numerous challenges in Homa Bay:

UNPLANNED AND UNCOORDINATED URBAN GROWTH

Haphazard urban growth of the Municipality of Homa Bay (MoHB) has led to the decay in varying degrees of the natural and human environments in the area. In a nutshell, these include: a proliferation of slums and squatter settlements in the town, and lack of adequate provision of various services such as roads, water supply, sewerage reticulation and solid-waste collection, among others. This has contributed to the destruction of the aesthetic quality of the MoHB.

INADEQUATE TRANSPORT AND INFRASTRUCTURE SERVICES

In the area covered by the MoHB most developments, especially low-income housing provision, come before infrastructure provision to the site of development. As a result, the ones that were there previously are strained as additional developments come into existence.

Among the inadequate facilities and services include: solid waste management system, road networks, water provision and sewage disposal systems. As a result, the Municipal Council of Homa Bay (MCHB) is usually overstretched or simply remains reluctant to provide the various services to such areas.

POOR HOUSING CONDITIONS

There is a mismatch between housing development and community facilities with the population. A large number of the residents of Homa Bay live in sub-standard dwellings and settlements. This has been brought about by informal settlements in the area.

UNEMPLOYMENT AND UNDEREMPLOYMENT

A decline in employment opportunities is slowly creeping into the MoHB. Fishing, which has traditionally been the main economic activity practiced in the MoHB, is fast dwindling due to various factors such as the over-exploitation of fish in Lake Victoria due to increased population; water pollution in the lake; and the resultant water hyacinth menace that has rendered most boating lanes inaccessible; falling water levels in the lake; and the receding shorelines.

Moreover, the shipping route is also endangered. The large government ferries that plied the shipping route to the City of Kisumu have since been recalled because of increased difficulties in berthing due to the declining water levels and the problems resulting from the water hyacinth. This has contributed to the reduction of employment opportunities and increased underemployment.

INADEQUATE CAPACITY OF INSTITUTIONS

Among the important departments that lack capacity in Homa Bay is the Town Planning Unit and complimentary technical departments. Exacerbating this existing situation is low budgetary provision for road construction and service provision.

INEFFECTIVE PARTICIPATION IN PLANNING PROCESSES

Lack of proper spatial planning to guide development of the MoHB makes it difficult for the MCHB to involve local communities in the identification of their problems and alleviation. The private sector has also been sidelined in this venture and consequently, assistance in uplifting the living standards of people is low. This leaves a lot to be done by the MCHB, which itself is inefficient.

INCREASED DETERIORATION OF ENVIRONMENTAL QUALITY

The location of the MoHB on the shore of Lake Victoria implies that planning be done very carefully to protect the freshwater lake which forms a fragile ecosystem. This has, however, not been the case in the MoHB.

The inadequate off-site and on-site waste-water disposal contributes significantly in the deteriorating environmental quality. Direct discharge of raw sewage into the lake causes highscale water pollution, hence the growth of water hyacinth.

INCREASED POVERTY LEVELS

This is the summary of the critical issues expressed above. Poverty in the MoHB is exemplified through the following factors:

- Lack of food security
- Poor housing conditions
- Mushrooming of slums and squatter settlements
- Increased insecurity
- Dwindling health standards, high under-5 mortality rates, low life expectancy and high prevalence of HIV-AIDS
- Inequitable resource distribution

METHODOLOGY

Planning generally refers to the deliberate procedural interventions aimed at improving the quality of life of a people. In this regard, it involved a review of the *Situational Analysis for Homa Bay Municipality* that had been prepared by UN-Habitat, relevant legislative and policy frameworks for land use planning, goals and objectives, population growth trends, future town growth models and town form. These provided information that was synthesized further to elaborate various plan proposals based on the proposed vision for Homa Bay municipality by its key stakeholders.

An integrated approach was taken in the planning process aimed at providing a balance between all the needs of the local people over a period of time extending to the year 2030.

CHAPTER SYNOPSES

Chapter 1 introduces the plan report. It traces the spatial and temporal growth of the MoHB on the basis of its contextual position at the national, regional and local levels. It highlights the urbanization process, administrative function, problem statement and the methodology employed in the planning process.

Chapter 2 presents the Goal, specific objectives, theme, justification of the plan and broad strategies addressed.

Chapter 3 presents the regional setting, indicating the location and historical growth of Homa Bay.

Chapter 4 provides the physiographic analysis. It presents the topography and drainage, geology and soils, vegetation, wildlife and all other related characteristics.

Chapter 5 presents the population and demographic characteristics

Chapter 6 critically assesses the existing housing and human settlements

Chapter 7 provides an analysis of predominant economic activities

Chapter 8 highlights infrastructure and utilities

Chapter 9 provides an overview of existing social services and community facilities

Chapter 10 presents an analysis of the institutional and legal framework within which the planning process operates

Chapter 11 outlines the plan proposals

Chapter 12 articulates action plans for the development of the MoHB



TABLE OF CONTENTS

ACKNOWLEDGEMENT	III
EXECUTIVE SUMMARY	IV
TABLE OF CONTENTS	VI
LIST OF TABLES, FIGURES AND MAPS	X
ABBREVIATION AND ACRONYMS	XI
CHAPTER 1: INTRODUCTION	1
1.1 PROBLEM STATEMENT	1
CHAPTER 2: BROAD GOAL, OBJECTIVES & STRATEGIES	3
2.1 GOAL	3
2.2 THEME AND FOCUS	3
2.3 JUSTIFICATION	3
2.4 BROAD STRATEGIES OF THE PLAN:	3
CHAPTER 3: REGIONAL SETTING	5
3.1 LOCATION	5
3.2 HISTORICAL GROWTH	5
CHAPTER 4: PHYSIOGRAPHIC ANALYSIS	6
4.1 TOPOGRAPHY AND DRAINAGE	6
4.2 GEOLOGICAL AND SOIL CHARACTERISTICS	6
4.2.1 Rocks	6
4.2.2 Soils	6
4.3 CLIMATE	6
4.3.1 Rainfall	6
4.3.2 Winds	6
4.3.3 Temperatures	6
4.4 VEGETATION CHARACTERISTICS	6
4.5 WILDLIFE	7
4.6 NATURAL RESOURCES	8
4.7 URBAN FORM	8
4.8 ENVIRONMENT ISSUES	8
4.8.1 Water Pollution	8
4.8.2 Air Pollution	8
4.8.3 Noise Pollution	8
4.9 OPPORTUNITIES AND CHALLENGES	8
4.9.1 Topography	8
4.9.2 Drainage And Hydrology	9
4.9.3 Soils And Geology	9
4.9.4 Vegetation	9
4.9.5 Wildlife	9
CHAPTER 5: POPULATION AND DEMOGRAPHIC CHARACTERISTICS	10
5.1 POPULATION ANALYSIS	10
5.1.1 Population Size	10
5.1.2 Structure And Composition	10
5.1.3 Population Densities	10
5.1.4 Projections	10
5.1.5 Population Distribution And Densities	11

5.2 DEMOGRAPHIC DYNAMICS	11
5.2.1 Average Household Sizes	11
5.2.2 Dependency Ratio	11
5.2.3 Sex Ratio	11
5.2.4 Fertility Rate	12
5.2.5 Life Expectancy	12
5.2.6 Migration Trends	12
5.3 DEMOGRAPHIC CHALLENGES	12
CHAPTER 6: HOUSING AND HUMAN SETTLEMENTS	13
6.1 LAND TENURE	13
6.2 EXISTING ZONING	13
6.3 PLOT SIZES	14
6.4 HOUSE TYPOLOGIES	14
6.5 HOUSING DENSITIES	14
6.6 BUILDING MATERIALS	14
6.6.1 Ventilation And Lighting	16
6.6.2 Level Of Services And Facilities	16
6.7 OPPORTUNITIES AND CHALLENGES	16
CHAPTER 7: ECONOMIC ACTIVITIES	17
7.1 FISHING	17
7.2 INDUSTRIAL ACTIVITIES	17
7.2.1 Formal Industries	17
7.2.2 Informal Industries	18
7.2.3 Potential For Industries	18
7.3 COMMERCIAL ACTIVITIES-FORMAL AND INFORMAL ACTIVITIES	18
7.3.1 Trade In The Fishing Sub-Sector	18
7.3.2 Formal Commercial Activities	18
7.3.3 Informal Commercial Activities	18
7.4 AGRICULTURAL ACTIVITIES	19
7.5 TOURISM	19
7.6 OPPORTUNITIES AND CHALLENGES	19
7.6.1 Fishing	19
7.6.2 Industries	20
7.6.3 Construction Industry	20
7.6.4 Agriculture	20
7.6.5 Trade	20
7.6.6 Transport	20
7.6.7 Tourism	20
CHAPTER 8: INFRASTRUCTURE AND UTILITIES	21
8.1 WATER	21
8.1.1 Water Supply	21
8.1.2 Water Demand	21
8.2 SANITATION	21
8.2.1 Sewerage System	21
8.2.2 Septic Tanks And Soak Pits	21
8.2.3 Pit Latrines	21
8.2.4 Storm Water Drainage	21
8.2.5 Waste Water Disposal	22
8.3 SOLID WASTE DISPOSAL SYSTEM	22
8.3.1 Solid Waste Generation	22
8.3.2 Storage	22
8.3.3 Sorting Of Waste	22
8.3.4 Collection	22
8.3.5 Disposal Site	22
8.3.6 Waste Management Challenges	22
8.4 ENERGY	22
8.4.1 Electricity	22
8.4.2 Petroleum Fuels	22
8.4.3 Wood Fuel	22
8.4.4 Other Sources Of Energy	22

8.5 STREET-LIGHTING	23
8.6 TRANSPORTATION	23
8.6.1 Transportation Demand	23
8.6.2 Trip Generation	23
8.6.3 Road Transport	23
8.6.4 Motorized Versus Non-Motorized Transport	24
8.6.5 Terminal Facilities	24
8.6.6 Parking Facilities	24
8.6.7 Air Transport	24
8.6.8 Water Transport/Transport In Maritime Space	24
CHAPTER 9: SOCIAL SERVICES AND COMMUNITY FACILITIES	25
9.1 EDUCATIONAL FACILITIES	25
9.1.1 Distance Traveled To School	25
9.1.2 Existing Facilities	25
9.1.3 School Dropout Rates	25
9.1.4 Challenges	25
9.1.5 Suggested Solutions	25
9.2 HEALTH FACILITIES	26
9.2.1 Health-Care Provision In MoHB	26
9.2.2 Disease Prevalence	26
9.2.3 HIV Prevalence Rate	27
9.2.4 Challenges Facing Provision Of Health Services	27
9.3 RELIGIOUS FACILITIES	27
9.4 SOCIAL FACILITIES	28
9.4.1 Library Facilities	28
9.4.2 Markets And Shopping Centres	28
9.4.3 Recreational Facilities	28
9.4.4 Civic And Administration Facilities	28
9.4.5 Homes For People With Special Needs	28
9.4.6 Police Stations And Prisons	28
9.4.7 Post Office	28
9.4.8 Fire-Fighting Facilities	28
9.4.9 Cemeteries	29
9.4.10 Public Toilets	29
9.4.11 Slaughter Facilities	29
9.5 CHALLENGES RELATED TO RECREATIONAL FACILITIES	29
CHAPTER 10: INSTITUTIONAL AND LEGAL FRAMEWORK	30
10.1 INSTITUTIONAL FRAMEWORK	30
10.1.1 Director Of Physical Planning	30
10.1.2 Local Authority	30
10.1.3 Municipal Physical Planning Liaison Committee	30
10.2 LEGAL FRAMEWORK	30
10.2.1 The Constitution Of Kenya, Section 11	30
10.2.2 Physical Planning Act Cap 286	31
10.2.3 Physical Planners Registration Act, Number 3 of 1996	31
10.2.4 The Local Government Act Cap 265 (1965)	31
10.2.5 Environment Management And Coordination Act (1999)	31
10.2.6 Public Health Act Cap 242 (1967)	31
10.2.7 Agriculture Act (1968)	32
10.2.8 Land Control Act Cap 302	32
10.2.9 Land Acquisition Act Cap 295	32
10.3 OTHER POLICY DOCUMENTS THAT CONTROL PLANNING	32
10.3.1 The Building Code, 1968	32
10.3.2 The Building Code, 1995	32
10.3.3 The Physical Planning Handbook	32
10.3.4 The National Land Policy	32
10.4 CRITICAL EMERGING ISSUES ON LEGAL AND INSTITUTIONAL FRAMEWORK	33
10.5 SUMMARY OF OVERALL EMERGING ISSUES	34

CHAPTER 11: PLAN PROPOSALS	34
11.1 CONSTRAINTS MAP	34
11.2 OPPORTUNITIES MAP	34
11.3 PROPOSALS MAP	34
11.3.1 Promote The CBD As A Hub Of Activities.	34
11.3.2 Land	35
11.4 WATER AND SANITATION	36
11.5 TRANSPORTATION	37
11.6 ENVIRONMENTAL PROTECTION	37
11.6.1 Public Purpose Land Uses	37
11.6.2 Industrial Development	38
11.6.3 Housing Development	38
11.6.4 Recreation	38
CHAPTER 12: THE ACTION PLANS	40
12.1 ACTION PLANS	40
12.1.1 Physical And Environmental Characteristics	40
12.1.2 Human Settlements	42
12.1.3 Economic Activities	44
12.1.4 Transportation	45
12.1.5 Social Services And Community Facilities	47
12.1.6 Economic Activities	49
12.1.7 Legislative And Institutional Framework	51
12.2 IMPLEMENTATION SCHEDULES	53
12.2.1 Physical Environment And Natural Resource Development	53
12.2.2 Human Settlements	53
12.2.3 Economic Activities	54
12.2.4 Infrastructure And Utility Services	54
12.2.5 Policy And Institutions	54
12.3 ENFORCEMENT	54
REFERENCES	55



LIST OF TABLES AND FIGURES

LIST OF TABLES

Table 4.1: Land use in Homa Bay	9
Table 5.1: Municipality of Homa Bay Population and Household Projection 2008 to 2013	12
Table 5.2: Municipality of Homa Bay Population and Household Projection 2014 to 2030	12
Table 5.3: Urban Population by Brood Age Groups 1989 and 1999	13
Table 5.4: Municipality of Homa Bay: Sex Ratio of Population for 1979, 1989 and 1999	13
Table 9.1: Ownership of Health Institutions in MoHB	32

LIST OF FIGURES

Figure 1.1: Satellite image of Homa Bay	XII
Figure 5.1: Municipality of Homa Bay Population Projection 2014 to 2020	12
Figure 5.2: Population distribution Urban-Rural	13
Figure 5.3: Urban Residential Population	13
Figure 6.1: Preference for roofing in Homa Bay	17
Figure 9.1: Education levels in Homa Bay	30

LIST OF MAPS

Map 4.1: Slope Analysis	6
Map 4.2: Existing Land Use Map	8
Map 8.1: Road Network And Water Infrastructure	24
Map 9.1: Existing Community Facilities	28
Map 11.1: Existing Constraints Map	34
Map 11.2: Existing Opportunities Map	34
Map 11.3: Proposed Land Use Plan	38
Map 12.1: Proposed Housing Development	42
Map 12.2: Proposed Infrastructure Plan	48

ABBREVIATION AND ACRONYMS

CBD	Central Business District
CBO	Community Based Organization
CDF	Constituency Development Fund
CDS	City Development Strategies
CDTF	Community Development Trust Fund
CUR	Centre for Urban Research
DC	District Commissioner
ECD	Early Childhood Development
EPM	Environmental Planning and Management
GoK	Government of Kenya
HBD	Homa Bay District
HIV	Human Immune Virus
KENSUP	Kenya Slum Upgrading Programme
KNBS	Kenya National Bureau of Statistics
KPLC	Kenya Power and Lighting Company
LADP	Local Authority Development Programme
LATF	Local Authority Transfer Fund
LBDA	Lake Basin Development Authority
LV-LED	Lake Victoria Local Economic Development Initiatives
LVWATSAN	Lake Victoria Water and Sanitation Initiative
MCHB	Municipal Council of Homa Bay
MDGs	Millennium Development Goals
MoHB	Municipality of Homa Bay
MSF	Medicines San Frontiers
NGO	Non-Governmental Organization
NHC	National Housing Corporation
RMLF	Road Maintenance Levy Fund
RUSPS	Regional Urban Sector Profile Study
SACCOs	Savings and Credit Co-operatives
SCP	Sustainable Cities Programme
SSIWSPs	Small Scale Independent Water Service Providers
SUDP	Strategic Urban Development Plans
SWOT	Strengths, Weaknesses, Opportunities, Threats.
TOL	Temporary Occupation Licence
ToR	Terms of Reference
UNEP	United Nations Environment Programme
UN-HABITAT	United Nations Human Settlement Programme



FIGURE 1.1: SATELLITE IMAGE OF HOMA BAY

INTRODUCTION

The Strategic Urban Development Plan for Homa Bay has been prepared by the UN-HABITAT in collaboration with the Municipal Council of Homa Bay. It is one in a series of seven plans developed under phase I of the UN-HABITAT Urban Planning programme in the Lake Victoria region. UN-HABITAT has supported this initiative with two main objectives: a) to provide an up-to-date spatial framework to guide its various programmes in a number of secondary towns in the Lake Victoria region - all geared towards promoting environmental sustainability and poverty reduction; b) to demonstrate the strength of participatory approaches in making urban planning more inclusive and effective. This objective is underpinned by Focus Area 2 of the UNHABITAT Medium Term Strategic and Institutional Plan (2008-11), which emphasizes promoting participatory planning, management and governance as an integral part in its mission to achieve sustainable urbanization around the world.

The process of preparing the Homa Bay Strategic Urban Development Plan had 5 distinct stages:

- Development of a city profile encompassing socio-economic, environmental and structural aspects;
- GIS mapping of the existing situation;
- Stakeholder consultation meeting to discuss the city profile and the mapping of the existing situation in order to develop an agreed and shared vision of the future of the town;
- Translation of the agreed and shared vision of the future of the town into draft spatial development plans and functional layouts;
- Stakeholder meetings to discuss and approve the draft spatial development plans and functional layouts and;
- Finalization of the plans and endorsement by the respective urban planning authorities in Central Government.

This publication provides a broad overview of the spatial and temporal growth of the Municipality of Homa Bay on the basis of its contextual position at the national, regional and local levels. In this regard, the regional setting indicating the location and historical growth of Homa Bay is emphasized including the physiological and socio-economic profile of the Municipality, its demographics and a critical analysis of the existing infrastructure and community

facilities. In addition, a critical assessment is made of the institutional and legal framework currently regulating urban planning practice in Kenya. Finally, plan proposals and action plans to guide the subsequent development of the MoHB in the future are articulated.

1.1 PROBLEM STATEMENT

The level of urbanization is strongly correlated to the level of economic development, but the annual growth rates of each are not closely linked since urbanization often proceeds apace even in periods of economic stagnation or decline (Fay and Opal, 2000, cited in Kessides, 2006). Urbanization in Kenya is growing at a very fast rate of approximately 7% per annum (GoK, 1999). The agricultural sector continues to be strained by heavy competitions in world markets, reduction in farmlands due to increase in population and unpredictable climatic conditions. It is projected that by 2020, half of Kenya's population will be urban.

Lake Victoria is the second largest fresh water lake in the world with over 200 fish species. It is the source of livelihood for an estimated 35 million people who live in rural and urban settlements within its catchment area.

In recognition of this fact, and to support this population in their efforts to achieve the Millennium Development Goals (MDGs), UN-HABITAT, other agencies, regional bodies and national governments of the riparian countries around Lake Victoria are supporting various initiatives in the Lake Victoria region to promote environmental sustainability and reduce poverty.

Most of these initiatives are focused on the urban centres around Lake Victoria, which have been experiencing rapid urbanization rates of between 3-7% per annum, consequently exacerbating the problems of environmental pollution, poverty, poor governance and lack of access to basic services.

All these problems impact negatively on the ecological conditions of Lake Victoria.

Homa Bay Strategic Urban Development Plan (HBSUDP) is an initiative of UN-HABITAT to support the MCHB to prepare a strategic spatial framework. This plan will help guide development of the MoHB.

It is a timely intervention that will see the local communities empowered through the improvement of the living environment, improved potential for wealth and employment creation, conservation of the environment and sustainable development. The protection of the lake ecosystem will not only be to the benefit of the people of the MoHB, but all the people living in the great Lake Victoria Basin, and for the benefit of all whose lives remain dependent on the lake.

METHODOLOGY

The methodology for the preparation of the plan took into account the wishes and aspirations of all involved stakeholders involved. It was participatory, all-inclusive process that saw liaison between the consultant and UN-HABITAT, the key stakeholders in the MoHB including the local communities, government agencies, various international agencies, local Community-Based Organizations (CBOs) and Non-Governmental Organizations (NGOs), among other key participants.

The general planning methodology was as follows:

- Preparation of base, thematic and issue maps for the plan area;
- Preparation of a profile for the plan area covering socio-economic, environmental and structural aspects;
- Consultative workshop of all key stakeholders in the plan area to discuss the profile prepared by the planner, in conjunction with the base, thematic and issue maps of the existing situation and developing a shared vision of the plan area's future.

The above outlined steps have already been accomplished and the report prepared. The report, *Situational Analysis for the Municipality of Homa Bay* was then reviewed to provide the planning team with the salient information for preparation Homa Bay SUPD.

Review of the *Situational Analysis for Homa Bay Municipality*, including relevant national policies and legislative framework, goals and objectives, population growth trends, future town growth models and town form helped the planning team to develop conceptual plans that cover various practical planning proposals including land use proposals, employment and income, public utilities, housing development, community facilities and transport and communication.

These constituted a Draft Strategic Urban Development Plan of the plan area, comprising of the report on the situational analysis, maps showing existing and future land uses, implementation strategies including resource and capacity analysis, monitoring and evaluation and action plans. The draft was then subjected again to a consultative meeting of all key stakeholders for comments and suggestions.

Based on the comments and suggestions received on the Draft Strategic Urban Development Plan, the final SUDP for Homa Bay was then prepared. This way, the plan formulated becomes easy to implement since the beneficiary community was in full participation at key stages in the plan formulation.

BROAD GOAL, OBJECTIVES & STRATEGIES

2.1 GOAL

The goal of this plan is to promote environmental sustainability and reduce poverty. These are translated into specific programmes and projects that are expected to:

- Improve access by the local community to shelter, basic urban infrastructure, and social services
- Reduce burden of low income communities and groups through timely interventions for delivery of services and operations
- Promote sustainable urban development through investment programmes and projects

2.2 THEME AND FOCUS

The Plan is anchored on the theme “*Strategic Planning for Environmental Governance and Poverty Alleviation*”.

2.3 JUSTIFICATION

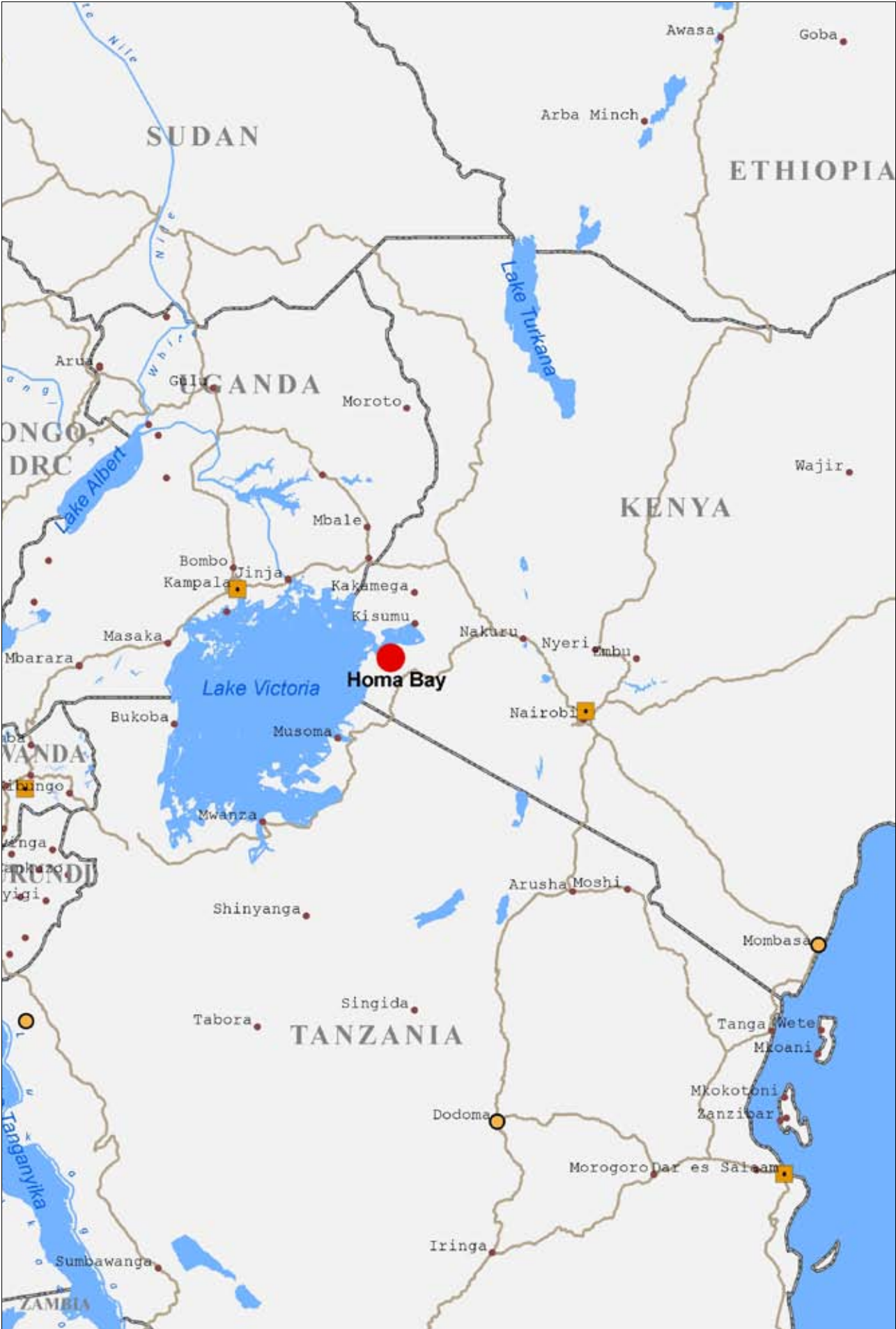
The plan is a timely intervention that will see the local communities empowered through the improvement of the living environment, improved potential for wealth and employment creation, conservation of the environment and sustainable development.

The protection of the lake ecosystem will benefit not only the people of the MoHB, but all the people living in the great Lake Victoria Basin and those whose lives remain dependent on the lake.

2.4 BROAD STRATEGIES OF THE PLAN:

- Tapping of the natural environment for effective and sustainable utilization of natural resource in the MoHB for eradication of poverty and environmental conservation
- Widening of the scope of the resources that can be exploited in the MoHB without residents relying only on a particular resource, ie fishing
- Provision of cheap and affordable housing
- Increased provision of adequate and accessible infrastructural utilities and services to the people of the MoHB
- Increase in community facilities, and attendant services to the local communities of the MoHB

- Access to sufficient piped water to all residents by the year 2030
- Expansion of the MoHB revenue base for improvement of service delivery of services by the MCHB
- Improvement of the transportation network in the MoHB, integrating all the modal choices and improving the efficiency of road, air and water transportation for effective accessibility and mobility within and without the MoHB
- Harnessing all available sources of energy that do not pose any adverse effects to the environment while meeting the MoHB’s residential, commercial, industrial and service energy needs among others
- Improvement of cross-cutting employment opportunities for the residents of the MoHB, inclusive of the youth, women, the disabled, and grown-up men, both skilled and unskilled
- Opening up of new tourism frontiers for increased foreign exchange and improved domestic tourism like water sports and hiking among others
- Increased public participation in local decision-making process through stakeholder consultation by the MCHB



Homa Bay in the National Context © UN-HABITAT 2008

REGIONAL SETTING

3.1 LOCATION

Homa Bay town is the district headquarters of Homa Bay District. It is located in the Nyanza Province of Kenya along the shores of Lake Victoria. The district borders Rachuonyo District to the north, Kisii Central District to the east, Migori District and Rongo District to the south and Suba District to the west.

The MoHB is located 130 kilometres south of the city of Kisumu, the headquarters of the province, and about 400 kilometres from the City of Nairobi, the capital of Kenya. The municipality is connected to other parts of the country through a network of roads.

The MoHB falls within Asego Division and has three administrative sub-locations; Asego, Township and Arujo. It is divided into six electoral wards: Market, Posta/Bonde, Katuma, Kanyabala, Kanyadier/Kothidha, and Kanyango/Kalanya wards.

Homa Bay was formerly the headquarters of the South Nyanza District before it was split to create Kuria, Suba, Migori, Homa Bay, Rachuonyo and Rongo Districts.

The MoHB is situated on latitude 3400 46'E and longitude 0000 40'S and it covers an area of 29km² out of which 9km² falls within the Central Business District (CBD) while the rest consists of peri-urban settlements. The CBD is under leasehold tenure while land in the peri-urban areas is under freehold. This was after the expansion of the boundary in 1991 from eight square kilometres when Homa Bay Town was a town council to 29km² when it was upgraded into a municipality.

The MoHB stretches in the east-west direction along the Lake Victoria shore and is the major socio-cultural, economic and political centre of the HBD, Suba District, Rachuonyo District and Rongo District.

3.2 HISTORICAL GROWTH

The MoHB was founded during the first quarter of the 20th century as a beach market known as 'Chich Onuno' (Onuno's Market).

It was renamed Homa Bay by the colonial administration in 1925, because of its location overlooking Huma Hills of West Karachuonyo of Rachuonyo District. The British could not pronounce the word 'Huma' easily, but rather pronounced it as 'Homa' which then stuck as the centre's name.

The term has no connection with "homa" a Luo word for malaria, which is common in the areas around Lake Victoria. Homa Bay Urban Council (HBUC) was established in 1974 and later elevated to a Town Council in 1987 and further to Municipal Council status in 1991.

The MoHB was favored by the colonial government because of the availability of water and well-drained sites, among other factors, and consequently it was designated the administrative headquarters of the then South Nyanza District - comprising of the present-day Kuria District, Migori District, Rongo District, Rachuonyo District, HBD and Suba District. At that time, it also acted as the commercial centre which was dominated by Indian merchants and the weekly market by Africans.



PHYSIOGRAPHIC ANALYSIS

4.1 TOPOGRAPHY AND DRAINAGE

The Municipality of Homa Bay is located on the lakeshore lowland, which ranges between 1143 to 1220 meters above sea level and comprises of a narrow stretch bordering Lake Victoria. At the end of lakeshore lowland lies Homa Bay. The bay is skirted by a shoreline stretching for approximately 16.5 km covering parts of Asego and Rangwe Divisions.

The MoHB area has a gently rolling terrain that flattens towards Lake Victoria. It is characterized by various hills standing separately. Most parts of the MoHB drain westwards to the lake except the areas of Got Rabuor, Arujo and parts of Sofia, which drain into the Arujo stream which eventually drains into Lake Victoria.

The MCHB is responsible for management and maintenance of the urban drains. Storm water drainage facilities are not available in most of the urban roads except the CBD and central government and municipal residential quarters which are well serviced with drains. However, most of the drains in the residential estates have been covered with alluvial soil over the years.

4.2 GEOLOGICAL AND SOIL CHARACTERISTICS

4.2.1 ROCKS

The municipality is underlain by various rock types, namely, agglomerates, conglomerates, tuff sandstone, granite and other deposits which are useful in the construction industry.

4.2.2 SOILS

The MoHB soil is black cotton soil, which is difficult to work upon with simple hand implements. It is also difficult to work on during heavy rains, making farming difficult. The lake shore lowland is dominated by alluvial soils, mainly the sandy loam type which is well drained and suitable for cotton, sunflower, maize, beans, cow peas and vegetable production. Other crops with potential are sugar cane and potatoes.

4.3 CLIMATE

4.3.1 RAINFALL

The MoHB experiences two rainy seasons, the long and the short rains, which fall between February and March and between the months of August and November, respectively. In Asego Division, where the MoHB, is located the rainfall is relatively low compared to other divisions.

The rainfall pattern ranges between 250 and 700 mm per annum. The rainfall probabilities and nature of soil determine the activities of small scale farmers around the MoHB. Crops grown here are, therefore, those requiring low rainfall like cassava, millet and sunflowers.

4.3.2 WINDS

Generalized wind speeds average about 4 m/sec and have certain regularity due to the convection effect of the large water body of the lake that borders the often hot dry land.

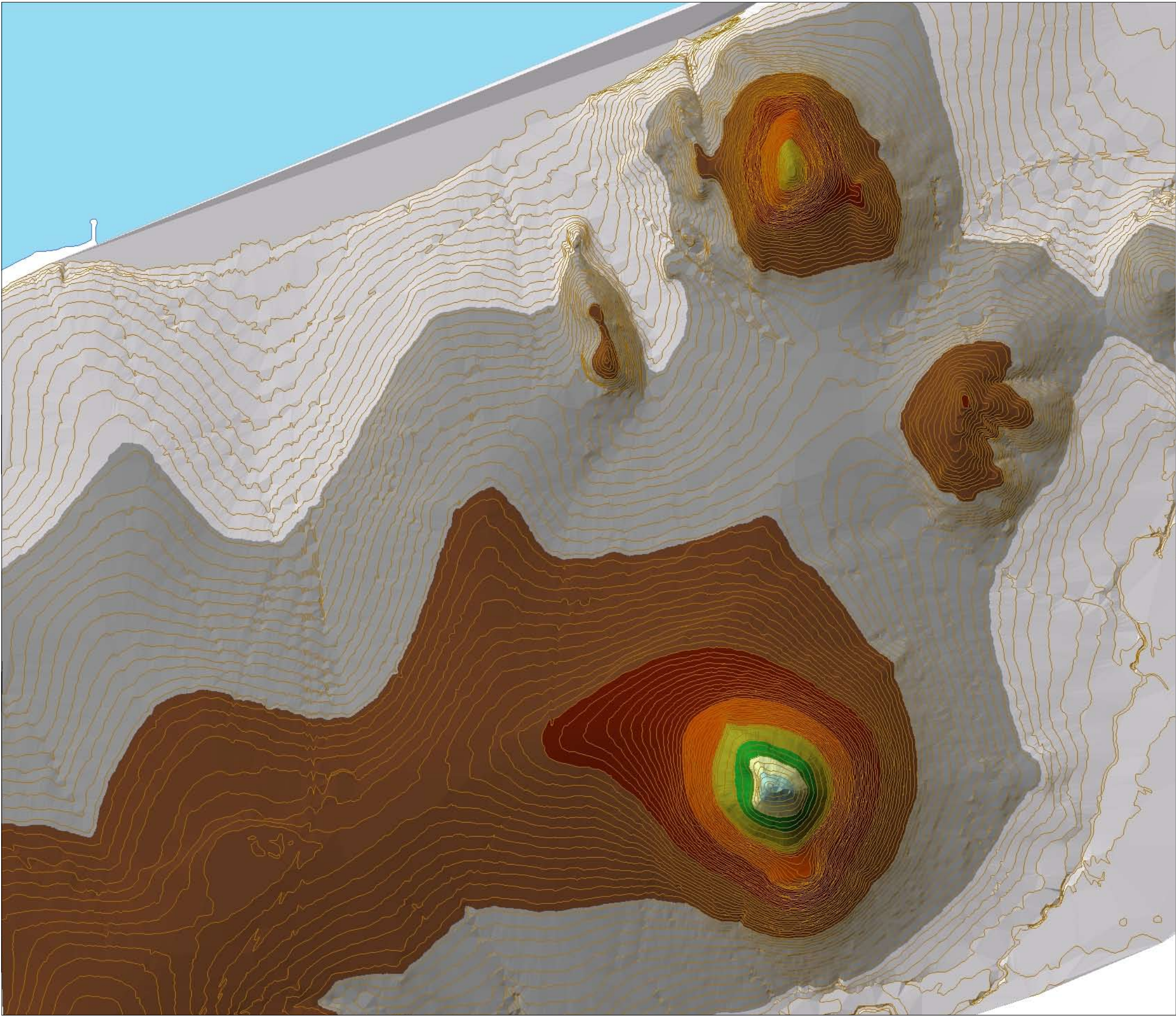
4.3.3 TEMPERATURES

Temperature varies with altitude and proximity to the lake and tends to increase towards the lowland with an average of 17.10 to 34.80 centigrade. Temperatures are highest between December and March with the hottest weather being experienced in February and the lowest in April and November.

4.4 VEGETATION CHARACTERISTICS

The vegetation is largely of acacia woodland and bushland growing over expansive black cotton soils that cover most of the MoHB apart from the hilly areas which have rock outcrops. The vegetation of acacia woodland is characteristic of the kind of vegetation cover found in areas of dominate black cotton soils. There is also an assortment of species of indigenous species of trees. A lot of trees are grown within the urban and peri-urban areas for the conservation of the environment.

However, since agriculture is still exercised in most parts of the MoHB, crops also form part of vegetation cover as do grass in open fields and homesteads and compounds or courtyards, as well as trees planted for landscaping like the jacaranda dot the landscape of the MoHB.



STRATEGIC URBAN DEVELOPMENT PLAN
FOR HOMA BAY

SLOPE ANALYSIS



UN HABITAT
FOR A BETTER URBAN FUTURE

Datum: World Geodetic System 1984
Projection: UTM
Zone: 36S

1:17,321



Prepared By:
Urban Design and Planning Services Unit
Global Division, UN-HABITAT
March 2009

It is to be noted that the water hyacinth in the lake can also be considered available vegetation, but this is subject to winds as sometimes it is blown further into the lake, but mostly it covers a large tract of the shoreline.

4.5 WILDLIFE

Wildlife in the MoHB is mostly made up of a few small land animals like snakes and mongooses and a large population of large lake animals such as hippos and crocodiles at the shores of the Lake Victoria. There are also a number of water bird species on the shores of the lake.

4.6 NATURAL RESOURCES

The MoHB's resources can be ranked into land resources and water resources, both endowments that are rich and a blessing to the people.

Land resources include the strategic location just at the mouth of the bay, an area that is not prone to flooding and other calamities that are associated with large water bodies. The land is a good starting point for the construction industry for the building of houses.

The prevailing climate, regulated by the winds and the calming effects also make life in the MoHB friendlier. The land can be put into a wide array of other uses like agriculture, and development of public utilities.

The MoHB also gains from its location since it is the gateway to vast tourist attraction sites in that part of Kenya. The MoHB is the gateway to the islands of Mfangano and Rusinga, as well as to Ruma National Park, even though they are not located in the Municipality or even in the wider HBD but in Suba District. The MoHB stands to gain from these sites for the improvement of its economy.

Water resources include the rich Lake Victoria. If there is proper investment in the water supply from the lake, the MoHB stands to benefit significantly. This remains pegged on the environmental preservation and protection so that the water in the lake is not so polluted as to make it unfit for human use.

The lake also has the potential for tourism since it is the second largest fresh water lake in the world and has an array of aquatic life and scenic beauty.

4.7 URBAN FORM

Homa Bay has an intricate hybrid ribbon urban form. Development is mainly located along transport routes such as the roads to Kendu, Rodi and Suba. The skyline consists of few skyscrapers and a number of single-floor buildings. The informal settlements are mushrooming along the beaches given the fact that the residents of such settlements work along in the beaches. The informal settlements are characterized by dilapidated iron sheets such as in Sofia, Makongeni and Arujo. The transport networks are, on the other hand, configured with the topography, avoiding the lowlying valleys and hills.

The result is a series of meandering sections of roads with the attendant developments. At the centre, following the same pattern described is a crescent road at the centre of the town.

The table 4.1 below show the typical land use composition for Homa Bay town area.

TABLE 4.1: LAND USE IN HOMA BAY

Land Use	Homa Bay Town area (Ha)
Residential	22.5
Industrial	8
Educational	56.5
Recreational	8
Public Purposes	49.1
Commercial	10
Public Utilities	6
Transportation	4
Deferred	3
Total	175

Source: Homa Bay Town Structure Plan.

4.8 ENVIRONMENT ISSUES

4.8.1 WATER POLLUTION

The pollution of Lake Victoria is a critical issue. The lake, being a huge system fed by rivers that originate from far-off areas, has elements of both on-site and off-site pollution:

- Agro chemicals/ fertilizer (non point sources of pollution of the lake)
- Water hyacinth menace
- Direct draining of sewers into the lake
- Car washing in town (run-off to main sewer)
- Clothes washing and bathing in the lake
- Agro-based industrial water release on rivers

Proposed Mitigation Measures

- Proper management of sewage
- Ensure riparian reserves are protected
- Efforts to rid the lake of hyacinth urgently

4.8.2 AIR POLLUTION

Air pollution within the municipality is minimal, however, there are notable problems and challenges which include

- Dust during constructions
- Stench from fish (mgongo wazi)
- Burning of wastes such as polythene bags, tyres
- Smoking in public places
- Exhaust fumes from unroadworthy vehicles

Opportunity for improvement

- Enforcement of laws for hoarding construction sites
- Watering roads under construction to reduce the dust levels
- Provision of incinerators for hospital wastes
- Improve public awareness, especially on the advantages of environmental conservation
- Designating smoking zones within the MoHB
- Create green belt buffers between land-uses for air purification

Way Forward

The MCHB should collaborate with appropriate bodies to enforce necessary laws

4.8.3 NOISE POLLUTION

Noise pollution is increasingly becoming a problem within the municipality due to:

- The location of the busy bus park in the middle of town
- *Jua Kali* activities
- Music stores and nightclubs, churches

Opportunity for improvement

- Relocate bus park to either Pap Kanyambok or Makongeni
- MCHB to insist on the introduction of sound-proof technology in nightclubs.
- Control noise levels for public music stores
- Churches to have sound-proof devices or to stop playing loud music at night

General Potentials

- Wildlife such as crocodiles and hippos to improve tourism
- Camping potential on the hills
- Fishing potential in the lake

4.9 OPPORTUNITIES AND CHALLENGES

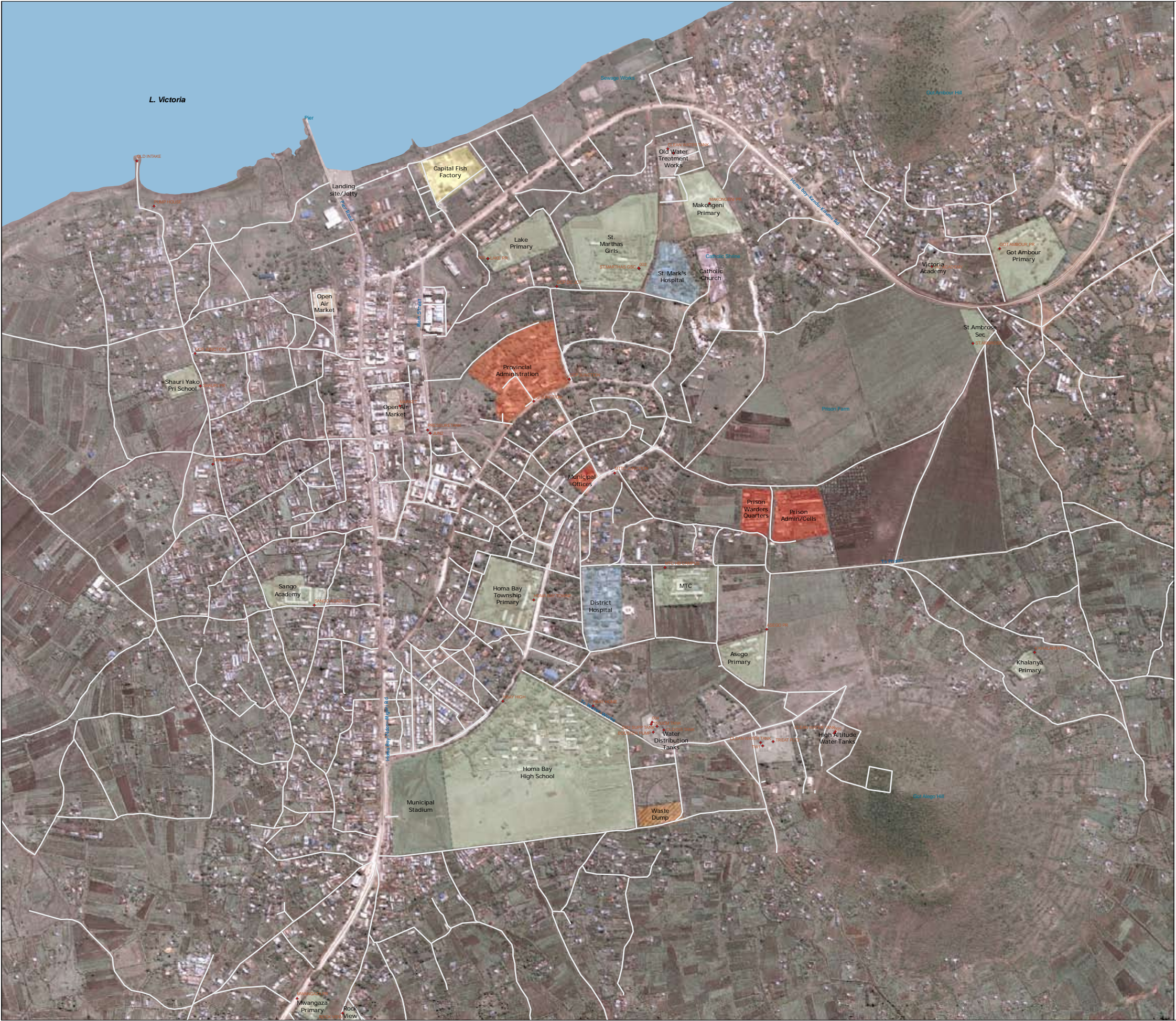
4.9.1 TOPOGRAPHY

Opportunities

- The general gentle slope of the land ensures a good drainage of the MoHB
- Asego and Got Rabuor Hills in the Municipality regulates the micro-climate around the MoHB
- Hiking and hill climbing and camp-out sites on the hills can be a source of tourist income
- The high altitude at Got Asego helps the distribution of water through gravity. This would reduce the cost of pumping water, which would therefore enable the Municipality to increase the water reticulation network at lower costs of operation

Challenges

- The hard terrain of Asego hill poses an indomitable barrier to the construction of houses in high elevation areas



STRATEGIC URBAN DEVELOPMENT PLAN
FOR HOMA BAY

EXISTING LAND USE

Legend

- GCP Points
- Minor Roads
- Lake
- Major Roads
- Facility Type
 - Waste
 - Religious
 - Recreation
- Market
- Infrastructure
- Industry
- Health
- Government
- Education
- Administration

Data Sources:
Vector Data: ESRI World Data
Imagery: IKONOS Satellite Image through RMCRD, Structure Plan: District Physical Planning Office, Homa Bay

Data Sources:
Vector Data: ESRI World Data
Imagery: IKONOS Satellite Image through RMCRD, Structure Plan: District Physical Planning Office, Homa Bay

DISCLAIMER: THE BOUNDARIES AND NAMES DEPICTED ONTHIS MAP DO NOT IMPLY OFFICIAL
ENDORSEMENTOR ACCEPTANCE BY THE UN



Datum: World Geodetic System 1984
Projection: UTM
Zone: 36S

1:5,000

0 1.25 2.5 5 7.5 10 12.5 Meters



4.9.2 DRAINAGE AND HYDROLOGY

Opportunities

- The freshwater Lake Victoria is source of industrial, commercial and domestic water for the MoHB. Its closeness ensures that the water will not be pumped long distances, hence shorter pipes. This reduces the cost of piped water supply.
- Potential for water sports in the huge freshwater lake
- High potential for sport fishing in the lake
- Tourism opportunities to see the aquatic wildlife such as crocodiles and hippos as well as water birds
- Gateway to the Lake Victoria islands of Mfangano and Rusinga, which are themselves tourist attraction
- High potential for irrigation from the lake to be exploited, especially for growing vegetable crops just outside the town centre
- Roof water harvesting potential due to high rainfall in the upper highland zones
- Arujo stream is a source of domestic water
- Fish farming potential, especially in areas just outside the town centre
- Underground water potential in most parts provides potential for shallow wells
- Navigability of Lake Victoria provides potential Water transport

Challenges

- Presence of water hyacinth
- Pollution from sewage, bathing and washing clothes on the shores of the lake

4.9.3 SOILS AND GEOLOGY

Opportunities

- Type of soil that is appropriate for firing of bricks for construction
- Rocks mined at the slopes of Homa Hills not far away are sources of building materials for the Municipality.

Challenges

- Black cotton soils impede drainage causing water logging in most parts of the Municipality

4.9.4 VEGETATION

Opportunities

- Planting of fast-maturing exotic trees has a potential for wealth creation, environmental conservation and improvement of the aesthetic quality of MoHBSource of wood fuel for domestic use

Challenges

- Sourcing of fire wood for energy
- Depletion/threatening of natural species

4.9.5 WILDLIFE

Potential

- Proximity of Ruma National Park
- Lake animals which form part of the local biodiversity for tourist attraction
- Sport fishing potential



POPULATION AND DEMOGRAPHIC CHARACTERISTICS

5.1 POPULATION ANALYSIS

5.1.1 POPULATION SIZE

At the time of the 1999 population census, the MoHB had a population of 56,297. The female population stood at 28,749 while male population stood at 27, 547.

The annual inter-censal growth rate was 2.7%, an increase that takes place mainly through natural increase and in-migrations. The natural growth of Homa Bay is high owing to a number of factors; high fertility rates at 7.1% and low acceptance of family planning.

Natural increase takes place at high rates because of high fertility rates, low acceptance of family planning, which stands at 35% and decreased mortality rates.

5.1.2 STRUCTURE AND COMPOSITION

According to the *1999 Population and Housing Census*, the population of the MoHB is mainly young.

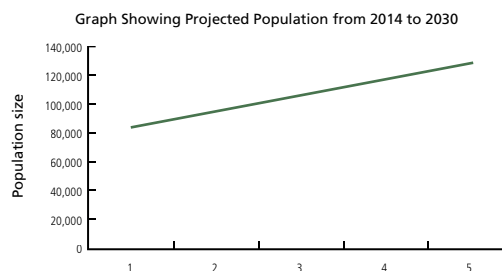
5.1.3 POPULATION DENSITIES

According to the 1999 population centres, 56,297 people lived in 29 square kilometres. This translates into population densities of 1941 persons per a square kilometre. This is a very high figure, especially bearing in mind that the population density of the whole district is considerably low.

5.1.4 PROJECTIONS

Population of the municipality has been steadily growing. According to the changing nature of the administrative structure of Homa Bay under the Ministry of Local Government, the change from its designation of Urban Council to Town Council and ultimately from Town Council to Municipality was accompanied with respective increase in geographical coverage, and hence with population increase. With the base year population of 1999 which is 56,297 persons, the five year short-term population projections for the MoHB from 2008 is expected to grow as shown in figure 5.1:

FIGURE 5.1: MUNICIPALITY OF HOMA BAY POPULATION PROJECTION 2014 TO 2020



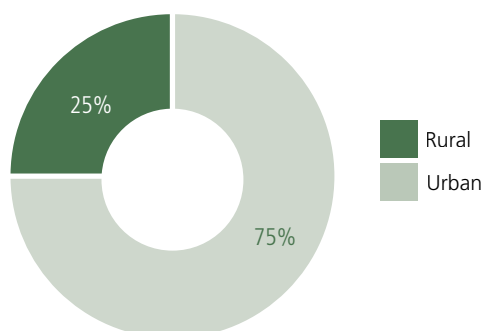
Source: UN-HABITAT, 2008.

5.1.5 POPULATION DISTRIBUTION AND DENSITIES

The bulk of the municipal area (75%) is still rural with dispersed settlement where agriculture and livestock production are dominant activities. The central urban built-up area barely covers 25% of the municipal area.

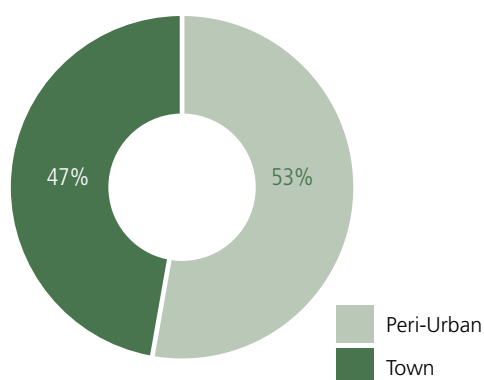
More than half of the municipal population - about 53% people - live in the peri-urban and rural area while the central urban built-up area population is only 47% of the people. The figure 5.2 and 5.3 shows the distribution of population in the MoHB:

FIGURE 5.2: POPULATION DISTRIBUTION URBAN-RURAL



Source: *Situational Analysis of Homa Bay Municipality of Homa Bay 2007*.

FIGURE 5.3: URBAN RESIDENTIAL POPULATION



Source: Situational Analysis of Homa Bay Municipality of Homa Bay 2007.

5.2 DEMOGRAPHIC DYNAMICS

These are the mathematical characteristics of the population with regard to comparisons and changes over time.

5.2.1 AVERAGE HOUSEHOLD SIZES

The average household size is five persons. Projection for the growth of households is shown in tables 5.1 and 5.2 below for both short-term and long-term plan periods.

TABLE 5.1: MoHB SHORT-TERM POPULATION AND HOUSEHOLD PROJECTION (2008 TO 2013)

Year	Population size	Number of Households
2008	71,273	14,254
2009	73,197	14,639
2010	75,173	15,034
2011	77,203	15,440
2012	79,288	15,857
2013	81,508	16,301

Source: UN-HABITAT, 2008.

TABLE 5.2: MoHB LONG TERM POPULATION AND HOUSEHOLD PROJECTION (2014 TO 2030)

Year	Population size	Number of Households
2014	83,708	16,742
2018	93,122	18,624
2022	103,594	20,719
2026	115,243	23,048
2030	128,203	25,640

Source: UN-HABITAT, 2008.

5.2.2 DEPENDENCY RATIO

Dependants are defined as those people outside the active labour force. This covers children in the 0-14 years age bracket and elderly people of 65 years and above. In the year 1999 the 0-14 years and the 64 year and above age population is estimated at 20,193 and 3,098 people, respectively. See table 5.3 below the percentage.

The majority of economically active population had migrated into the municipality to seek employment, education, business transactions and/or moved with

TABLE 5.3: URBAN POPULATION BY BROAD AGE GROUPS 1989 AND 1999

Age Group	%1989	%1999	% Change
0-4	44.9	43.4	-1.5
15-64	53.8	55.3	1.5
65 and over	1.3	1.3	-0.5

Source: 1999 Population Census

their spouses.

5.2.3 SEX RATIO

The population of men has been decreasing in the MoHB compared to that of the women. See table 5.4 below. This can be substantiated with various demographic characteristics including increased life expectancy which have females outliving males. Also, the male populations have been seen to succumb to HIV/AIDS epidemic faster than the women hence the decreasing gender ratio.

But a fact that significantly contributes to this reduction in the sex ratio is that women were in the past left to take care of homes in the rural areas. Today, they are resident in towns and cities, and struggling even more than their male counterparts since most town-dwelling women have more family obligations than the men. The table below shows the reduction of the sex ratios over time.

TABLE 5.4: MUNICIPALITY OF HOMA BAY: SEX RATIO OF POPULATION FOR 1979, 1989 AND 1999

Years	Ratio
1979	109
1989	104
1999	96

Source: 1999 Population Census



Homa Bay, one of the local market © UN-HABITAT

5.2.4 FERTILITY RATE

The female reproductive age is spread over the 15-49 year age bracket and makes up about 20% of the municipal population. The labour force is spread over the 15 - 49 year age bracket. In 1989, the labour force was approximately 23,354 people.

5.2.5 LIFE EXPECTANCY

The life expectancy of Homa Bay is 48 years for males and 52 for females. This is a great deal lower than the national average, which is 57 and 58 for males and females respectively. The low age can be attributed to the increased poverty and prevalence of HIV/AIDS.

5.2.6 MIGRATION TRENDS

The net immigration trend stands at 12.2% with males constituting 7.9% of the population that migrate into the municipality every year while the figure for females is 4.3%. The urban population living within the municipality is estimated to be rising at a growth rate of 11.5% per annum.

Males migrate to the municipality from surrounding districts. This is because of the favourable economic conditions such as employment, business opportunities resulting from developed infrastructure and existence of purchasing power arising from salaried workers.

Females mostly come to the municipality in search of education, employment and marriage, although marriage and daily business dominates their reasons for coming. This has resulted into a strain on existing facilities within the MoHB such as schools, housing for commercial and residential purposes and the location of shopping centres.

Statistics on the migratory patterns to the municipality is rather complex. A survey on the ground, however, shows that people are moving from rural areas to settle in the municipality. This immigrant population constitutes about 19 per cent of the urban population. This in-migration is due to search for better:

- employment opportunities
- services such as water, transport, health and education, among others
- business and investment opportunities

The MoHB experiences significant daily commuter in-migration. Many people from rural areas and the surrounding districts travel daily to work and transact business in the municipality.

The exact size of this daily migration population is indeed significant but remains unknown. There is a need to establish the magnitude of this daily migrant population as it exerts considerable pressure on urban communal services and facilities.

5.3 DEMOGRAPHIC CHALLENGES

- High poverty levels
- Low employment opportunities
- High mortality /infant mortality rates
- High dependency levels
- Low life expectancy
- High rate of in-migration

HOUSING AND HUMAN SETTLEMENTS

Of the three basic needs, shelter requires a larger input in planning than the rest. This is a result of the initial capital outlay required for the planning, design, financing, construction, servicing, maintenance and improvement of human settlements.

This chapter brings into perspective housing supply, need and demand in order to discuss strategies and programmes for providing good shelter and properly serviced neighbourhoods to meet the escalating demand.

6.1 LAND TENURE

Land Tenure is a system through which land rights are determined and documented while Land Disposition is the act through which ownership and use may change from one party to another.

Different tenure systems exist in Kenya. In general, land in Kenya is classified as government land, private land or trust lands. Trust land refers to land held in trust by the local authorities on behalf of the residents.

In Homa Bay town, the land tenure system is such that within CBD there is trust land and leasehold (99 years). Areas of Kalanya and Katuma have a freehold land tenure system, while areas of Kothidha and Kanyadier are community land under a land adjudication programme.

The combination of the tenure systems offer both opportunities and constraints. Freehold tenure in some areas, like in the informal settlements like Shauri Yako and Makongeni, pose difficulties in enforcing regulations on land. However, the trust land areas provide the municipal council with sufficient land for future location public facilities and infrastructure.

6.2 EXISTING ZONING

High income residents do not have problems with housing. They live in areas with better services and facilities such as Salama Estate and other areas on land parcels that are large and properly serviced. They are mostly found in the higher ground areas away from the beach front.



One of the residential housing types in Homa Bay © UN-HABITAT

Low income populations live in shacks on the shore of the lake like Shauri Yako, Sofia and Makongeni.

However, other than distinct settlements as described above, there are no definite zoning patterns for the housing sector in MoHB. This can be attributed to the land tenure regime in the town that still has a large part of MoHB under freehold tenure. An absence of zoning regulations also contributes to this prevailing situation.

Some 75% of the population of MoHB stay in low-income residential housing units, 20% in the middle income housing areas and 5% population in the high-income residential zone.

However, it is difficult to delineate the residential estate zones with respect to income levels. This is because the conventional ranking of high-income population may have the perceived 'rich' population of Homa Bay as poor or lower middle class since the income levels in MoHB is low and the relative cost of life is also low.

For this reason, we shall discuss the nature of the settlements with respect to population densities. In MoHB, therefore, the following zones emerge:

Medium density

- Makongeni
- Oriang Manywanda
- Trust land - Kaburini

Low density

- Milimani (Government land)
- Mbita Junction
- Got Rabuor

High density

- Shauri Yako
- Sofia
- Makongeni

6.3 PLOT SIZES

Shelter structures in the low-income slums are located on any free space available, making the housing densities in the settlements very high.

On average, different plot sizes are allowable in different areas where there is some semblance of development control, like in the CBD and in Salama, and generally in areas where the land is under leasehold tenure. Here, the minimum allowable plot size is a quarter of an acre. The plot sizes get larger as one moves away from the CBD, into the areas where the land tenure is mainly freehold.

6.4 HOUSE TYPOLOGIES

Different housing typologies denote different income levels.

High income housing is denoted by single detached or semi-detached two or three bed-roomed bungalows and a few maisonettes, built on brick and mortar with iron sheet or tile roofs. Middle income housing is usually composed of two or three-storied apartment blocks or row housing that house several families. Low income housing is usually in slums and poorly serviced neighbourhoods built on scrap corrugated iron sheets or mud and wattle.

Other typologies consist of semi-permanent houses with mud and wattle walls, iron-sheet or thatched roofs and earthen or cemented floors. These are mostly found in areas under freehold tenure.

6.5 HOUSING DENSITIES

With population densities of 1941 persons per square kilometre according to the *1999 population census*, and with average household sizes of five people, there was an average housing density of 388 houses per square kilometre.

Using the same projections, there is now based on the 1999 census projection, a housing density of approximately 491 houses per square kilometre. This means that the housing demand will soon take much of the municipality's land. With land's nature of fixity in supply, alternative building designs that maximize on the vertical density will be required.

6.6 BUILDING MATERIALS

High-income earners in the MoHB and government agencies such as the National Housing Corporation (NHC) and the MCHB have constructed permanent houses comprising cemented floors, bricks or stones walls with roofs made of tiles, asbestos or iron sheets. This is evident in Salama Estate in areas where there are GoK houses constructed for the Civil Servants.

Low-income shelters are all temporary structures built from iron sheets on both roofs and walls while the floors are cemented or mud. This is found also in the informal settlements where the black cotton soil available mostly encourages the construction of temporary houses. These informal settlements are mostly found on beach fronts, especially in Makongeni and Sofia. This is because the people living in these settlements work in the fishing sector in the lake as fishmongers and fishermen

In other parts of MoHB, especially where land is still on freehold tenure, the houses are built of mud and wattle, iron sheet roofing or thatch, with mostly mud floors.



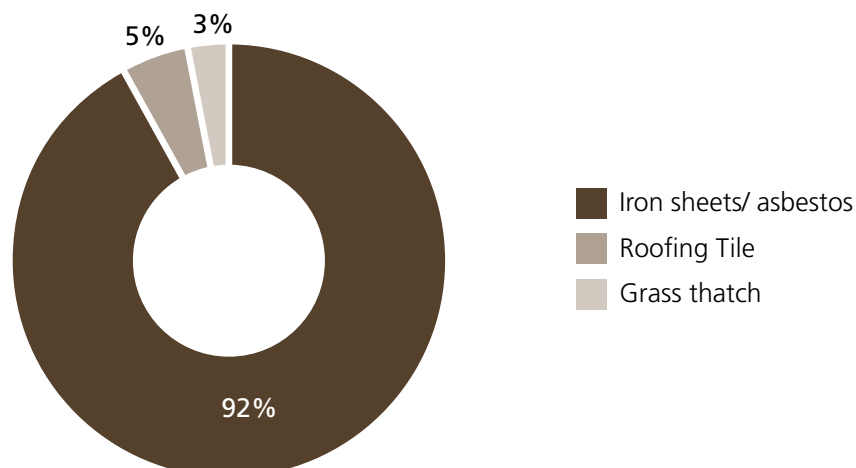
Local business centre in Homa Bay. © UN-HABITAT

About 20% of the housing stock is of burnt brick and/or masonry/concrete block wall. The most common roofing material is corrugated iron sheets that form roofs for 90% of the total housing stock. Roofing tiles and grass thatch were used in 4% and 2% of the housing stock, respectively.

The prevalent use of iron sheets is due to costs and durability. Being more expensive than thatch, the cost in the long term for the use of iron sheets makes them the best choice for the low-income earners.

This is because iron sheets last longer, and protects more against the weather, especially rainfall. On the other hand, higher costs of roofing tiles deters most people from using them. The use of asbestos has however been banned due to their potential to cause cancer.

FIGURE 6.1: PREFERENCE FOR ROOFING IN HOMA BAY



source: Socio-economic profile for Homa Bay, 2008.

6.6.1 VENTILATION AND LIGHTING

Houses in MoHB generally are well-lit and ventilated by the natural agents of wind and sun. The breezes blowing from or into the lake regulate the temperatures of an otherwise hot climate.

The houses built on conventional materials (brick/stone, cemented floors and iron-sheeting for roofs) have windows or small openings for ventilation and for lighting. However, the traditional houses (of mud and wattle) achieve ventilation through the windows or openings, as well as through other openings at the interface between the walls and the roof. Lighting at night is usually achieved by electric lighting, or oil lamps for those not connected to the Kenya Power and Lighting Company (KPLC) mains.

6.6.2 LEVEL OF SERVICES AND FACILITIES

Most housing estates of MoHB have inadequate service provision. These include sewers, water, access roads, street-lights, and others. This is especially severe in low-income residential estates.

6.7 OPPORTUNITIES AND CHALLENGES

Challenges

- Inadequate decent houses within the municipality
- Proliferation of slums in MoHB
- Most residential areas lack services and utilities
- High cost of construction

Opportunities

- Relevant institutions such as Ministry of Housing, which can provide housing schemes within the municipality
- Existing legislation such as the Public Health Act, Physical Planning Act (1996), Building codes and Standards and Environmental Management and Coordination Act (EMCA, 1999) can be used to control development

- A ready market for housing stock that can easily be exploited by real estate investors
- The existence of locally available building materials (handcast ballast and building stones) reduce the cost of construction of adequate housing, hence enabling both support and provider mechanisms to be employed effectively in housing provision
- Established partnerships (UN-HABITAT, WATSAN Project, Lake Victoria South Water Board), which can work in partnership with MCHB in the provision of housing

Way forward

In order to solve the housing problem and also rapid urbanization, there is need for the MCHB to do the following:

- Service residential areas with the basic infrastructure i.e. water, electricity, roads and sewage system
- Prepare zoning plans for the town to bring order in the development of the town
- Slum upgrading programmes of informal settlements like Sofia, Shauri Yako and Makongeni
- Strictly enforce building regulations within the municipality
- Acquire more land for housing schemes to cater for low-income earners
- MCHB to set aside funds purchase of more land for housing development by the council. This will not only increase the housing stock in the MoHB, but will also enhance the revenue of the council. The funds to be used include LATF and CDF
- Relocate Homa Bay GK prisons to pave way for more land within the CBD
- Utilization of local building materials for the provision of low-income housing

ECONOMIC ACTIVITIES

The analysis of the economic activities in MoHB provides the knowledge on the available pool of job opportunities, the level of their utilization. This knowledge will inform the strategies for improved harnessing of the resources that provide the opportunities to increase job opportunities. It will also provide knowledge on resources that are not yet fully mobilized so that they can be employed to increase wealth creation for poverty eradication.

7.1 FISHING

Fishing in Lake Victoria is one of the main high-ranking income-generating activities in MoHB. It involves the trapping of fish from the lake in oar-paddled boats, sailboats or motor-boats, using nets and hook and lines. The fishermen set out using the boats into the waters mainly at night to catch the fish. The catch is then sold to middlemen who supply the various traders and industries.

This is the activity that provides a backbone for most other economic activities in MoHB. Its performance is determined by the availability of the equipment and materials used by fishermen to go into the waters and for catching fish. They include boats, nets, baits, lamps, hooks and lines and floaters. Trade in these is a large profits venture since they are in high demand by the fishermen.

Fish is sold for direct eating or for processing. The fish caught is sold locally, in other towns and cities like Kisii and Nairobi, or, after processing in the industries, for export to Europe. The service industry in Homa Bay thrives because of fishing. The various services required by fishermen include boat and fishing gear repairs, hotels and cafes and motor-boat engine repairs.

7.2 INDUSTRIAL ACTIVITIES

7.2.1 FORMAL INDUSTRIES

Formal industries are industries that operate under law and are regulated by the government licensing and fiscal regimes. The industries in MoHB operate within a framework of fish-processing, byproduct of fish processing, boatbuilding and fishinggear repairs. Others are agro-based industry like the defunct cotton ginnery.

The most remarkable industry in MoHB is Capital Fish which produces Nile Perch fillets for exports. The remaining skeleton of the fish (referred to in local term as *mgongo wazi*), is a popular delicacy of the poor of MoHB. The Nile Perch is a major seller because of its high relative weight, hence makes large returns when payment is made per a kilogram sold. Besides, the Nile Perch has a lot of fishoil in large oilglands in its throat. These oils are sold for manufacturing medicines as well as dietary supplements.



A busy local market © UN-HABITAT

Apart from the Nile Perch, other fish species as the herring and tilapia are also fished in large quantities for export and a booming local trade.

The main formal industry that deals in this vibrant sector is Capital Fish. However, the operations of the industry leaves a lot to be desired, especially on how it handles *mgongo wazi*, which, while contributing to informal retail trade among the poor residents, also leads to environmental pollution from the pungent smell.

7.2.2 INFORMAL INDUSTRIES

Informal sector commonly referred to as *Jua Kali* form the basis of industrial development in the MoHB. The *Jua Kali* sector has a direct linkage with the agricultural, building/ construction and industrial sectors for demand and supply of both *Jua Kali* inputs and finished products.

The sector creates substantial self-employment opportunities for those not employed in the formal sector. The sector comprises of *Jua Kali* artisans, women groups, youth groups and self help groups. These groups are involved in various income generating activities to support their livelihood. The informal industrial activities carried out include carpentry, motor vehicle mechanics, tailoring and dressmaking, radio repair, plumbing, saloons/ hairdressers, blacksmiths and metal workers, cobblers, watch repair, second hand clothes dealers, timber selling, metal fabrication, charcoal dealers, newspaper and foodstuff vendors.

The strength of the informal sector lies in its ability to generate employment by use of simple and appropriate technologies and locally available resource. The growth and development of this sector will contribute significantly to poverty reduction and rates of urban crime as it will absorb a large portion of the population.

7.2.3 POTENTIAL FOR INDUSTRY

The location of Homa Bay favours the development of industries. Besides the formal and *Jua Kali* Industries, Homa Bay has the potential of gaining from the other factors in areas including the following:

- Iron-ore, gold and copper in Macalder Mines that have not been fully exploited
- Availability of construction rock quarries in Karachuonyo
- Availability of limestone at Homa Lime and in Karachuonyo

7.3 COMMERCIAL ACTIVITIES: FORMAL AND INFORMAL ACTIVITIES

7.3.1 TRADE IN THE FISHING SUB-SECTOR

Trade in the MoHB is an economic activity that takes place around all economic activities and land-uses. In the fishing sub-sector, trade takes place beginning with boats and fishing gear, fish and fish by-products.

When the fishermen have successfully landed the catch, it is sold to middlemen who make arrangements for supplying it to the various markets, ranging from local to international.

7.3.2 FORMAL COMMERCIAL ACTIVITIES

Practices at various scales, registered and licensed commercial activities can be categorized into the following groups:

- **Retail trade**

Several retail shops are located throughout the MoHB. They are mainly concentrated in the CBD, but elsewhere, others are found in residential estates and other land uses as the buspark and administrative centres. Such shops deal mainly in general domestic items, hardware and other construction items.

- **Wholesale trade**

These denote the high calibre shops with large capital input with regard to the quantity of supply of the various goods. They supply the retail shops that deal in bulk purchases to further break them down for sale as individual items. These are mainly located in the CBD.

- **Commercial Banks and Other Financial Institutions**

Financial institutions are generally ranked as service industry. In MoHB, there are various banks like Barclays Bank of Kenya, Commercial Bank of Kenya, Post Bank, as well as several M-PESA points. The M-PESA service is a money transfer and banking service provided by the mobile phone service provider Safaricom.

7.3.3 INFORMAL COMMERCIAL ACTIVITIES

The unregistered traders of Homa Bay can broadly be categorized into the following :

- **Hawking**

This category of on-the-move traders serves conveniently in busy centres such as the bus station where the target group is travellers waiting to move to other places in the MoHB. Others move from door-to-door in residential estates.

- **Unlawful Trade**

Some commercial ventures are not recognized by law. Some of them operate despite the fact that running them is an outright criminal offence under the laws of Kenya. This category includes dealing in illicit brews and simply unlicensed shops dealing in legal items. These thrive on corruption and general impunity on the perpetrators.

- **Open-air Markets**

MoHB has three open-air markets. These are Sofia, Soko Mjinga and the major Municipal Market. They serve general traders who own nothing more than simple stalls, but sell various food and non-food items like clothing and utensils.

- **Cattle Auctions**

These are markets where domestic animals are sold.

7.4 AGRICULTURAL ACTIVITIES

Agriculture in MoHB can be broken down into crop farming and livestock keeping. Major crops grown in MoHB include maize, millet, sorghum, and peas. The crops are grown on smallscale mainly for subsistence, but a large proportion is sold for generating income.

The only cash crop that does well in the immediate hinterland of Homa Bay is cotton, but since the crash of the cotton sub-sector in the whole country, this has stalled. The ginnery in Homa Bay is a significant reminder of the potential of Homa Bay in this regard.

Challenges experienced in this sector include poor soils unsuitable for agriculture, use of traditional farming methods, inadequate rainfall and loss of soil fertility.

Livestock reared include cattle, sheep, goats and poultry. The major problems include periodic occurrence of diseases like nagana, low-quality breeds of livestock and poorly organized markets which result in exploitation of middlemen. Other problems include periodic outbreaks of tsetse flies.

7.5 TOURISM

The potential of the tourism sector cannot go unnoticed in Homa Bay. The construction of the Homa Bay Tourist Hotel points to the earlier envisaged opportunities that exist. The wide assortment of tourist attraction sites and resources include:

- Lake Victoria and its aquatic resources
- Sightseeing resources like the hills
- Culture
- Wildlife, including lake animals like crocodiles and hippos, as well as in Ruma National Park.

- Existence of Bala Tedo Hot Springs in Karachuonyo
- Presence of a Hippo Station on Lake Victoria
- Presence of several other hills as tourist attraction sites, like Ruri Hills, Gembe Hills, Ruma Hills, etc.
- Availability of gold in Kitere, in Rongo District
- Availability of Macalder Mines in Nyatike
- Availability of Limestone in Karachuonyo provides another area for possible development of Homa Bay, including as an industrial centre

It is noted that the splitting of the South Nyanza District, poor infrastructure and political re-arrangements deprived MoHB of urban functions and scope of attraction hence reducing its image as a tourist destination. The number of tourists visiting MoHB declined from this prevailing situation. However, with proper planning and attendant infrastructure provision, MoHB can be repositioned as a major tourist hub.

On the other hand, the recent designation of the Homa Bay Town as the Headquarters of the Nyanza South Province elicits excitement among the residents. This recognition centred on Homa Bay provides it with a wider pedestal to increase its influence, and spur growth further.

7.6 OPPORTUNITIES AND CHALLENGES

7.6.1 FISHING

Opportunities

- Market for fishing equipment
- Availability of electricity
- Centrality of MoHB with respect to other fishing ports along Lake Victoria
- Market for fish byproducts
- Local and international fish market
- Employment opportunities in service sector
- Availability of industries

Challenges

- Water hyacinth
- Water pollution
- Poor infrastructure to transport fish to markets
- Inadequate refrigeration facilities
- Traditional fishing methods
- Insecurity of fishermen from pirates
- Exploitation of fishermen by middlemen
- Receding waterline at the bay

7.6.2 INDUSTRIES

Opportunities

- Presence of raw materials such as fish
- Established industries like the cotton ginnery and Capital Fish
- Government effort to re-establish cotton farming
- Availability of land
- Availability of different transport modes including road, air and maritime transport
- Availability of water
- Availability of electricity
- Availability of cheap labour
- Demand for fishing gear by fishermen

Challenges

- Pollution from the industries
- Poor infrastructure provision
- Reduction on fish supply because of water hyacinth

7.6.3 CONSTRUCTION INDUSTRY

Opportunities

- High demand for housing
- Availability of construction materials, for example, stones, ballast and sand
- Availability of labour

Challenges

- Poor soils that make for a high cost of construction
- Poor roads for transportation of building materials
- Inadequate zoning regulations and by-laws
- Lack of an enforceable land use plan

7.6.4 AGRICULTURE

Opportunities

- Availability of market in MoHB
- Nearness to the CBD, hence low transport costs
- Disorganized livestock markets
- Pests and diseases

Challenges

- Unpredictable weather conditions
- Poor markets
- Poor roads

7.6.5 TRADE

Opportunities

- Large hinterland of MoHB
- Good linkage between trade, fishing and industry
- High population that provides market for produce

Challenges

- Bureaucratic procedures in registration of businesses
- Poor planning of the commercial centres
- Council interference in enterprise location
- Corruption of council officials on licensing procedures

7.6.6 TRANSPORT

Opportunities

- Availability of alternative modes
- Fairly flat terrain

Challenges

- Poor state of roads in Homa Bay Town
- Water hyacinth that constrains water transport
- Poor roads leading to the airports
- Poor location of the main bus station
- Unavailability of ferry/steamer services

7.6.7 TOURISM

Opportunities

- Lake Victoria and its aquatic resources
- Potential for water sports like surfing and boatracing
- Potential for sport fishing
- Tourist attraction sites
- Rich local culture
- Availability of worldclass financial institutions
- Accessibility of Ruma National Park

Challenges

- Poor condition of roads and other amenities
- Low exploitation of tourist attraction resources
- Inadequate tourist class hotels
- Polluted beaches and riparian areas
- Sprawling of slums along the beach lines

INFRASTRUCTURE AND UTILITIES

This chapter seeks to take stock of all available infrastructure and utilities within the MoHB, to identify the opportunities yet to be harnessed in their provision, and to establish the weaknesses facing the provision of the services and utilities. This analysis will inform the strategies to improve the services provision to improve the lives of the people of MoHB.

8.1 WATER

8.1.1 WATER SUPPLY

The census of 1999 reports the main sources per household for HBD as 39% streams and rivers, 24% boreholes and shallow wells, 13% ponds and dams, 10% springs, 8% piped water, 8% from rainwater harvesting while 4% gets directly from the lake.

The main source of water for MoHB is Lake Victoria. The intake, situated to the south-east of the municipality comprises of two pump-sets with capacities of 1,500m³/d and 2,000m³/d for the old and new pumps, respectively.

While the old pump delivers raw water to the lower treatment plant near Makongeni Estate, the new one lifts water to the new treatment plant on the slopes of Asego hills to the north of the CBD.

The total water supply is designed to deliver about 3,500m³/day against a total water demand of 5,100m³/day and 3,100m³/day for the larger municipality and the CBD, respectively. The system is currently producing only about 2,200m³/day leaving a shortfall of 1,000m³/day while the other 100m³/day is obtained from other sources including shallow wells, springs, boreholes and direct from the lake.

Respondents indicated that, apart from the piped water which is not regular in its supply, they rely on roof catchments as their source of water most of the time.

8.1.2 WATER DEMAND

To work out water demand, and the consequent waste water produced, we use the average water demand of 100 litres of water per person daily. Per household, therefore, water consumption is 500 litres per a day, equivalent to 5m³ per a day. With the approximately 15,000 households, that alone would need more than 15,00m³ of water, businesses and

offices, schools, colleges, prison, churches, etc, the water demand obviously outstrips supply by far.

8.2 SANITATION

8.2.1 SEWERAGE SYSTEM

The sewerage system only serves less than 10 per cent of the municipal area. The level of sewer connection is very low. This means that many developments fronting the sewer remain unconnected. This is attributed to the high sewer connection charges.

The low sewer connection level is also attributed to the split responsibility between the MCHB in charge of sewerage and the National Water Conservation and Pipeline Corporation, which is responsible for water supply. The sewerage system also faces blockages due to inadequate water supply.

The modern sewage treatment plant constitutes of stabilization ponds located near the lake.

8.2.2 SEPTIC TANKS AND SOAK PITS

Many residential developments and institutions are on septic tanks and soak pits. The municipality does not maintain records on the number and location of septic tanks and soak pits.

8.2.3 PIT LATRINES

Pit latrines are the most common method of waste disposal. Pit latrines are also common even among properties with septic tanks and sewer connections. This is because of the inadequate and unreliable water supply in the municipality. In some cases, like in institutions, the filledup pit latrines are treated and exhausted, while in other areas the filled-up pit latrines are abandoned and new ones dug.

8.2.4 STORM WATER DRAINAGE

The storm water drainage network is indeed poor and inadequate. The municipality does not have a comprehensive storm water drainage system, but they have two types, primary and secondary networks.

The primary drainage system consists of natural streams and valleys that drain the municipality. This natural system adequately drains the municipality. The only limitation is that the natural flow of streams

has been interrupted by development and building activities. The natural causeways have, therefore, in due course been blocked.

The secondary drainage system consists of the man-made drainage system. The secondary drainage system in many parts of the municipality is totally inadequate and/or totally lacking in the CBD.

The storm water drains are often broken down and many are blocked by solid waste. Along the main streets in the CBD, manhole covers and the slabs are broken and deep drains are left open. This poses serious risks to motorists and pedestrians and encourages breeding of mosquitoes and other vermin.

The construction of wide, deep and open drains is particularly unacceptable. In many areas, the drains are not lined. This leads to serious erosion because of the steep land slope, deep loose soil and heavy rainfall storms experienced in the area. The drainage system has also been blocked by encroachment of business and building activities.

8.2.5 WASTE WATER DISPOSAL

The wastewater disposal system used in the MoHB includes sewerage, septic tanks, soak pits and pit latrines.

8.3 SOLID WASTE DISPOSAL SYSTEM

8.3.1 SOLID WASTE GENERATION

The amount of solid waste generated per day is high. This combines all sources (residential, commercial, industrial and institutional). The quantity of waste production is expected to keep increasing because of the increasing population. The bulk of the waste generated is from domestic and commercial sources. There is little industrial waste production as few industries are located in the municipality.

8.3.2 STORAGE

Storage of waste at household level and the commercial outlets is poor. Storage facilities like bins are not provided. Most of the waste is stored in the makeshift receptacles and/or dumped in the open ground, on the road and walkways. In all major waste production points like the municipal markets, hotels and institutions no bulk containers are available.

8.3.3 SORTING OF WASTE

Solid waste is not sorted at source. All the waste (paper, plastic, glass, metals and foods) are all mixed together. Some of the metal parts are, however, recycled and used by the metal *Jua kali* artisans, and some of the waste like paper, glass and plastics are also recycled whenever possible.

8.3.4 COLLECTION

The MCHB is limited in terms of solid waste collection. The amount of waste collected is not known as the municipality does not keep the records. Little waste is, however, collected as the bulk of the waste is left to rot in the open heaps spread all over the municipality.

8.3.5 DISPOSAL SITE

The municipal does not have adequate equipment and site to handle and dispose safely of the solid waste. The disposal is not acceptable as it is poorly operated. The tipping is not controlled and scavenging of waste is common. The current waste disposal site is located at the foot of Asego Hill, adjacent to the cemetery and Homa Bay High School.

8.3.6 WASTE MANAGEMENT CHALLENGES

- Increase/build capacity on waste management
- Increase waste collection points
- Open up access roads for waste collection
- Site and designate dumpsite
- Enforce by-laws relating to waste disposal
- Recycling of solid wastes
- Create awareness and public education on waste disposal
- Privatization of solid waste management e.g. through youth groups, CBOs
- Improve processing and relocate the 'mgongo wazi'

8.4 ENERGY

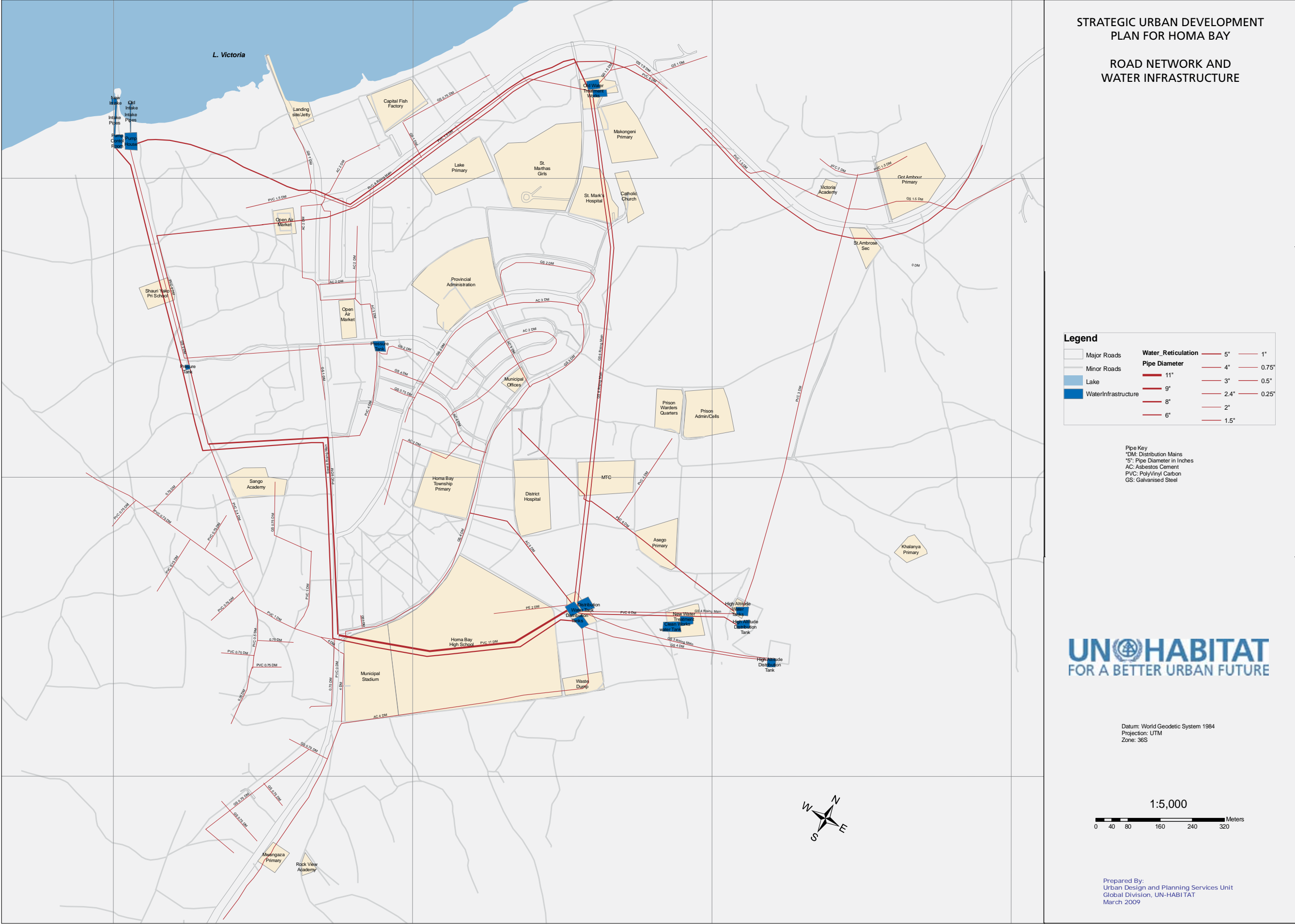
The main energy sources are electricity, petroleum fuel and fuelwood. The energy supplied is used for cooking, lighting, industrial production and transport. The main energy sources for cooking are kerosene, charcoal and firewood. Use of electricity and petroleum gas for cooking is limited. For lighting, the main sources are kerosene and electricity.

The majority of these consumers (about 65%) are domestic. Industrial consumers are negligible. Only about 20% of the MoHB is supplied with power. The report reveals that the electricity supply is inadequate to meet the demand since there were a high number of applicants on the waiting list.

8.4.1 ELECTRICITY

KPLC supplies the electricity to Homa Bay. There is always frequent power rationing within the town and the electricity distribution per household is very low.

MAP 8.1: ROAD NETWORK AND WATER INFRASTRUCTURE





Existing poor drainage systems and solid waste management © UN-HABITAT

8.4.2 PETROLEUM FUELS

This is mainly used for lighting in homes.

8.4.3 WOOD FUEL

Wood fuel is mainly used for cooking in its natural form or as charcoal that is obtained from the hinterland of MoHB.

8.4.4 OTHER SOURCES OF ENERGY

Other families, especially those with higher incomes rely on liquefied petroleum gas (LPG).

8.5 STREET-LIGHTING

Street-lighting is extremely poor within the CBD. Street-lighting infrastructure exists, but it is poorly maintained and broken down. Roads serving important facilities like markets, slaughterhouses, Bus Park, stadium, hotels and offices are poorly served.

In the residential areas, street-lighting is poor and in many cases it is virtually non-existent. Inadequate street lighting is a major cause of increased insecurity. Travel at night by car and even particularly walking is often risky and has also negatively affected business activity hours.

8.6 TRANSPORTATION

All sectors link one to another through transport networks. For the economy of any region to be improved and properly managed, the movement of people and goods must be conducted efficiently to save time and money. Transportation analysis provides

the basis for the improvement of the sector that has responsibility for accessibility and mobility in MoHB and its link with the rest of Kenya.

8.6.1 TRANSPORTATION DEMAND

This section seeks to identify the areas where passengers and goods originate from and their destinations. Transportation demand takes place in whatever land uses wherever human action takes place.

8.6.2 TRIP GENERATION

The CBD of Homa Bay attracts passengers from all over South Nyanza since Homa Bay is a former headquarters of the previous South Nyanza Districts that was split into Homa Bay, Migori, Rachuonyo, Suba, Kuria and Rongo Districts. Most government offices, including the Lands Offices, that served the districts, remained in Homa Bay and this still attracts population from such a wide hinterland.

The bus terminus of Homa Bay remains a gateway into Mbita Point, Kisumu, Kisii and Migori for people in the region.

8.6.3 ROAD TRANSPORT

The HBD has a total of 645 Km of both classified and unclassified roads and all these roads affect the transportation network of the municipality.

The roads consist of the dilapidated and the currently under construction, Homa Bay – Rongo tarmac road, Homa Bay - Kendu Bay gravel road and the gravel Homa Bay - Mbita Road. The roads in the

CBD are bitumen surfaced although the pavement on some of the roads is badly worn out. Roads connecting the municipality with the residential estates are earth/gravel surface.

Some of the roads are often impassable during the heavy rains. Currently, some of the roads in the CBD are being rehabilitated.

8.6.4 MOTORIZED VERSUS NON-MOTORIZED TRANSPORT

Despite the presence of heavy pedestrian and cycle traffic, there is inadequate provision of infrastructure. Pedestrian sections hardly exist and where available they are narrow, poorly designed and maintained. Along main roads, surface drains and sewer manholes are left open thus posing serious risks to pedestrians and cyclists.

Security for pedestrians and cyclists is poor as street lighting is inadequate and/or not provided at all in many routes. A footpath and/or a cycle lane of at least 1.5m wide should be provided along the road. The open veranda space fronting business premises should also be left clear for free movement of pedestrian traffic. At the moment, this space has been encroached upon by informal sector activities.

8.6.5 TERMINAL FACILITIES

The main terminal facility is a hardsurface, paved bus station that. Other small bus or matatu stands and lay-bys also exist in MoHB for the picking or dropping of passengers and goods.

8.6.6 PARKING FACILITIES

There is inadequate provision of parking facilities in the CBD. Vehicles are parked along the road pavement and footpaths. This has led to serious traffic congestion in the CBD. The situation is particularly bad along the Rongo-Homa Bay-Kendu Bay roads where public transport vehicles (buses and matatus) park to drop off and pick up passengers.

Parking problem is also aggravated by major building developments being allowed without adequate space provision for parking. Parking space of one car should always be provided for every 80 -100m² of commercial/ office floor space. An unauthorized bus park and bus stops are located near the municipal market.

8.6.7 AIR TRANSPORT

The airstrip that serves MoHB is located 8 Km southeast of the municipality at Kabunde. The major function of the facility is to facilitate air transport for tourists travelling from Nairobi, Maasai Mara, and other tourist attraction centres to Ruma Game reserve, Simbi Nyaima, Rusinga Island and Mfangano Island. It is mainly used by light aircraft.

8.6.8 WATER TRANSPORT/TRANSPORT IN MARITIME SPACE

There is a concrete pier at the harbour which used to be run by the Kenya Railways but has been shut down due to the water hyacinth menace that made navigation impossible. The shipping route to Homa Bay has since been recalled because of the receding waterline and the water hyacinth. However, the small boats and canoes that ply various lake routes still link Homa Bay and other lakeshore destinations. These routes include:

- Homa Bay to Kisumu
- Homa Bay to Kendu Bay,
- Homa Bay to Mfangano Island
- Homa Bay to Kampala, Uganda, among other high potential routes

Transportation challenges

- High number and increased rate in motor-cycle taxis
- High number and increased rate of bicycle taxis
- Inadequate roads to satisfy all road transport demand
- Lack of consideration of other road users like non-motorized transport in the road designs
- Narrow roads
- Poor state of roads

SOCIAL SERVICES AND COMMUNITY FACILITIES

9.1 EDUCATIONAL FACILITIES

Education is an important tool of socio-economic development of any community. It empowers the community to perform various duties efficiently and effectively and therefore increases in labour returns. Education has the ability to enhance human capacity and development of knowledge, which is necessary for production and therefore influences development process in any area.

Education for the handicapped is also provided. Proper supervision and control is required in this sector as most of them have been started for commercial purposes thus offering substandard services.

There are a total of 72 primary schools, of which 57 are public and 15 private, ten secondary schools, two youth polytechnics colleges, one medical training college and three ECD Teacher Training Colleges in the municipality.

9.1.1 DISTANCE TRAVELED TO SCHOOL

On average, pre-primary schools are located within a walking range of 500 meters, thus making them easily accessible by pupils. Most of the primary schools are found within a range of 1 Km making them accessible to more pupils. Secondary schools are on average located within the range of 4-5 Km. This means that the average walking distance to school for the various age groups is manageable, except for secondary schools.

9.1.3 SCHOOL DROP OUT RATES

These have considerably dropped since the introduction of free primary education in 2003 when the NARC Government came into power. However, the rate of school drop out in females is still higher at the secondary school bracket. The chart below shows the comparison of the education level between men and women.

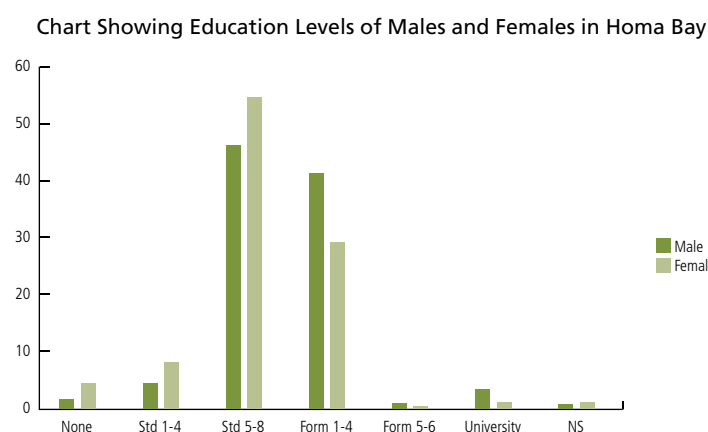
9.1.2 EXISTING FACILITIES

There are 58 Early Childhood Development (ECD) Nursery schools of which 25 are public and 33 private. These facilities are within the range of 500 square meters, thus making access easy for pupils. At the moment, the facilities are more than enough since the majority are managed by the private sector and always placed where there is demand.

9.1.4 CHALLENGES

- Congestion of classrooms
- Poor design of classrooms in most parts of the municipality
- Lack of playgrounds for most private schools
- Lack or shortage of hostels to cater for both the Teacher Training College and the Medical Training College

FIGURE 9.1: EDUCATION LEVELS IN HOMA BAY



source: Field Survey (2008)

9.1.5 SUGGESTED SOLUTIONS

- More government allocation towards provision of learning facilities
- Construct more classrooms and renovate the existing ones
- Enhance partnership with funding agencies to support education services in the district
- Increase bursary for orphans and needy students / pupils
- Expand the size and numbers of existing tertiary institutions to accommodate more students from secondary schools
- Introduce more polytechnics to absorb Class Eight and Form Four drop outs who cannot access higher education
- Increase hostel and dormitory capacity in the Medical College
- Put up storey buildings in schools to cater for land shortage. This will ensure that more students are enrolled in schools
- Encourage construction of more private schools in MoHB to fill the existing gaps from the public schools.
- There is strong need for the government to effect policies on size of classrooms, student/teacher ratio to avoid congestion in the schools
- The MCHB can enter into partnership with religious groups/NGOs with the view of providing adequate education facilities within the municipality

9.2 HEALTH FACILITIES

The provision of primary health care to all citizens has been a goal of the government of Kenya, which defines health as the mental, physical and social well-being of a person and not the mere absence of disease.

There is an inextricable link between poverty and health. Poverty is the inability to meet increasing needs in health care costs, due to high diseases prevalence, caused by lack of education on preventable diseases, as well as nutritional habits. On the other hand, sick people will not be economically productive hence intensifying poverty in a vicious circle.

The overall goal of health sector policy until 2010 in Kenya is to “promote and improve the health of all Kenyans through deliberate restructuring of the health sector to make all health services more effective accessible and affordable”

The goals and targets of the health sector as identified in the national poverty eradication plan are to lower morbidity from common diseases such as malaria, acute respiratory infections, diarrhoea, skin infections, reduce the material mortality rate, increase deliveries conducted by health personnel, reduce infant mortality, give food supplements to children in the poorest districts and educate mothers in infant feeding and immunization

9.2.1 HEALTHCARE PROVISION IN MoHB

The MoHB has the highest concentration of health facilities in the district. These facilities are run by the GoK, private sector and Non-Governmental Organizations (NGOs). The health facilities operating include hospitals, maternity and nursing homes, health centres, dispensaries and clinics. However, the majority of the health facilities are owned and run by the private sector. See table 9.1 below.

There is one public hospital, which is the district hospital owned by the GoK with the help of Medicines San Frontiers (MSF), an NGO. MSF has rehabilitated the mortuary, laundry, kitchen and TB wards and also upgraded the district hospitals sewerage system and opened a HIV/AIDS clinic and an in-patient pharmacy. Being only the referral hospital in the district, it faces a number of problems, which include congestion, inadequate drugs, inadequate staff and overstretched facilities.

Apart from the district hospital, there are also nine private health centres run by Catholic Church, seven private clinics, one health centre belonging to the Anglican Church and several private and public VCT centres.

9.2.2 DISEASE PREVALENCE

Some of the most prevalent diseases include malaria, typhoid, skin diseases, sexually transmitted diseases and respiratory diseases. Malaria outbreaks are usually common during the long rain season between March and May.

TABLE 9.1: OWNERSHIP OF HEALTH INSTITUTIONS IN MOHB

Ownership/ Category	GOK	MISSION	PRIVATE	TOTAL
Hospital	1			1
Health Centres		10		10
Clinics	1		7	8
TOTAL	2	10	7	19

source: Field Survey (2008)



One of the primary schools in Homa Bay. © UN-HABITAT

Typhoid and Intestinal diseases are equally attributed to untreated water from contaminated water sources such as the lake, wells, and the river.

9.2.3 HIV PREVALENCE RATE

According to the District development Plan 2002-2008, the HIV prevalence rates stands at 24%. This means that out of 100 persons, 24 persons are infected. This however has reduced due to increased public awareness campaigns, even though the municipality rates are still higher than the national rates, which currently stand at 15%.

9.2.4 CHALLENGES FACING PROVISION OF HEALTH SERVICES

- Inadequate drug supply to meet increasing demand.
- Inadequate funding due to limited government allocations
- Failure to afford health services due to prevalent poverty levels
- Inaccessibility of health services due to poor distribution
- Inadequate trained personnel
- Low awareness on best health practices among people due to high illiteracy levels
- HIV/AIDS prevalence

Suggested solutions on healthcare provision

- Educate people on good health practices
- Enhance partnership to construct more dispensaries and fund health services
- Employ more trained personnel
- Allocate more government funding

Future plans for health facilities

- Expand existing health facilities to meet current and future demands
- Construct more dispensaries in areas with fastgrowing populations such as the township
- Provide medical services to all at an affordable cost in tandem with the overall national government goal

9.3 RELIGIOUS FACILITIES

There are numerous churches and a mosque in MoHB to cater for the various Christian denominations and Muslims. Christian organizations and churches run various facilities and services such as schools and hospitals.

An issue related to churches is that they are haphazardly situated within the municipality and that changes of use from commercial or residential to churches take place without approval being obtained.

9.4 SOCIAL FACILITIES

9.4.1 LIBRARY FACILITIES

There is only one library, which caters for primary and secondary schools students. A space should be set aside for the construction of a library since the current one is small and cannot contain the ever-increasing reader population.

9.4.2 MARKETS AND SHOPPING CENTRES

There is one permanent market within the CBD while every estate has a market where goods are sold every evening. These are found in the estates at Makongeni, Sofia, Rabuor and Asego.

Most of the shopping centres are located along the Rongo-Homa Bay Road. The shops date back to pre-independence periods and were constructed at the time by Indian Dukawalas who settled there when the trading centre was gazetted by the colonial government.

The shopping centre has squeezed the main street leaving little room for expansion of the road leading to the beach. In case of any development, the shops will have to be relocated away from the road reserve so as to spur economic activities at the beach.

9.4.3 RECREATIONAL FACILITIES

Diverse recreational facilities are found in MoHB. These include bars, restaurants and lodges, beach and open field usually used for sports activities. Ruma National Reserve is located between Homa Bay District and Suba District to the east. Currently, there is only one stadium and children's park that is located next to the Tourist Hotel.

The land that was set aside for recreation was grabbed. All the estate playing-grounds within the municipality have also been grabbed leaving the children with no playing-grounds except in school compounds.

The available recreational facilities (bars and restaurants) only cater for adults while neglecting activities and fun days that can be attended by the whole family. Initially families used to visit the beach but now the lake is covered by water hyacinth. Alternative places where they can take their families for fun day is to other urban centers such as Sare-Awendo, Isebania, Rongo and Kisii.

Challenges

- All recreational centres have been grabbed
- All estate playing grounds have been grabbed, for example the site and services at Oriang
- Lack of deferred land
- Shortage of family only recreational facilities

- Encroached beaches in Homa Bay that could be developed for recreation

Opportunities

- Undeveloped plots
- Repossession of grabbed open spaces and undeveloped plots
- Riparian land along the lake (open space)

Way Forward

- Repossession of grabbed open spaces and undeveloped plots by the council
- Designate the riparian land for recreational purposes
- Creation of play-grounds in every estate such as Shauri Yako, Site and Service and Oriang
- Acquisition of land for a museum and cultural center by the council
- Acquire land for show ground (cemetery and dumping site to be relocated to pave the way for this)
- Creation of a sandy beach, with high quality white sand shipped by trucks from Sori (Karungu Bay) and other areas
- There is a need for a modern recreational park in the municipality

9.4.4 CIVIC AND ADMINISTRATION FACILITIES

MoHB houses various government and civic offices. The District Commissioner for Homa Bay District, offices for the Homa Bay Police Division, offices for County Council of Homa Bay as well as MCHB are all found within MoHB. Various areas also have the ward offices within them to co-ordinate development and activities within their respective areas of jurisdiction

9.4.5 HOMES FOR PEOPLE WITH SPECIAL NEEDS

There is one orphanage that caters for children affected by HIV/AIDS.

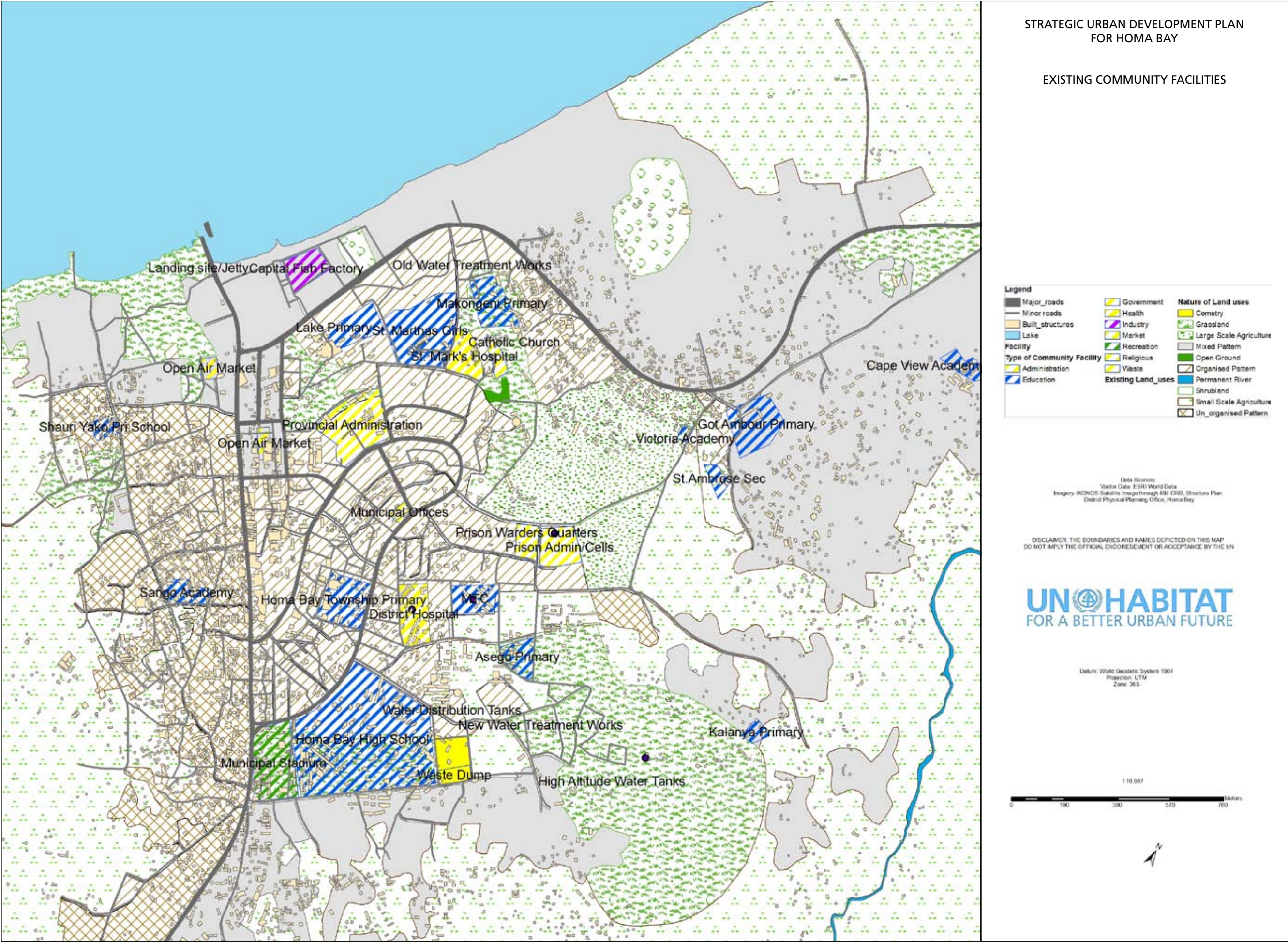
9.4.6 POLICE STATIONS AND PRISONS

There is a police station, an Administration Police Unit, a correctional centre (prison) and the District Commissioner offices as well as other central GoK departments

9.4.7 POST OFFICE

There is a general post office that offers various services including mail management and banking as well as an ICT Centre for public use. All these are accessed at a cost.

MAP 9.1: EXISTING COMMUNITY FACILITIES



9.4.8 FIRE-FIGHTING FACILITIES

The Municipal Council of Homa Bay runs a fire engine that serves the whole town.

9.4.9 CEMETERIES

The MoHB has no Christian cemetery. Only the Muslim community has a cemetery since other religions tend to bury their dead in ancestral homes. The small Hindu population living in the municipality cremates their dead at the Municipality of Kisumu or Municipality of Kisii.

9.4.10 PUBLIC TOILETS

There is an only one public toilet facility at the bus park managed by the MCHB. Most of the public facilities, such as hotels, bars, schools, commercial offices have their own toilets, which their customers can use.

9.4.11 SLAUGHTER FACILITIES

The Municipality utilizes the services of one slaughter facility which manages meat from cows, goat and sheep.

9.5 CHALLENGES RELATED TO RECREATIONAL FACILITIES

- Spaces are required for different types of recreational facilities like amusement parks and swimming pools
- Shortage of hotels, lodges and other recreational facilities to tap tourists who visit the municipality on their way to Ruma National Reserve, Rusinga Island, Mfangano Island and Simbi Nyaima, among other tourist attractions
- The beach front is polluted and the water hyacinth menace should be cleared to make the lake a recreational area once more, and even improve the scope for its use for recreation purposes
- The slaughterhouse should be upgraded to modern standards for efficiency and to reduce pollution
- The number of public toilets should be increased in areas that are used by the public
- The Homa Bay Municipal Stadium should be upgraded
- Firefighting capacity of the municipality should be improved.
- The GK Prison has taken a lot of valuable urban land. It should alternatively be relocated into areas with lower land values outside the municipality.
- The management of the cemetery should be improved

- Location of churches and mosques should be planned away from residential areas to protect residents from noises coming from these facilities, especially at night
- More estate recreational facilities should be created to cater for all age groups



INSTITUTIONAL AND LEGAL FRAMEWORK

To give a plan legitimacy, physical planning has legally laid down institutions and legal statutes to regulate it. These institutions are the office of the director of physical planning the local authority, and the municipal physical planning liaison committee and various acts of parliament.

10.1 INSTITUTIONAL FRAMEWORK

This section seeks to establish all the institutions mandated by law to prepare, implement and manage Physical Development Plans.

10.1.1 DIRECTOR OF PHYSICAL PLANNING

The Physical Planning Act (1996) Cap 287 mandates the Director of Physical Planning to prepare a physical development plan for all areas. He can as he wishes assign consultants to undertake planning work. The District Physical Planning officers represent the Director of Physical Planning at the District level. Homa Bay District has a District Physical Planning Officer, resident at the Homa Bay Town.

10.1.2 LOCAL AUTHORITY

Under the Local Authorities Act (1965) Cap 265 all local authorities are entitled to implement physical development plans prepared under the office of Director physical planning. For that reason the client to this local physical development plan will be the MCHB.

They will also be entitled to provide the relevant information that will lead to the preparation of the local physical development plan, short term 2009 to 2014 and long term up to 2030.

10.1.3 MUNICIPAL PHYSICAL PLANNING LIAISON COMMITTEE

This is a committee set up to arbitrate over disputes that may arise from a plan or concerning developments. The MCHB does not have a liaison committee. Disputes are attended to by the district liaison committee in Homa Bay.

10.2 LEGAL FRAMEWORK

This refers to the various acts of parliament and other pieces of legislation that affect physical planning.

They are as follows:

10.2.1 THE CONSTITUTION OF KENYA, SECTION 11

Provides a foundation for town and country planning practices.

10.2.2 PHYSICAL PLANNING ACT CAP 286 OF 1996

This Act makes provision for the preparation of a physical development plan. The Act empowers the director of physical planning under *Section 24 (1)* to prepare in reference to any government trust or private lands within any area of jurisdiction of a city, municipal, town or urban council, or with reference to any trading or market centre a local physical development plan.

Section 29 states that, subject to the provisions of this Act, each local authority shall have power

- To prohibit or control the use and development of land and buildings in the interests of proper and orderly development of its area
- To consider and approve all development applications and grant all development permissions

Section 30(1) directs that no person shall carry out development within the area of a local authority without a development permission granted by the local authority under *Section 33*.

Section 31(a) indicates that for purposes of development control, and to ensure compliance to the various regulations as there may be in a respective local authority, a person requiring development permission shall make an application in the form prescribed in the Fourth Schedule (PPA1), to the Clerk of the local authority responsible for the area in which the land concerned is situated.

Section 33 (1) grants the local authority powers to grant permission for development, or refuse to grant permission to an application under *Section 31*, depending on whether the application of the development satisfies the regulations set for developments or not.

10.2.3 PHYSICAL PLANNERS REGISTRATION ACT, NUMBER 3 OF 1996

This is an Act of parliament providing for the registration of physical planners and for other purposes therein. *Part II* of this Act provides for the establishment of a board to be known as the Physical Planners Registration Board, which shall be charged with the registration (of only qualified) and regulation of the activities of and conduct of physical planners.

This act ensures that only qualified and certified (by the board) physical planners prepare physical development plans.

10.2.4 THE LOCAL GOVERNMENT ACT CAP 265 (1965)

The key role of local government is to implement approved physical development plans. *Section 166* of the Local Government Act states that every city Municipal, county, town or urban Council subject to any written law relating there to, prohibits and controls development and use of land and building in the interest of proper and orderly development of its area.

Municipal council of Homa Bay will undertake this role as stated by the Act.

Section 162 (9) of this Act empowers the local authority to control or prohibit sub division or cutting of land or sub division of existing building plots into smaller areas.

Section 166 provides that every Municipal Council, County Council or Town Council may, subject to any other written law relating there-to, prohibit and control the development and use of land and buildings in the interest of the proper and orderly development of its area.

Section 168 empowers local authorities to establish and maintain sewerage and drainage works within its area of jurisdiction.

Also, the Act empowers the local authorities to make by laws desirable for maintenance of a safe and healthy environment for human habitation in their areas of jurisdiction; provision of other forms of infrastructure is also placed in the domains of the local authority such as the provision of roads or electricity, and to promote housing development. The MCHB will undertake these as appropriate.

10.2.5 ENVIRONMENT MANAGEMENT AND COORDINATION ACT (1999)

This is an Act of Parliament providing for the establishment of an appropriate legal and institutional framework for the management of the environment and for matters connected there-with.

It aims at promoting a safe, clean and healthy environment. *Section 4* provides for the establishment of Environmental Conflict Management Authority, while *Section 7* provides for the establishment of National Environmental Management Authority.

These institutions are responsible for the execution of the requirements stipulated in this Act, in relation to policies relating to the environment.

Section 58 of this Act requires that every development project likely to have impacts on the environment to undergo an environmental impact assessment before commencement of any works. According to the Act's second schedule, preparation of local physical development plans fall under the projects required to undergo environmental impacts assessment.

Section 44 provides for protection of hilltops hillsides and mountain areas and forests. *Section 45* as well, provides for protection of the environment and significant areas with any area of natural beauty or species of indigenous wildlife or the preservation of biodiversity as part of environmentally sensitive areas.

In the course of the preparation of Homa Bay SUDP, the Provision under this Act will be considered.

10.2.6 PUBLIC HEALTH ACT CAP 242 (1967)

This Act of parliament makes provision for security and maintaining health. This Act empowers local authorities to establish office of the Medical Officer of Health or Health Inspector from whom they may make necessary inquiries and inspection regarding to any matter incidental to public health in development activities.

With regard to community facilities, *Section 32 (1)* empowers local authorities to provide hospitals and places for reception of the sick to their residents. *Section 124 (a)* empowers local authorities to make by-laws as regarding development of building and sanitation. The Act also empowers the local authorities to demolish remove or alter buildings unfit for human habitation.

Section 129 of the public health Act provides for the powers of the local authorities in relation to the protection of water supplies including purification of any such water which has been polluted.

10.2.7 AGRICULTURE ACT (1986)

This is an Act of Parliament providing for the promotion and maintenance of stable agriculture and to provide for the conservation of soil and its fertility to stimulate development of agriculture and in accordance to be with the accepted practice of good land management and husbandry.

Under this Act the minister for agriculture may declare the essential crops to be grown limit the plant sizes of agricultural undertakings and even empower local authorities to make production of particular products, zone land in the interest of particular agricultural industries.

The Act also protects land on high slopes from soil erosion protection of watercourses and protection against erosion by run off water.

10.2.8 LAND CONTROL ACT CAP 302

This is an Act of Parliament that provides for control of transactions involving agricultural land. The applications for sub division of land are to be accompanied by a proposed sub division plan prepared by a registered physical planner, before consent is granted. However, complications may arise when the agricultural land falls within designated urban areas where other pieces of legislation apply.

10.2.9 LAND ACQUISITION ACT CAP 295

This Act affects the Office of the Commissioner of Lands. It empowers the government and or local authorities to acquire land compulsory, if the use of the proposed use of the land is in consonance with public interest, but is not limited to interest of defence, public safety, public order, public health, town and country planning and the development of, and utilization of any property.

10.3 OTHER POLICY DOCUMENTS THAT CONTROL PLANNING

10.3.1 THE BUILDING CODE OF 1968

This is a document based on British building standards introduced in Kenya to control building design and control. The adoptive by-laws are divided into Local Government Adoptive By-laws Grade 1 and Local Government Adoptive By-laws Grade 2.

The Local Government Adoptive By-laws Grade 1 controls high income housing, while Grade 2 By-laws control buildings for low-income populations.

The Building Code, 1968 deals with controls in housing quality, building materials and planning standards. The by-laws rigidly prescribe planning and design standards with respect to minimum plot sizes, maximum coverage, and minimum space around buildings. They also outline room dimensions,

including minimum room area, minimum room height, kitchen dimensions, wet cores/ablutions minimum dimensions, access to rooms (minimum width of doors), lighting and ventilation (minimum widths of windows). They also provide for standards on construction materials for foundations, floors, walls, roofs.

They are adoptive in the sense that any local authority in Kenya can adopt them for application within their areas of jurisdiction.

10.3.2 THE BUILDING CODE OF 1995

These are Local Government Adoptive By-laws, introduced in 1995. They are basically Grade 2 by-laws applicable for the provision of low-income housing in Kenya.

10.3.3 THE PHYSICAL PLANNING HANDBOOK

The Physical Planning Handbook (2002) provides guidelines for the preparation and implementation of physical development plans. It is meant for use by physical planners, land administrators, local authorities and other relevant personnel and institutions responsible for guiding and controlling the use and development of land in Kenya.

The objectives of this handbook include provision of understanding and uniformity in the following planning, development control and development co-ordination tasks:

- Preparation of physical development plans for both rural and urban areas, (chapter one);
- Provision of equitable levels of socio-economic facilities and services, (chapter two);
- Consideration of development applications, (chapter three); and
- Development co-ordination (chapter four).

The handbook is largely as a reference in the preparation of local and regional physical development plans; guidance of the use and development of land; and administration procedures involved thereto. This is due to Kenya's dynamic environment, diverse physical and socio-economic conditions and political changes.

10.3.4 THE NATIONAL LAND POLICY

The National Land Policy is mainly concerned with all issues incidental to land in Kenya. It concerns itself with land ownership, the use of land-use planning, land administration, solutions to historical injustices on matters about land in Kenya emanating all the way from the colonial times and other salient issues revolving around land, and land use and ownership.

10.4 CRITICAL EMERGING ISSUES ON LEGAL AND INSTITUTIONAL FRAMEWORK

INSTITUTION	OPPORTUNITIES	CONSTRAINTS
Local Authority	· Existence of the law, the local government act	· Low funding from the central government
	· Local authority transfer fund	· Corruption and mismanagement of funds
	· Existence of revenue	· Inadequate qualified personnel
	· Authority over land	· Political interference · Lack of community participation
CDF	· The many community facilities have been constructed under the cdf programme.	· Local community not very well informed about their roles in the utilization of the funds.
	· It is an example of what can be referred to as community driven development initiative.	· Lack of accountability and transparency in the utilization of the funds
lake Basin Development Authority (LBDA)	· Offer technology and expertise support	· Availability of structures and system for its operations.
		· Not actively pursuing the role of development of the town
		· Limited community involvement on development projects
NGOs	· Introduce new technologies which are easy to solve current problems	· Many inactive NGOs
	· Fund for projects that they are supporting	· Most NGOs are not lined with other institutions
	· Community empowerment and enlightenment in effort to poverty eradication	· NGOs introduce innovations and withdraw after some time
		· Some NGOs operate under policies/ conditions that are hard to meet locally
		· Lack of clear agenda · Overlap and replication of development planning
CBOs	· Mobilize resources for members	· Many inactive CBOs
	· Give soft loans to members	· Lack of resources to support projects
	· Bring members of the community together to work for a common goal	· Poor skills of the CBO s members

10.5 SUMMARY OF OVERALL EMERGING ISSUES

The organization structure allows for sectoral autonomy in central government departments and the local government that has led to duplication of functions. This is evident when it comes to provision of services to the people and diffusion of financial resources for development.

Autonomy of central government departments depicts a hierarchy of administrative system in which the national level acts as the centre/core of decision-making, while the lower sub-national units are required to relate to the higher authorities. For example, the District Commissioner is not responsible to any other district's heads of other departments and vice-versa.

Too much emphasis has been devoted to service delivery but very little on involving the community and their resources in the development process, which has led to lack of ownership of projects by the community and hence their failure to be implemented.



PLAN PROPOSALS

The previous chapters presented an analysis of the existing situation and critical development emerging constraints and opportunities. Having identified the constraints to development of different sectors in the region, various approaches were suggested to mitigate the emerging development challenges.

In addition, the identified development potentials or opportunities need to be translated into beneficial development activities. Therefore, this chapter presents the proposed development strategies, programmes and projects to steer development in MoHB. The chapter also presents the proposed project implementation strategies and schedules.

11.1 CONSTRAINTS MAP

The MoHB is plagued by different constraints, some of them natural, others man-made. Some of the constraints hamper development while others can be harnessed for alternative development through design.

Lake Victoria not only provides opportunities for livelihoods enhancements, but also constraints to limit development through having a delicate ecosystem that is easily polluted and water hyacinth infestation.

- Poor road network
- Poor infrastructure development
- Challenging terrain for provision of infrastructure and trunk services in some areas
- Location of the cemetery close to Homa Bay High School

11.2 OPPORTUNITIES MAP

The MoHB is well endowed with different opportunities that may be harnessed for the development.

Lake Victoria not only provides opportunities for livelihoods enhancements, but also provides other options for water sports, fresh water supply, environmental conservation, aquaculture, wildlife conservation, means of transport, source of food, raw materials for industrial development, high altitude hills (which may help in distributing piped water by gravity) and existing institutions for service delivery.

There are also existing infrastructure facilities such as roads and water pipes, existing industries, the availability of land for expansion of institutions or the expansion of the MoHB boundaries, skilled and unskilled labour, a rich hinterland with agricultural potential and tourism potential and linkages with other regions in Kenya such as Kisii and Kisumu and further afield in East Africa, for example, Mwanza in Tanzania and Kampala in Uganda.

11.3 PROPOSALS MAP

The proposals map presents the long-term physical development plan for the MoHB. It outlines the various interventions aimed at improving the living standards of the MoHB residents, to improve convenience, efficiency of all land use, as well as amenity, environmental conservation and economy.

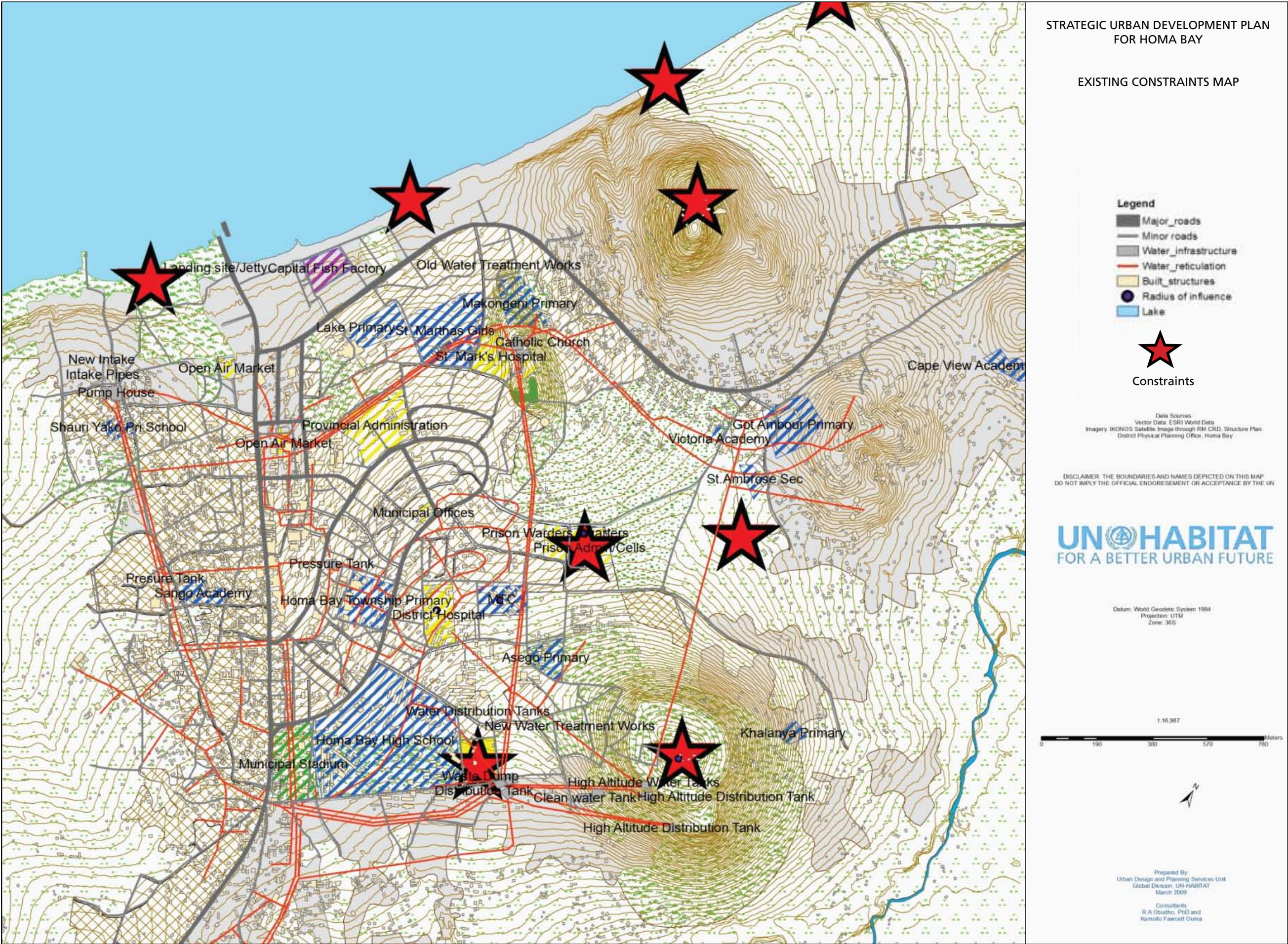
11.3.1 PROMOTE THE CBD AS A HUB OF ACTIVITIES.

The CBD is an important area in Homa Bay and it therefore requires special attention. It is important to note that goods and services offered within the CBD are both for its residents and a wider region.

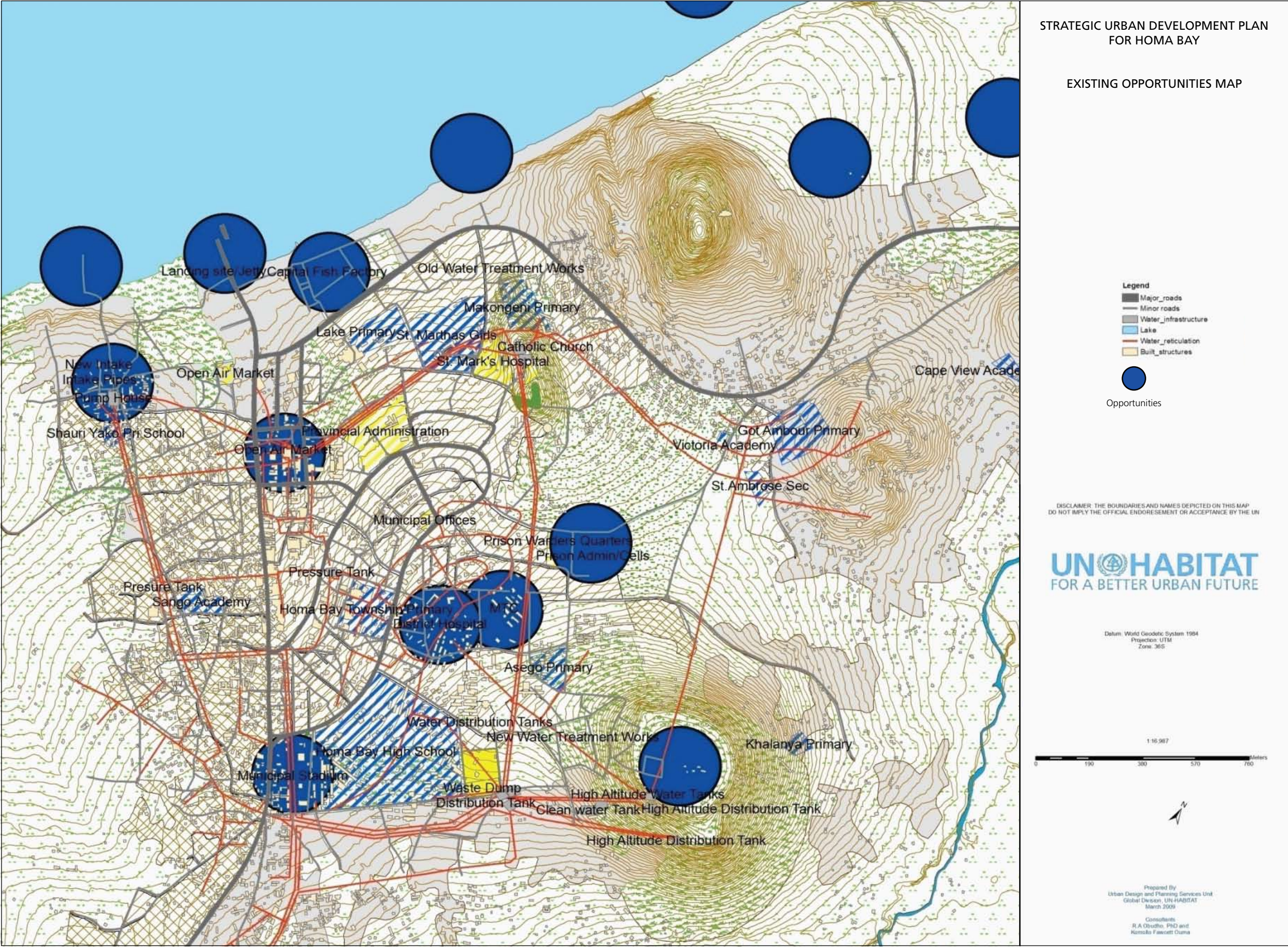
Currently, the efficiency of activities in the CBD is hampered by congestion, lack of parking facilities, a deteriorating infrastructure and decaying facilities. What is required to increase efficiency of existing amenities and convenience within the CBD is to:

- Promote a residential-commercial mix of activities
- Open all encroached road reserves and re-design all roads to integrate pedestrian walkways and cycle tracks
- Retain all the institutional land in the CBD, except the prison
- Allow limited commercial functions to spill over into the Shauri Yako area
- Expand the CBD to accommodate further expansion of roads and other trunk infrastructure

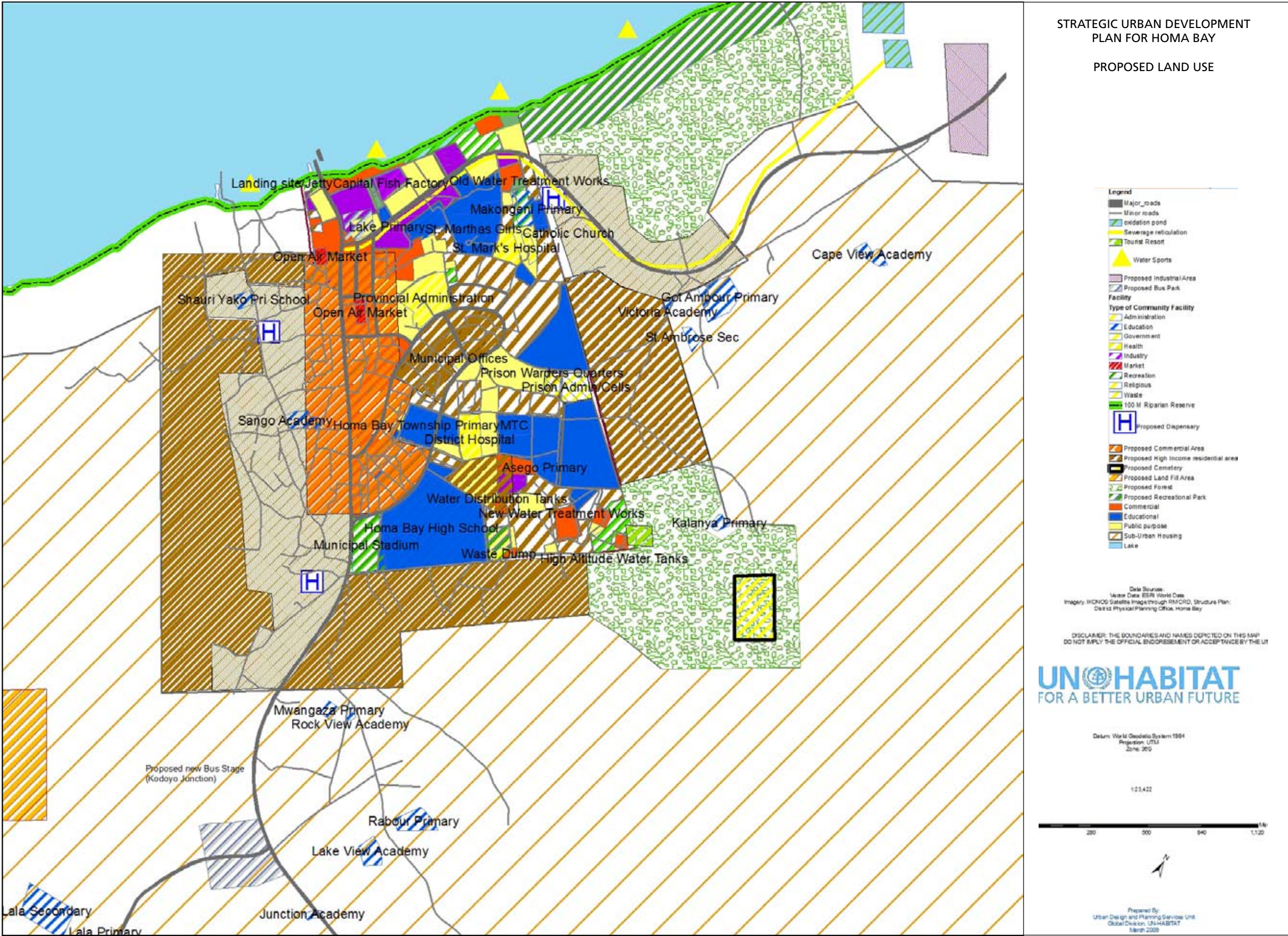
MAP 11.1: EXISTING CONSTRAINTS MAP

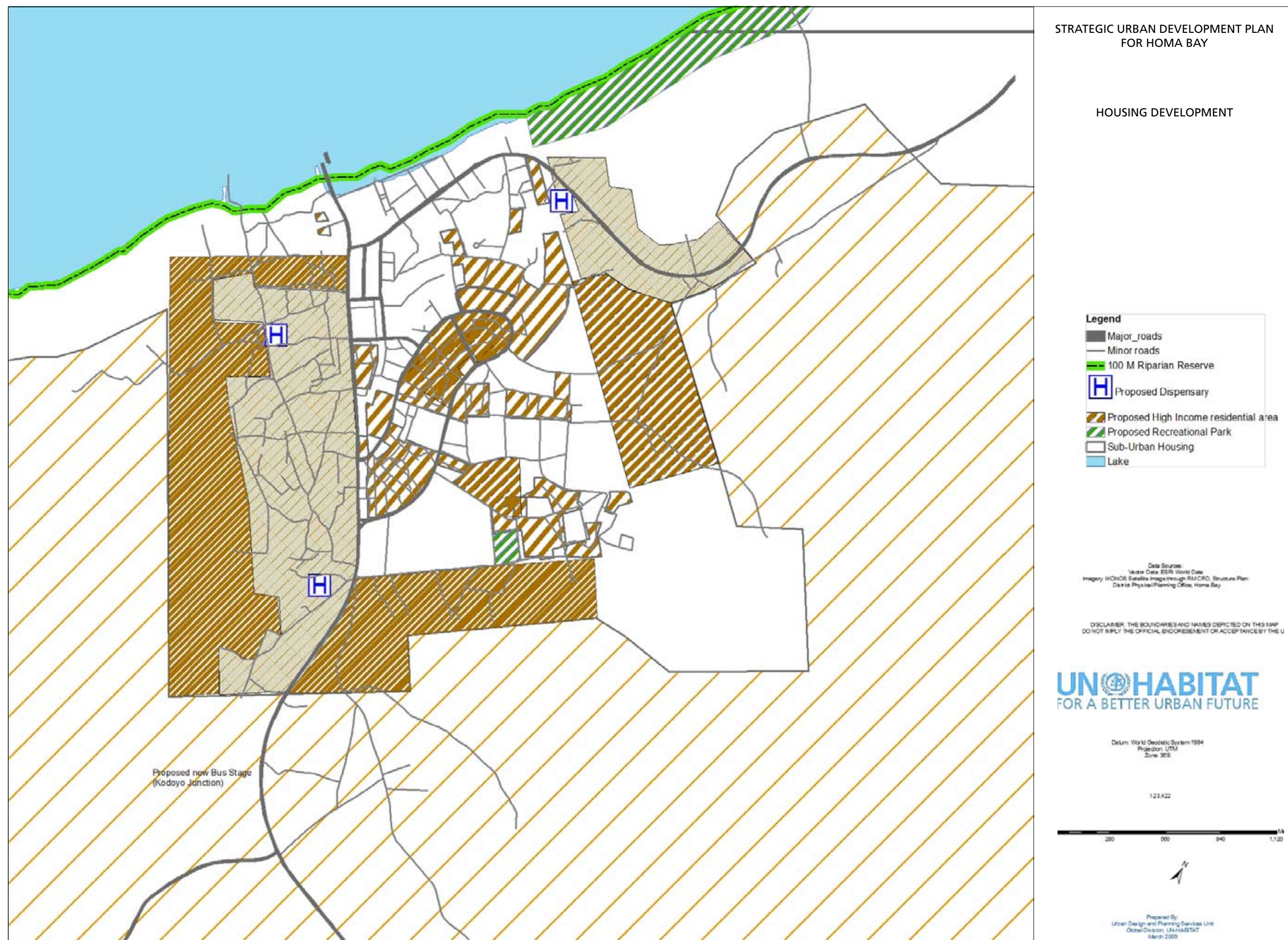


MAP 11.2: EXISTING OPPORTUNITIES MAP

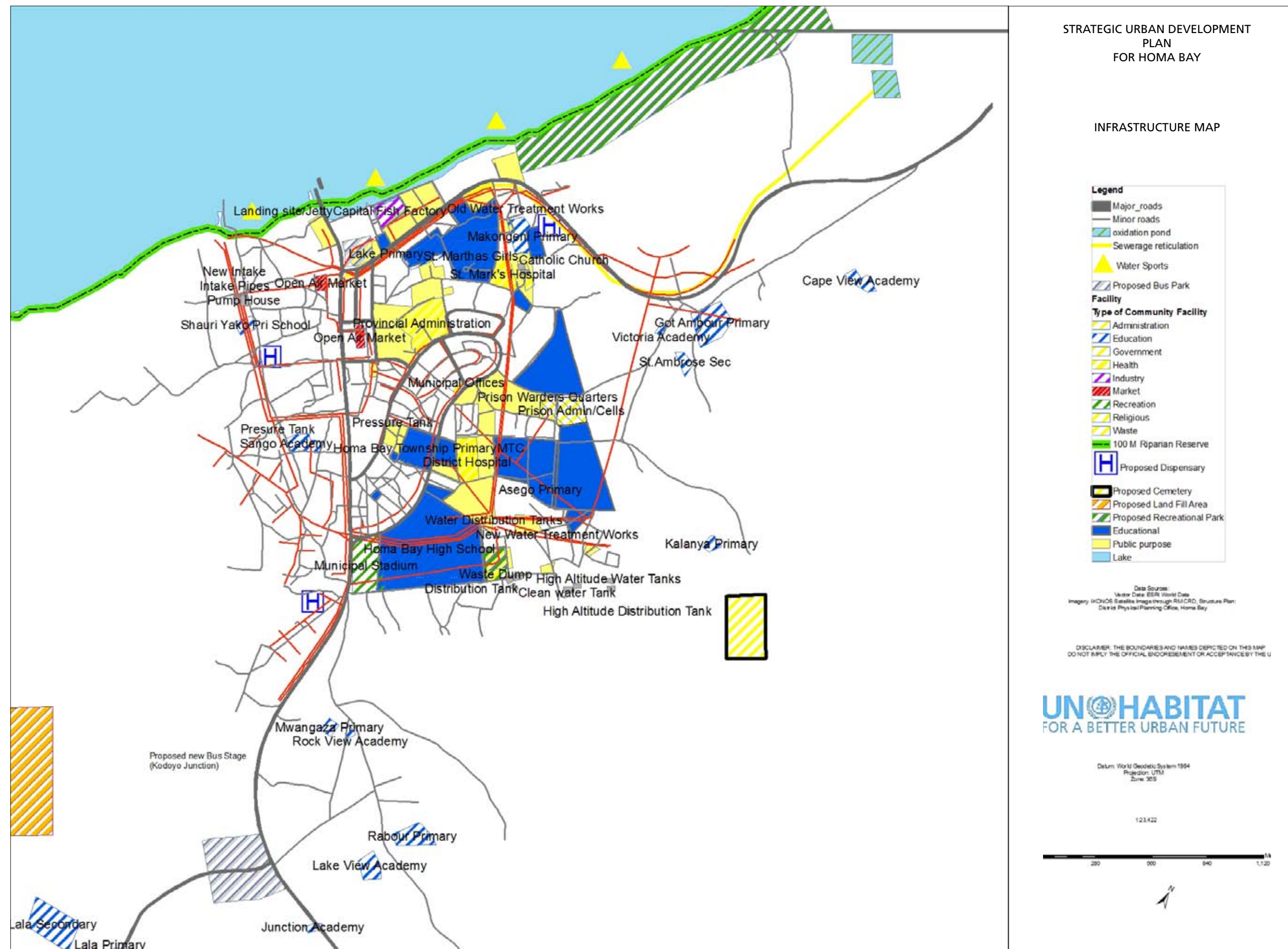


MAP 11.3: PROPOSED LAND USE PLAN





MAP 12.2: INFRASTRUCTURE MAP





Artisans in Homa Bay. © UN-HABITAT

11.3.2 LAND

Population continues to grow while land continues to remain scarce. The optimum utilization of the available land resource must be emphasized. The following proposals may help achieve this:

- Develop a comprehensive municipal urban land policy to regulate the supply of land for urban development
- MCHB should play a greater role in land administration matters in its area of jurisdiction. For instance, a Municipal Land Control Board should be established to regulate land transactions and control the intensive and irrational subdivision of prime agricultural land. Only locals of Homa Bay will be included in this Board.
- Harmonize all legislation relating to land with a view to make land supply processes less complicated, tedious, speedy and hence less costly
- Create a zoning plan with different policy provisions to guide development
- The provisions of the Physical Planning Act (1996), in so far as the planning of private land is concerned, should be adhered to strictly
- Expansion of the municipal boundaries to avail land for development of institutions that will need to be increased and expanded, especially in the light of the possible location of the Nyanza South Provincial Headquarters in the MoHB/Homa Bay Town
- The Plan also provides for engagement of stakeholders in the process of reviewing the plan, if there may arise any need to change any provision of the plan

11.4 WATER AND SANITATION

Summary of water and sanitation needs and recommendations as provided by the community in a UN-Habitat sponsored workshop in Homa Bay in 2006:

PROBLEMS	RECOMMENDED ACTIONS	COMMUNITY CONTRIBUTION
1. Water	Extension of water lines to cover unserved areas of the town.	Digging trenches during project implementation.
There is a major problem of water in town, especially in the sofia area where one tap serves several households.	The water treatment works should be rehabilitated to improved quality of water supplied to the town.	
Frequent power outages and lack of a standby generator contribute to water shortage in the town.	Water storage facilities should be installed in at <i>Makongeni</i> , <i>Got Rabuor</i> and <i>Kapita</i> .	Protect the new facilities against vandalism.
Lack of clean water forces us to rely on dirty lake water.	The government should regulate water vending activities.	
High water demand due to the increasing population in the town.	Water kiosks should be constructed at strategic points to alleviate the water problem.	
Lack water storage facilities to keep water during the shortage.	Hand pumps should be installed in the peri-urban areas.	
The water service line does not cover some sections of the town.	Immediate intervention on the water sector involves rehabilitation of existing system of distribution.	
Illegal water connections and water vending by municipal council officials.	Long-term interventions involve planning for wind power technology to pump water.	
The quality of water supplied in the town is poor, contributing to water borne diseases.		
2. Sanitation	Plot owners should be encouraged to provide toilets to their tenants.	Availability of land for laying of the infrastructure.
Lack of toilets is a big problem in <i>Shauri Yako</i> and other low income residential areas.		
Pit latrines collapse due to loose soils in the town.	Donor funds should be sourced to lay new infrastructure.	
Sewerage network covers only a small section of the town.	Invest in newer larger and increased sewerage reticulation networks for increased coverage of sewage disposal services.	
3. Solid waste	The municipal council should enact a by-law on waste management.	
There is lack of a proper by-law on waste management in the town.	A self-tipping truck should be bought to facilitate solid waste collection.	
There are no dustbins in the commercial and residential buildings.	Dustbins should be placed in designated areas of the town.	
Poor road network in the town makes it difficult to manage solid waste.	Access roads should be improved to facilitate solid waste collection.	
Lack of transport to collect solid waste leads to accumulation and bad smell in the town.	There is need to sensitize people on environmental management issues.	
Relocate the garbage disposal land-fill site to a site farther away from the CBD, but properly accessible. The municipality should acquire sufficient land for the land-fills and for recycling (composting sites, etc.) The best site for this is on the foot-hills of <i>Asego Hills</i> .	People should be trained on recycling and composting of garbage.	
4. Drainage	Extend drainage coverage in the town to avoid flooding and silting of the lake	Community labour (both skilled and unskilled) can be harnessed in digging trenches and construction of drainage

UN Habitat has been a consistent partner in the area of urban planning, especially in the area of water provision since the year 2005. With respect to their commitment to serve the MoHB, alongside all the cities along the Lake Victoria, UN-HABITAT has committed its presence to partner with the MCHB in the provision of water, and generally in terms of sustaining livelihoods and eradication of poverty.

11.5 TRANSPORTATION

The transportation sector has to match the new level of development, maintaining a high level of accessibility and mobility achieved through the tenets of efficiency, reliability, cost reduction, environmental protection, comfort and safety.

Road transport being a major sector needs to be developed. The government's efforts to tarmac the Rongo-Homa Bay Road and the Homa Bay Kendu Bay Roads are highly laudable. There is, however, need to make all the major roads in the town dual carriageways complete with median, cycle tracks and pedestrian walkways.

There is a need to relocate the Bus Park to Kodoyo Junction where the Homa Bay Mbita Road meets the Homa Bay Rongo Road. Already the MCHB has a site proposed for this with land available for buying at local market rates.

This site offers good accessibility, and the site has a potential of offering a good commercial node to service the activities at the Bus Park.

Other proposals for the roads sub-sector include:

- Road sizes (reserves) need to be expanded to accommodate more trunk services
- Proper stormwater drainage practices to be implemented

Water transport is of utmost importance. To bring back the shipping services, there is urgent need to extend the pier deeper into the lake or dredge the shoreline to make it possible for the ships to reach the pier, for the operation of the shipping route.

11.6 ENVIRONMENTAL PROTECTION

Alongside all the efforts suggested for each individual sector, protection of the environment as a main Pillar for Sustainable Development, Vision 2030 and the Millennium Development Goals should be integrated in all sectors of development of the MoHB.

- Some of the individual environmental proposals suggested include:
- Lake Victoria shores protection/conservation
- Maintenance of the mandatory 100m of the riparian reserve

- Offices along the lake shore to be relocated for modern beach hotels to be constructed
- Religious institutions (buildings) need to implement measures to reduce noise levels in their localities. They should be located in areas where they do not interfere with the interests of the other members of the public. The MCHB must see that places of worship do not contribute to noise in the town.
- When talking about protection of Lake Victoria, there is a need to protect the rivers. Arujo stream needs to be conserved by respecting the mandatory 30m riparian reserve.
- Land to be set aside for afforestation

A longterm problem that needs to be addressed is the worsening turbidity of the waters of Lake Victoria that most observers link with the existence of the Mbita courseway. As a long-term plan, there is a need to construct a suspended bridge that links Rusinga to the mainland as opposed to the courseway.

11.6.1 PUBLIC PURPOSE LAND USES

The future of Homa Bay as an institutional hub for Nyanza south Province is almost certain. With respect to this, plans should be put in place to acquire land to accommodate all the institutions in the town.

This calls for the location of a site to facilitate the construction of the Provincial Headquarters, Provincial and Referral Hospitals, a university, colleges, polytechnic, secondary and primary schools and pre-school institutions, as well as school for the physically handicapped and street children rehabilitation centres.

The Plan outlines the location of the institutions and the public purpose institutions. Following recommendations from the stakeholders consultations, and based on provisions of the Children's Act of 2002, it does not provide for homes for street children as that measure does not address the increase of the number of the children, as well as subjecting them to other socio-economic problems such as being locked out of their communities after living away for long periods of time.

However, the Plan provides for the establishment of a Trade/Vocational Training Centre to the east of the municipality. In addition to Homa Bay Polytechnic, this will help in empowering the youth of Homa Bay with the requisite trades and skills that will help them in making their livelihoods.

The Plan also provides for the relocation of the GK Prison to land outside of the municipality, probably to the NYS land in Lambwe.

The plan also bears in mind the provision of institutions of homes for the people with special needs like the aged, the disabled and street families.

11.6.2 INDUSTRIAL DEVELOPMENT

Industrial development of the MoHB is a priority for increased investment to occur. It has been pointed that the availability of resources such as minerals, fish should be the emphasis for progress in this sector. This calls for setting aside of land for the location of an industrial area, incorporating light and (*Jua-Kali*) and heavy manufacturing industries.

The Plan provides for the best location of the industries to be at the site adjacent the Homa-Bay-Kendu Road, close to the road, and certainly away from high-density residential areas and not so close to the lake, which allows for proper treatment of the waste before discharge of the liquid waste into the lake.

There is need for a comprehensive site plan to provide for all the individual needs of the various industrial categories.

11.6.3 HOUSING DEVELOPMENT

Housing development will be done in all the areas of the MoHB. Because of different needs for various social classes based on economic capabilities, this plan highlights the development of the housing sector to take a three-pronged approach.

Settlement planning per income groups will be divided into:

- Low-income residential areas settlement upgrading programme on the low-income residential areas of the MoHB including Shauri Yako, Sofia and Makongeni
- Middle-income residential areas
- High-income residential areas

The slum upgrading and resettlement programme will especially concentrate on

- Service provision to the informal settlements such as water and sanitation, electricity, storm-water drainage, wastewater disposal and solid waste disposal
- Land tenure regimes that allows for flexibility in ownership and urban planning
- Plans for the individual settlements based on the individual site conditions and characteristics of the individual estates
- Distinctly cited building standards for the minimum allowable land, construction materials, plot coverage and plot ratio
- Increased service provision like water distribution and sewerage reticulation through cost minimization measures
- Enforcement of planning standards in areas under freehold tenure like Kotieno B, Kanyabala

- The Plan also recognizes the difficulties faced by the Ministry of Housing in the provision. It therefore provides for the Ministry to collaborate with other stakeholders, under partnership with the MCHB to construct a new housing pool. This will include all technical departments in the Ministry of Housing, inter alia.
- Housing supply will not only include construction of new housing, but it also integrates inclusion of maintenance and renovation of available good housing stock to meet housing requirements. This is viewed as a sustainability measure for the long term in housing provision.
- This Plan also welcomes the contribution of other stakeholders' plans for development of Homa Bay. As a guiding measure, this plan will equip any advisory, sector or subject plan with the necessary guidelines for development.
- Acquire more land for housing schemes such as site and services to cater for low-income earners
- The MCHB to set aside funds purchase of more land for housing development by the council. This will not only increase the housing stock in the MoHB, but will also enhance the revenue of the Council. The funds to be used include LATF and CDF, and other sources.
- Utilization of new inventions on building materials for construction of affordable, adequate low-income housing

11.6.4 RECREATION

Recreation forms a very important aspect of land use. Land uses categorized as recreational vary from sports, theme parks, children's parks, social halls, open spaces, hotels and restaurants. They may be public, semi-public or private, depending on the developers.

The Homa Bay Municipal Stadium will be upgraded to a modern sporting and recreational facility, and as a long-term measure, to include a 30,000-seater football field, and indoor and outdoor courts for various games. A stadium is itself a source of income for the municipality and, though its construction may initially cost much, its returns (social and economic) will be far more.

The development of water sports will also be of greater importance to the municipality as it will bring an element of sports tourism, incorporating sports tourism like sport fishing and boat racing.

Currently, there are two recreational parks: a children's park close to the Tourist Hotel and another recreational open space close to the District Commissioner's (DC's) residence. It is not in use because of its proximity to the DC's residence puts the residence in possible danger of insecurity.

There is a need to develop these facilities as they are, and measures put to ensure their protection and conservation, as well as to address the challenges of insecurity. There is need for another Children's Park in Homa Bay supplied with modern equipment for the children.

There is a site already earmarked for the construction of a library. The library will be constructed for the long-term needs of the people to cater for needs of a population of 200,000, fitted and supplied with sufficient print and electronic educational material.



Family outside their Brick house © UN-HABITAT

THE ACTION PLANS

12.1 ACTION PLANS

12.1.1 PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

PROBLEM	OBJECTIVES	STRATEGIES	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTCOMES
Pollution	<ul style="list-style-type: none"> To conserve the lake eco-system 	<ul style="list-style-type: none"> Improving waste water management 	<ul style="list-style-type: none"> Upgrading sewerage reticulation system in MoHB 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Environmental Conservation
	<ul style="list-style-type: none"> To control all aspects of air and land pollution 	<ul style="list-style-type: none"> Improving solid waste management 	<ul style="list-style-type: none"> Abolishing washing and bathing in the beaches 	<ul style="list-style-type: none"> NEMA 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Clean water
		<ul style="list-style-type: none"> Provision of piped water to residents of MoHB. 	<ul style="list-style-type: none"> Relocating all garages and car washes from the beaches 	<ul style="list-style-type: none"> Various Government Ministries 	<ul style="list-style-type: none"> Professional Expertise 	<ul style="list-style-type: none"> Increased fish outputs
		<ul style="list-style-type: none"> Proper planning for housing 	<ul style="list-style-type: none"> Enforcing a strict riparian reserve 	<ul style="list-style-type: none"> UNEP 	<ul style="list-style-type: none"> Legislative framework 	<ul style="list-style-type: none"> Increased tourism activities
			<ul style="list-style-type: none"> Relocation of low income settlements from the beach-front. 	<ul style="list-style-type: none"> LBDA 	<ul style="list-style-type: none"> Local Authority by-laws 	<ul style="list-style-type: none"> Improved public health
Under-development of tourism sector	<ul style="list-style-type: none"> To develop tourism potential of MoHB Develop eco-tourism 	<ul style="list-style-type: none"> Open tourist attraction areas Educate people on Eco-tourism Opening Lake Victoria as a key tourist destination 	<ul style="list-style-type: none"> Relocation of industries away from the beaches 	<ul style="list-style-type: none"> Local CBOs 		<ul style="list-style-type: none"> Improved service provision
				<ul style="list-style-type: none"> Local communities 		<ul style="list-style-type: none"> Greater wealth creation
				<ul style="list-style-type: none"> NGOs 		<ul style="list-style-type: none"> Improved living standards
				<ul style="list-style-type: none"> Private contractors 		
			<ul style="list-style-type: none"> Develop Sport Fishing 	<ul style="list-style-type: none"> MCHB, 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Increased job opportunities
			<ul style="list-style-type: none"> Develop Water Sports 	<ul style="list-style-type: none"> Local community, 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Improved Income levels
			<ul style="list-style-type: none"> Marketing MoHB as an important destination in the Western Kenya Tourism Circuit 	<ul style="list-style-type: none"> KWS 		
			<ul style="list-style-type: none"> Construction of Tourist Class hotels 			
			<ul style="list-style-type: none"> Improvement of roads linking MoHB to other tourist destination 			
			<ul style="list-style-type: none"> Construction of cultural sites for tourist attraction 			

PROBLEM	OBJECTIVES	STRATEGIES	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTCOMES
Unfavourable Land Tenure and Disposition	<ul style="list-style-type: none"> To provide land to MoHB for planning of capital infrastructure 	<ul style="list-style-type: none"> To initiate friendly land tenure to avail land to MoHB for planning. 	<ul style="list-style-type: none"> Relocation of the Homa Bay GK Prison 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> A land use plan 	
			<ul style="list-style-type: none"> Introducing leasehold tenure to all land in MoHB 	<ul style="list-style-type: none"> Ministry of Lands 	<ul style="list-style-type: none"> Finance 	
			<ul style="list-style-type: none"> Enforcement of a land-use plan in MoHB as a tool of development control 	<ul style="list-style-type: none"> Local Communities Local CBOs Local NGOs 	<ul style="list-style-type: none"> Alternative land outside MoHB Professional service 	
Presence of water hyacinth	<ul style="list-style-type: none"> To eradicate the water hyacinth in Lake Victoria 	<ul style="list-style-type: none"> To step up research on ways of eradicating the weed 	<ul style="list-style-type: none"> Opening a research facility for studying ways of eradication of the water hyacinth. 	<ul style="list-style-type: none"> Various UN agencies 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Eradication of the weed
	<ul style="list-style-type: none"> To sensitize the Community on alternative economic use. 	<ul style="list-style-type: none"> To increase innovation on economic uses of the weed 	<ul style="list-style-type: none"> Organizing a reward scheme for individual and organizations using the weed for economic gain 	<ul style="list-style-type: none"> MCHB Ministry of Water 	<ul style="list-style-type: none"> Land Professional Expertise 	<ul style="list-style-type: none"> Environmental Conservation Improved L. Victoria's maritime space travels
					<ul style="list-style-type: none"> Legislative framework Local Authority by-laws 	<ul style="list-style-type: none"> Increased fishing activities Increased wealth creation Improved standards of living
Availability of hills in the Municipality	<ul style="list-style-type: none"> To utilize the hills for alternative economic initiatives 	<ul style="list-style-type: none"> To maximize potential of Asego Hill, and others nearby such as Homa Hills, Rabuor Hills, Ruma Hills, Gembe Hills, etc for tourist attraction 	<ul style="list-style-type: none"> Building of Camping and picnic sites for tourist attraction 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Increased tourism activities
			<ul style="list-style-type: none"> Designing paths and nature trails for hikes and ours 	<ul style="list-style-type: none"> Ministry of tourism 	<ul style="list-style-type: none"> Professional services (Design and Management) 	<ul style="list-style-type: none"> Increased incomes
			<ul style="list-style-type: none"> Construction of observatories for the lake on the hills, 	<ul style="list-style-type: none"> Local communities 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Improved living standards
			<ul style="list-style-type: none"> Water distribution by gravity on Asego Hill Limiting the hills for commercial development 	<ul style="list-style-type: none"> Private Developers 	<ul style="list-style-type: none"> Community support 	<ul style="list-style-type: none"> Environmental conservation Improved aesthetics of the environmental

12.1.2 HUMAN SETTLEMENTS

PROBLEM	CAUSES	OBJECTIVES	STRATEGY	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTCOMES	
Shortage/ Inadequate Housing	• Poverty	• To bridge the housing shortage in MoHB	• Construction of more housing units	• Slum upgrading	• MCHB	• Finance	• More housing units	
	• High cost of Construction		• Provision of services and utilities	• Purchasing of more land for the council	• Ministry of Lands	• Land	• Better living standards	
			• Preparation of a Physical Development Plan	• Mobilization of funds for construction of houses	• Ministry of Housing	• Professional expertise	• Better development control	
				• Availing housing finance		• Local Communities	• Legislative framework	• Affordable housing
Limited land for expansion of residential areas	• Freehold tenure in most land in MoHB	• To provide access to more land for development of housing	• To buy land from private holders	• Mobilization of funds	• MCHB	• Finance	• Eradication of sub-standard housing and settlements	
	• Location of Homa Bay GK prisons within MoHB occupying prime land		• Reverting land within MoHB to leasehold tenure	• Buying land from individuals	• Ministry of Lands	• Land	• Better living standards	
				• Sensitization of the public	• Compulsory acquisition of land for capital infrastructure developments	• Ministry of Housing	• Professional Expertise	• Better development control
					• Revision of council laws on land tenure		• Local Communities	• Legislative framework
Black cotton soils makes cost of building high	• Location of MoHB in low-lying lands	• To explore innovative methods of improving housing provision	• Using technology to utilize black cotton soils for housing provision	• Provision of infrastructure to attract better housing	• MCHB	• Finance	• Affordable housing	
			• Mobilization of funds for innovation research	• Involvement of professionals in setting reliable building by-laws for MoHB	• Ministry of Lands	• Expertise	• Cheaper construction costs	
			• Enforcing capacity of the council for development control	• Enhancing inspection of the buildings as construction of is going on by planners	• Ministry of Housing	• Land	• Improved costs of living	
				• Fighting corruption in the council with respect to approval of developments	• Local Communities		• Improved environmental protection	
							• Wealth creation	
							• Employment opportunities creation	

PROBLEM	CAUSES	OBJECTIVES	STRATEGY	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTCOMES
Insecurity	• High levels of poverty	• To curb insecurity in MoHB.	• To reduce poverty levels in MoHB	• Street-lighting	• Kenya Police	• Finance	• Improved security
			• To increase the involvement of law enforcement agencies in the fight against crime	• Creation of more job opportunities for the youth	• MCHB	• Expertise	• Cheaper construction costs
			• To use land-use planning as tool to reduce insecurity	• Increasing police patrols • Empowering youth	• Investors • Local Communities	• Land • Police	• Improved costs of living • Improved environmental protection
				• Encouraging community policing • Proper planning to improve access	• Relevant Government Ministries • Financial institutions	• Land-use plan	• Wealth creation • Employment opportunities creation
Poor infrastructure	• Lack of sufficient funds for development of infrastructure	• To improve the state and area of coverage of various infrastructure facilities	• Opening unused and closed roads	• Building more access roads	• MCHB	• Finance	• Affordable housing
			• Improving solid-waste management	• Paving all roads into hard-surface all weather roads.	• Ministry of Lands	• Land	• Cheaper construction costs
			• Improve waste-water management	• Diversifying the connection of sewers	• Ministry of Housing	• Professional Expertise	• Improved costs of living
			• Increased piped-water connection	• Initiating solid-waste management framework	• Local Communities	• Legislative framework	• Improved environmental protection
				• Engaging private contractors in solid-waste collection	• Ministry of water	• Local Authority by-laws	• Improved health standards
				• Provision of water	• Ministry of Environment • NEMA		• Employment opportunities creation
					• Private Contractors		
Poverty	• Lack of sufficient income generating activities	• To create more job opportunities for the youth	• To create more income generating activities	• Involving the council in job creation	• MCHB	• Finance	• Affordable housing
			• To improve incomes to increase more spending in housing development	• Elimination to bottlenecks to enterprise licensing	• Local Communities	• Land	• Cheaper construction costs
			• Public awareness on alternative income generating activities other than fishing	• Eliminating constraints to access to youth development funds	• Ministry of water	• Professional Expertise	• Improved costs of living
				• Providing easy loans for investment.	• Ministry of Environment	• Legislative framework	• Improved environmental protection
				• Increased participation of Housing Finance institutions	• Private Contractors • Ministry of Youth and Gender		• Improved health standards • Employment opportunities creation

12.1.3 ECONOMIC ACTIVITIES

SECTOR	MAIN PROBLEMS	OBJECTIVES	STRATEGIES	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTPUTS
Fishing	<ul style="list-style-type: none"> Limited access to financial capital 	<ul style="list-style-type: none"> To avail opportunities for access to capital 	<ul style="list-style-type: none"> To attract financial institutions into MoHB 	<ul style="list-style-type: none"> To encourage rural banking 	<ul style="list-style-type: none"> Ministry of Sports and Youth Affairs 	<ul style="list-style-type: none"> Youth Development Funds 	<ul style="list-style-type: none"> Increased economic activities
			<ul style="list-style-type: none"> To initiate more government funding of community projects 	<ul style="list-style-type: none"> To advocate for more co-operative societies To avail the youth funds to more youth groups To avail women's funds to more women groups. To create more fishing co-operatives 	<ul style="list-style-type: none"> MoHB Ministry of Livestock and Fisheries Finance Institutions 	<ul style="list-style-type: none"> Women Development Fund Other donor funds Professional Expertise Legislative framework 	<ul style="list-style-type: none"> Improved living standards Increased income-generating activities Improved fishing
			<ul style="list-style-type: none"> To step up research on ways of eradicating the weed 	<ul style="list-style-type: none"> Opening a research facility for studying ways of eradication of the water hyacinth. 	<ul style="list-style-type: none"> Various UN agencies 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Eradication of the weed
			<ul style="list-style-type: none"> To increase innovation on economic uses of the weed 	<ul style="list-style-type: none"> Organizing a reward scheme for individual and organizations using the weed for economic gain 	<ul style="list-style-type: none"> MCHB Ministry of Water Ministry of Environment Ministry of Livestock and Fisheries 	<ul style="list-style-type: none"> Land Professional Expertise Legislative framework Local Authority by-laws 	<ul style="list-style-type: none"> Environmental conservation Improved Lake Victoria's maritime potential Increased fishing activities Increased wealth creation
			<ul style="list-style-type: none"> To improve the state and area of coverage of various infrastructure facilities 	<ul style="list-style-type: none"> Improving solid waste management Improve waste water management Increased piped water connection Building more access roads Paving all roads into hard surface all weather roads. Diversifying the connection of sewers Initiating solid-waste management framework Engaging private contractors in solid-waste collection 	<ul style="list-style-type: none"> MCHB Ministry of Lands Ministry of Housing Local Communities Ministry of water Ministry of Environment NEMA Private Contractors 	<ul style="list-style-type: none"> Finance Land Professional Expertise Legislative framework Local Authority by-laws 	<ul style="list-style-type: none"> Improved standards of living Affordable housing Cheaper construction costs Improved costs of living Improved environmental protection Improved health standards Employment opportunities creation
	<ul style="list-style-type: none"> Poor infrastructure 	<ul style="list-style-type: none"> Lack of sufficient funds for development of infrastructure 					

SECTOR	MAIN PROBLEMS	OBJECTIVES	STRATEGIES	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTPUTS
Agriculture	• Unsuitability of soil for agricultural production	• To enhance the condition of soil	• Improving the fertility of soil	• Application of fertilizer and manure in the farms	• Ministry of agriculture and Livestock Development	• Finance	• Increased agricultural output
			• Protection of soil from the agents of erosion	• Promotion of cover cropping and other prudent agricultural practices	• The local community	• Land	• Longer lifespan of soil productivity
			• Reviewing the current land use plan of the area		• The Municipal Council of Homa Bay	• Relevant expertise • Unskilled manpower	• Increased income for farmers
	• Acute land subdivision	• To encourage intensive agricultural methods	• To promote awareness on the intensive sustainable usage of land	• Holding of workshops and seminars	• The local community	• Land	• Increased agricultural production
			• Provision of agricultural inputs	• Intensifying extension services	• Ministry of cooperative	• Finance	• Increased incomes to the farmers
		• To regulate the sale of land and the existing tenure system	• Provision of capital		• The Municipal Council of Homa Bay	• Relevant expertise	• Improved living standards
			• Enforce existing laws and by-laws		• Vision 2030	• Unskilled manpower	
			• Formulate relevant guidelines on land sale and tenure system		• Lake Basin Development Authority		
				• The Ministry of Regional Development			
	• Unsuitability of soil for agricultural production	• To enhance the condition of soil	• Improving the fertility of soil	• Application of manure and fertilizer on the farms	• Ministry of agriculture and livestock development	• Land	• Increased agricultural production
			• Protection of soil from agents of erosion	• Encouraging the use of prudent agricultural practices e.g. cover cropping	• The local community	• Finance	• Increased incomes to the farmers
			• Reviewing the current land use plan of the area		• The Municipal Council of Homa Bay	• Relevant expertise • Unskilled manpower	• Improved living standards

SECTOR	MAIN PROBLEMS	OBJECTIVES	STRATEGIES	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTPUTS
Trade	Inadequate space for commercial enterprises	To create more space for commercial activities	<ul style="list-style-type: none"> Reviewing the existing land use plan 	<ul style="list-style-type: none"> Relocation of unsuitable land uses within the CBD especially the prison to release more space 	<ul style="list-style-type: none"> The Ministry of Lands 	<ul style="list-style-type: none"> Land 	Increased business activity
			<ul style="list-style-type: none"> Change of densities of commercial zones 	<ul style="list-style-type: none"> Change from low-rise to high-rise to create more space 	<ul style="list-style-type: none"> Lake Basin Development Authority 	Finance	Limited land use conflict
			<ul style="list-style-type: none"> Change of policies and legislation guiding the operation of commercial activities 	<ul style="list-style-type: none"> Buying of more land for the municipal council 	<ul style="list-style-type: none"> Vision 2030 	Relevant expertise	
	Poor infrastructure	To enhance the conditions of existing infrastructure	<ul style="list-style-type: none"> Investment in infrastructure rehabilitation Partnering with interested investors/firms Mobilizing volunteer institutions 	<ul style="list-style-type: none"> Provision of temporary occupation license on both government and private unused land 	<ul style="list-style-type: none"> Ministry of Lands 	<ul style="list-style-type: none"> Finance 	Increased business activity
				<ul style="list-style-type: none"> Servicing of affected infrastructure 	<ul style="list-style-type: none"> Ministry of Local government The Local community The Municipal Council of Homa Bay 	<ul style="list-style-type: none"> Land 	Increased incomes
				<ul style="list-style-type: none"> Upgrading of deserving infrastructure 	<ul style="list-style-type: none"> Ministry of public works 	<ul style="list-style-type: none"> Land 	
				<ul style="list-style-type: none"> Extension of infrastructure networks where necessary 	<ul style="list-style-type: none"> Ministry of Lands The local community Municipal Council of Homa Bay Ministry of Regional Development Lake Basin Development Authority 	<ul style="list-style-type: none"> Finance Relevant expertise 	
	Exploitation by middlemen	To regulate the operations of middlemen in the distribution chain	<ul style="list-style-type: none"> To empower primary producers in the chain of distribution of goods and services To enforce trade policies and regulations 	<ul style="list-style-type: none"> Provision of capital to the primary producers 	<ul style="list-style-type: none"> Ministry of cooperative Development 	<ul style="list-style-type: none"> Land 	Increased business activity
				<ul style="list-style-type: none"> Encourage the formation of cooperative unions 	<ul style="list-style-type: none"> Lake Basin Development Authority 	<ul style="list-style-type: none"> Finance 	Increased income to traders
				<ul style="list-style-type: none"> Provide infrastructure used in the production process e.g. storage plants for farmers and fishermen 	<ul style="list-style-type: none"> Ministry of Regional Development Municipal Council of Homa Bay The local community 	<ul style="list-style-type: none"> Relevant expertise Legislative framework 	

SECTOR	MAIN PROBLEMS	OBJECTIVES	STRATEGIES	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTPUTS
Trade	<ul style="list-style-type: none"> Lack of will of entrepreneurship 	<ul style="list-style-type: none"> To promote entrepreneurship 	<ul style="list-style-type: none"> Fighting hopelessness among the individuals in the local community 	<ul style="list-style-type: none"> Counselling 	<ul style="list-style-type: none"> Ministry of gender and social development 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Increased investment and growth
		<ul style="list-style-type: none"> Exposing the local individuals to modern entrepreneurship 	<ul style="list-style-type: none"> Establishing exchange programmes and intensifying formal education 	<ul style="list-style-type: none"> Ministry of Regional Development 	<ul style="list-style-type: none"> Ministry of education 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Increased job opportunities
		<ul style="list-style-type: none"> Provision of necessary inputs in business 	<ul style="list-style-type: none"> Establishing of revolving funds 	<ul style="list-style-type: none"> Ministry of education 	<ul style="list-style-type: none"> Relevant expertise 	<ul style="list-style-type: none"> Relevant expertise 	
		<ul style="list-style-type: none"> Creating a sense of ownership of resources among the local people 	<ul style="list-style-type: none"> Ensuring a section of benefits from the local resources goes to benefit the local community 	<ul style="list-style-type: none"> Lake Basin Development Authority The local community Municipal Council of Homa Bay 	<ul style="list-style-type: none"> Legislative framework 		
Tourism	<ul style="list-style-type: none"> Poor infrastructure 	<ul style="list-style-type: none"> To improve the state of road networks in MOHB 	<ul style="list-style-type: none"> Invest in construction and maintenance of road networks 	<ul style="list-style-type: none"> Construction and servicing of roads 	<ul style="list-style-type: none"> Ministry of public works 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Increased number of tourists visiting MOHB
		<ul style="list-style-type: none"> To improve the waste collection and treatment system 	<ul style="list-style-type: none"> To partner with interested investors 	<ul style="list-style-type: none"> Offer incentives to investors in infrastructure sector 	<ul style="list-style-type: none"> Ministry of tourism 	<ul style="list-style-type: none"> Finance 	
		<ul style="list-style-type: none"> To intensify the use of communication system 	<ul style="list-style-type: none"> To encourage volunteering institutions 	<ul style="list-style-type: none"> To incorporate volunteers through incentives and favorable deals 	<ul style="list-style-type: none"> Local community 	<ul style="list-style-type: none"> Relevant expertise 	
		<ul style="list-style-type: none"> To repair infrastructure within the tourist attraction sites 	<ul style="list-style-type: none"> To improve the capacity of the existing infrastructure networks 	<ul style="list-style-type: none"> Upgrading of existing infrastructure Establish a cyber village within the municipality 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Legislative framework 	
		<ul style="list-style-type: none"> To upgrade hotels to modern standards 	<ul style="list-style-type: none"> Invest in modernizing the hotels 	<ul style="list-style-type: none"> Renovation and extension works at the tourist hotels 	<ul style="list-style-type: none"> The Ministry of National Heritage 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Increased number of tourists visiting MOHB
		<ul style="list-style-type: none"> To reactivate the port of Homa Bay 	<ul style="list-style-type: none"> Invest in upgrading works at the port 	<ul style="list-style-type: none"> Renovation of the port 	<ul style="list-style-type: none"> Ministry of Works 	<ul style="list-style-type: none"> Finance 	
		<ul style="list-style-type: none"> To mitigate the loss of wild life in the game reserves 	<ul style="list-style-type: none"> Protect the wildlife 	<ul style="list-style-type: none"> Research on ways of protecting the wildlife from disease and poaching 	<ul style="list-style-type: none"> Ministry of Transport 	<ul style="list-style-type: none"> Relevant expertise 	
		<ul style="list-style-type: none"> To renovate tourist attraction facilities 	<ul style="list-style-type: none"> Explore more ways of attracting tourists 	<ul style="list-style-type: none"> Upgrading of Homa Bay airstrip 	<ul style="list-style-type: none"> LBDA 	<ul style="list-style-type: none"> Legislative framework 	
		<ul style="list-style-type: none"> To create more tourist attraction facilities 		<ul style="list-style-type: none"> Organizing water sports and cultural activities to attract tourists 	<ul style="list-style-type: none"> Ministry of Regional Development Local community 		
		<ul style="list-style-type: none"> To market MOHB as tourist herb locally and internationally 					

SECTOR	MAIN PROBLEMS	OBJECTIVES	STRATEGIES	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTPUTS
Tourism	<ul style="list-style-type: none"> Lack of aggressive marketing of the tourist potential of MOHB 	<ul style="list-style-type: none"> To market MoHB locally and internationally 	<ul style="list-style-type: none"> Invest in local and international advertising agencies Invite interested investors Liaise with the tourism board of Kenya 	<ul style="list-style-type: none"> Advertising through local and international advertising agencies 	<ul style="list-style-type: none"> National Heritage 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Increased number of tourists visiting MOHB
				<ul style="list-style-type: none"> Giving incentives to investors 	<ul style="list-style-type: none"> Ministry of Works 	<ul style="list-style-type: none"> Finance 	
				<ul style="list-style-type: none"> Making working partnerships with tourist firms 	<ul style="list-style-type: none"> Ministry of Transport 	<ul style="list-style-type: none"> Relevant expertise 	
				<ul style="list-style-type: none"> Contacting the foreign embassies to arrange overseas marketing 	<ul style="list-style-type: none"> LBDA Ministry of Regional Development Local community 	<ul style="list-style-type: none"> Legislative framework 	

12.1.4 TRANSPORTATION

MAIN PROBLEMS	OBJECTIVES	STRATEGIES	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTPUTS
Poor condition of Roads hampering road transport	<ul style="list-style-type: none"> To improve the coverage and state of all roads in MoHB 	<ul style="list-style-type: none"> Investment in construction and upgrading of all roads in MoHB Formulation of a new public transport policy for MoHB Relocation of the main bus park 	<ul style="list-style-type: none"> Construction of new roads to modern standards. 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Affordable housing
			<ul style="list-style-type: none"> Recarpeting of out of order roads linking MoHB to other towns 	<ul style="list-style-type: none"> Ministry of Lands 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Cheaper construction costs
			<ul style="list-style-type: none"> Construction of access roads to all residential estates 	<ul style="list-style-type: none"> Ministry of Housing 	<ul style="list-style-type: none"> Professional Expertise 	<ul style="list-style-type: none"> Improved costs of living
			<ul style="list-style-type: none"> Banning all unroadworthy vehicles from MoHB 	<ul style="list-style-type: none"> Local Communities 	<ul style="list-style-type: none"> Legislative framework 	<ul style="list-style-type: none"> Improved environmental protection
			<ul style="list-style-type: none"> Construction of a modern bus park outside the CBD 	<ul style="list-style-type: none"> Ministry of Transport 	<ul style="list-style-type: none"> Local Authority by-laws 	<ul style="list-style-type: none"> Improved health standards
			<ul style="list-style-type: none"> Provision of better parking lots in designated positions in MoHB. 	<ul style="list-style-type: none"> LBDA Kenya Police Private Contractors 		<ul style="list-style-type: none"> Employment opportunities creation
			<ul style="list-style-type: none"> Dredging the harbour 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Eradication of the weed
			<ul style="list-style-type: none"> Eliminating water hyacinth 	<ul style="list-style-type: none"> Ministry of Water 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Environmental Conservation
			<ul style="list-style-type: none"> Provision of ferry services 	<ul style="list-style-type: none"> Ministry of Transport 	<ul style="list-style-type: none"> Professional Expertise 	<ul style="list-style-type: none"> Improved Lake Victoria's maritime space travels
			<ul style="list-style-type: none"> Attracting investors in maritime transport to bring modern efficient and fast ships 	<ul style="list-style-type: none"> Local Communities 	<ul style="list-style-type: none"> Legislative framework 	<ul style="list-style-type: none"> Increased fishing activities
Declining Water Transport	<ul style="list-style-type: none"> To reposition MoHB as a major water transport destination on Lake Victoria 	<ul style="list-style-type: none"> Making MoHB a strategic water transport port. Investing in water transport 	<ul style="list-style-type: none"> Having a customs office in MoHB for international water travellers. 	<ul style="list-style-type: none"> Ministry of National Development and Vision 2030 	<ul style="list-style-type: none"> Local Authority by-laws 	<ul style="list-style-type: none"> Increased wealth creation
			<ul style="list-style-type: none"> LBDA 			<ul style="list-style-type: none"> Improved standards of living
			<ul style="list-style-type: none"> Kenya Police 			
			<ul style="list-style-type: none"> Private Contractors 			

MAIN PROBLEMS	OBJECTIVES	STRATEGIES	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTPUTS
Inaccessible underdeveloped airstrip	<ul style="list-style-type: none"> To improve the state of the roads connecting the airstrip 	<ul style="list-style-type: none"> Servicing of the existing road network 	<ul style="list-style-type: none"> Construction of Rong'o Homa Bay Road 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Increased tourism activities
	<ul style="list-style-type: none"> To upgrade Kabunde airstrip 	<ul style="list-style-type: none"> Upgrading of the roads 	<ul style="list-style-type: none"> Construction of a modern runway at the airstrip 	<ul style="list-style-type: none"> Ministry of Transport 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Increased commercial activities
		<ul style="list-style-type: none"> Opening of encroached road reserves 	<ul style="list-style-type: none"> Construction of modern air traffic control facilities 	<ul style="list-style-type: none"> Local Communities 	<ul style="list-style-type: none"> Professional Expertise 	<ul style="list-style-type: none"> Increased job opportunities
			<ul style="list-style-type: none"> Construction of modern hotels within and around the airstrip 	<ul style="list-style-type: none"> Kenya Civil Aviation Authority 		<ul style="list-style-type: none"> Improved living standards
			<ul style="list-style-type: none"> Eviction of those who have encroached on the airstrip access road 	<ul style="list-style-type: none"> Kenya Airports Authority 		<ul style="list-style-type: none"> Efficient transportation of fish and fish products
Encroachment of road reserves			<ul style="list-style-type: none"> Construction of Arujo bridge 	<ul style="list-style-type: none"> Ministry of Roads and Public Works 		
	<ul style="list-style-type: none"> To open up encroached road reserves 	<ul style="list-style-type: none"> Eviction of individuals and institutions on encroached road reserves 	<ul style="list-style-type: none"> Acquisition of all grabbed road reserves 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Increased space for expansion of roads
		<ul style="list-style-type: none"> Enforcement of by-laws protecting the road reserves 	<ul style="list-style-type: none"> Marking of all road reserves 	<ul style="list-style-type: none"> Ministry of Transport 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Efficient traffic flow
				<ul style="list-style-type: none"> Local Communities 	<ul style="list-style-type: none"> Professional Expertise 	<ul style="list-style-type: none"> Reduced accidents
				<ul style="list-style-type: none"> Ministry of Roads and Public Works 		<ul style="list-style-type: none"> Reduced transportation and other land-use conflicts
Presence of cartels in the transport sector that extort motorists and passengers			<ul style="list-style-type: none"> Construction of Arujo bridge 	<ul style="list-style-type: none"> Kenya Urban Roads Board 		<ul style="list-style-type: none"> Enhanced trade and other economic activities
	<ul style="list-style-type: none"> To eradicate cartels controlling transport 	<ul style="list-style-type: none"> To create alternative employment opportunities 	<ul style="list-style-type: none"> Promulgation of MCHB by-laws outlawing existence of organized groups in the transport sector 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Improved efficiency in the transport sector
		<ul style="list-style-type: none"> To break the cartels 	<ul style="list-style-type: none"> Training of Council Police on ways of breaking organized cartels 	<ul style="list-style-type: none"> Ministry of Transport 	<ul style="list-style-type: none"> Professional Expertise 	<ul style="list-style-type: none"> Improved security of public vehicle operators and passengers
			<ul style="list-style-type: none"> Alternative employment for youths running the cartels 	<ul style="list-style-type: none"> Local Communities 		
			<ul style="list-style-type: none"> Banning any outlawed groups from operating in the bus station and other termini 	<ul style="list-style-type: none"> The Kenya Police 		
		<ul style="list-style-type: none"> Enforcement of ministry of transport policies. 	<ul style="list-style-type: none"> Enforcement of ministry of transport policies. 	<ul style="list-style-type: none"> The district social development officer 		

12.1.5 SOCIAL SERVICES AND COMMUNITY FACILITIES

SECTOR	MAIN PROBLEMS	OBJECTIVES	STRATEGIES	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTPUTS
Education	<ul style="list-style-type: none"> Inadequate learning facilities 	<ul style="list-style-type: none"> To increase capacity in primary schools 	<ul style="list-style-type: none"> Construction of more classrooms 	<ul style="list-style-type: none"> Construction of modern classrooms in all primary schools 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Increased classrooms to accommodate more pupils
				<ul style="list-style-type: none"> Repairing existing classroom blocks 	<ul style="list-style-type: none"> Ministry of education 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Better classrooms to provide good learning environment
				<ul style="list-style-type: none"> Plastering classrooms with earthen floors 	<ul style="list-style-type: none"> Local communities Private school developers 	<ul style="list-style-type: none"> Professional Expertise 	<ul style="list-style-type: none"> Good learning environment will ensure improved performance
		<ul style="list-style-type: none"> To increase capacity of secondary schools 	<ul style="list-style-type: none"> Investing in more secondary schools by the government 	<ul style="list-style-type: none"> Construction of new secondary schools 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> More secondary schools will reduce walking distances for secondary school students
			<ul style="list-style-type: none"> Construction of more classrooms in existing secondary schools 	<ul style="list-style-type: none"> Ministry of education 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Increased classrooms to accommodate more pupils
			<ul style="list-style-type: none"> Involving private developers in investing in secondary schools 	<ul style="list-style-type: none"> Repairing existing classroom blocks Providing incentives for private educational investors 	<ul style="list-style-type: none"> Local communities Private school developers 	<ul style="list-style-type: none"> Professional Expertise 	<ul style="list-style-type: none"> Better classrooms to provide good learning environment Good learning environment will ensure improved performance
	<ul style="list-style-type: none"> To increase capacity of Tertiary Institutions 		<ul style="list-style-type: none"> Investing in more tertiary institutions 	<ul style="list-style-type: none"> Increasing the number of hostels and dormitories in the Medical Training College 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> More secondary schools will reduce walking distances for secondary school students
				<ul style="list-style-type: none"> Construction of modern classroom facilities 	<ul style="list-style-type: none"> Ministry of education 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Increased hostels to accommodate more boarding college students
				<ul style="list-style-type: none"> Provision of more workshops in Homa Bay polytechnic 	<ul style="list-style-type: none"> Local communities 	<ul style="list-style-type: none"> Professional Expertise 	<ul style="list-style-type: none"> Better classrooms to provide good learning environment
				<ul style="list-style-type: none"> Providing incentives for private educational investors 	<ul style="list-style-type: none"> Private school developers Ministry of Health Ministry of higher education Ministry of sports and youth affairs 		<ul style="list-style-type: none"> Increased workshops will increase capacity for more trainees

SECTOR	MAIN PROBLEMS	OBJECTIVES	STRATEGIES	PROGRAMMES	ACTORS	INPUTS	EXPECTED OUTPUTS
Health	<ul style="list-style-type: none"> Shortage of enough wards at the District Hospital. 	<ul style="list-style-type: none"> To increase capacity of the medical institutions in MoHB to cater for more patients 	<ul style="list-style-type: none"> Investing in more tertiary institutions 	<ul style="list-style-type: none"> Upgrade the District to a major Regional Referral Hospital 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Increased medical facilities' capacity will increase the value of healthcare
	<ul style="list-style-type: none"> Shortage of housing units to accommodate the hospital staff. 			<ul style="list-style-type: none"> Construction of wards within the hospital. 	<ul style="list-style-type: none"> Local communities 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Increased housing for medical institutions staff will increase facilities
				<ul style="list-style-type: none"> Construction of another government dispensary in the town. 	<ul style="list-style-type: none"> Private school developers 	<ul style="list-style-type: none"> Professional Expertise 	<ul style="list-style-type: none"> Private sector involvement in healthcare provision will increase healthcare provision
				<ul style="list-style-type: none"> Upgrading the current government housing units for health workers. 	<ul style="list-style-type: none"> Ministry of Health 		
Recreational Facilities				<ul style="list-style-type: none"> The private sector could develop more housing units for the health staff. 	<ul style="list-style-type: none"> Ministry of roads and public works 		
	<ul style="list-style-type: none"> Lack or shortage of recreational facilities in town to tap the increasing population of merry makers and tourists passing through the town 	<ul style="list-style-type: none"> To increase capacity and scope of recreational facilities 	<ul style="list-style-type: none"> Exploitation of the available space for development of recreational facilities for both adult merry makers and family fun days/ picnics. 	<ul style="list-style-type: none"> Develop sport fishing 	<ul style="list-style-type: none"> MCHB 	<ul style="list-style-type: none"> Finance 	<ul style="list-style-type: none"> Increased tourism activities
	<ul style="list-style-type: none"> Lack of family only recreational facilities. 		<ul style="list-style-type: none"> Removal of hyacinth will open more opportunities for tourist attraction hence construction of more recreational facilities. 	<ul style="list-style-type: none"> Develop water sports 	<ul style="list-style-type: none"> Local communities 	<ul style="list-style-type: none"> Land 	<ul style="list-style-type: none"> Increased incomes
	<ul style="list-style-type: none"> Non-utilization of the beaches as a recreational place. 			<ul style="list-style-type: none"> Construction of tourist class hotels 	<ul style="list-style-type: none"> Ministry of Tourism and gender affairs 	<ul style="list-style-type: none"> Professional Expertise 	<ul style="list-style-type: none"> Improved living standards
				<ul style="list-style-type: none"> Improvement of roads linking MoHB to other tourist destinations 	<ul style="list-style-type: none"> Ministry of National Heritage and Culture 		<ul style="list-style-type: none"> Environmental conservation
				<ul style="list-style-type: none"> Construction of cultural sites for tourist attraction 			<ul style="list-style-type: none"> Improved aesthetics of the environmental

12.1.7 LEGISLATIVE AND INSTITUTIONAL FRAMEWORK

PROBLEM	CHALLENGES	STRATEGY	PROJECT	PROGRAMME	ACTORS	RESOURCES	INDICATORS
Weak institutional linkage for effective development.	<ul style="list-style-type: none"> Uncoordinated Institutional approaches to development 	<ul style="list-style-type: none"> To improve coordination among development institutions 	<ul style="list-style-type: none"> Capacity-building in institutions and local Community 	<ul style="list-style-type: none"> Preparation of Development Plan 	<ul style="list-style-type: none"> Local communities 	<ul style="list-style-type: none"> Finances 	<ul style="list-style-type: none"> Coordinated approach to development
	<ul style="list-style-type: none"> Inadequate community involvement. 	<ul style="list-style-type: none"> To enhance effective utilization of resources 	<ul style="list-style-type: none"> Involve Stakeholders and communities in development 	<ul style="list-style-type: none"> Monitoring and evaluation 	<ul style="list-style-type: none"> District Development Committee 	<ul style="list-style-type: none"> Materials 	<ul style="list-style-type: none"> Community awareness and capability of sustaining projects
	<ul style="list-style-type: none"> Overlapping functions and mandates among development agencies and government departments. 	<ul style="list-style-type: none"> To increase community participation in development process. 	<ul style="list-style-type: none"> Sensitize the local community on their responsibilities on management of development 	<ul style="list-style-type: none"> Community training 	<ul style="list-style-type: none"> Political Leaders 	<ul style="list-style-type: none"> Manpower 	<ul style="list-style-type: none"> All institutions contributing towards a central body of resources
	<ul style="list-style-type: none"> Poor governance 	<ul style="list-style-type: none"> To reduce duplication of functions 	<ul style="list-style-type: none"> Clear delimitation of mandates and open accounting system 	<ul style="list-style-type: none"> Form a central development coordinating body at the district level 	<ul style="list-style-type: none"> NGOs 	<ul style="list-style-type: none"> Expertise 	<ul style="list-style-type: none"> Accountability and effectiveness for sustainable Projects
	<ul style="list-style-type: none"> Vesting powers in the town clerk even in areas they lack competence 	<ul style="list-style-type: none"> To increase accountability and transparency among the institutions. 	<ul style="list-style-type: none"> Strengthen estate based development committees 	<ul style="list-style-type: none"> Organize community forums to identify and prioritize project 	<ul style="list-style-type: none"> CBOs 	<ul style="list-style-type: none"> Technical Ministries Expertise 	<ul style="list-style-type: none"> Improved governance for management of development
		<ul style="list-style-type: none"> To employ and empower relevant professionals in their areas of expertise 	<ul style="list-style-type: none"> Train cooperative members- good governance and management. 	<ul style="list-style-type: none"> Organize Workshops for training and development coordination 	<ul style="list-style-type: none"> Churches 	<ul style="list-style-type: none"> Technical departments 	
			<ul style="list-style-type: none"> Employment of planners and architects for the MoHB 		<ul style="list-style-type: none"> Cooperative societies 	<ul style="list-style-type: none"> NGOs expertise and resources 	
					<ul style="list-style-type: none"> Civil society 	<ul style="list-style-type: none"> Civil society expertise and resources 	

12.2 IMPLEMENTATION SCHEDULES

The implementation of the proposed projects in various sectors of development will be done in phases. The plan intends to implement the proposed projects in long-, medium- or the short-term in all the development sectors.

12.2.1 PHYSICAL ENVIRONMENT AND NATURAL RESOURCE DEVELOPMENT

PROGRAMMES/ PROJECTS	SHORT TERM	LONG TERM
Workshops to sensitize people on conservation of the environment	●	
Intensify tree planting in MoHB	●	
Field days on conservation	●	
Protection of riparian reserves	●	
Introduction of tree planting exercise	●	
Pilot programs on alternative energy sources	●	
Seminars on Eco- tourism	●	
Community sensitization on farm yard manure	●	
Workshops to sensitize people on benefits of controlled fishing	●	
Construction of nature walk trails and camps on hills	●	
Exploration of tourism potential for MoHB	●	
Campaigns to eradicate the water hyacinth	●	

12.2.2 HUMAN SETTLEMENTS

PROGRAMMES/ PROJECTS	SHORT TERM	LONG TERM
Change of tenure in MoHB to leasehold for ease of plan implementation	●	
Buying land by MCHB to have sufficient land bank for infrastructure development	●	●
Provide infrastructure in low income residential areas	●	●
Employment of qualified building enforcement officers such as planners, architects, surveyors and land economists	●	
Establishment of police patrol bases	●	
Vertical housing development for optimum space utilization		●
Engagement of private security companies in provision of security	●	
Training of municipal police for specialized crimes in MoHB as trade in under-age fish, trade without licenses, land grabbing and so on		●
Transferring development control section from the Town Clerk's Department to one headed and controlled by professionals in the built environment.	●	
Slum upgrading programmes	●	●
Construction of adequate and affordable housing	●	●

12.2.3 ECONOMIC ACTIVITIES

PROGRAMMES/ PROJECTS	SHORT TERM	LONG TERM
Provide inputs at subsidized rates	●	
Pilot projects at village levels for different crops	●	
Initiation of fish farming	●	
Re-organize management of cooperatives	●	
Train local community on monitoring and implementation	●	
Community policing	●	
Exploration of market opportunities for produce	●	
Train local community in monitoring marketing processes	●	
Develop tourist potential sites	●	●
Involve fishermen in marketing of their produce	●	
Provide loans at affordable rates		●
Marketing MoHB as a tourist destination	●	●
Set up industries dealing with manufacturing of fishing gear		●
Provision of fish refrigeration service centre	●	
Establishment of more and better tourist facilities such as hotels	●	●
Increasing funds for fishing investments	●	●

12.2.4 INFRASTRUCTURE AND UTILITY SERVICES

PROGRAMMES/ PROJECTS	SHORT TERM	LONG TERM
Initiate connection to all areas to the municipal sewerage network		●
Initiate more water connections to the municipal water reticulation		●
Undertake expansion of post primary and secondary school		●
Infrastructure maintenance of dilapidated infrastructure	●	●
Form community based health care centres in villages	●	
Build health facilities	●	
Train youth to construct & maintain roads	●	●
Initiate all-inclusive activities for improving road condition		●
Provide community telephone services at specified sites	●	●
Laying of infrastructure for the fibre optic cable.	●	

12.2.5 POLICY AND INSTITUTIONS

PROGRAMMES/ PROJECTS	SHORT TERM	LONG TERM
Capacity building within the institutions and the local community	●	
Sensitization on the need to elect visionary educated leaders	●	
Employment of MoHB planners	●	
Transferring development control department from the office of the Town Clerk to professionals in the built environment with specialized professional training in development control and enforcement issues	●	
Financing of the proposed projects	●	●
Project management	●	●
Training the elected leaders	●	●

12.3 ENFORCEMENT

Proper enforcement of all requirements of this plan lie in the square in the domains of the MCHB. Previously the problem with enforcement of local by-laws has been with the council's inability to remain firm to ensure their implementation.

This plan points to the powers vested in the Local Governments Act, the Physical Planning Act and the Public Health Act among others to be used by the council in the implementation of the plan requirements. The Local Authorities Adoptive By-laws (the Building Code) also provide the MCHB with the standards which could be adopted for development control purposes.

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THE STRATEGIC URBAN DEVELOPMENT PLAN FOR HOMA BAY

The strategic Urban Development Plan for Homa Bay has been prepared by the UNHABITAT in collaboration with the Municipality of Homa Bay. It is one in a series of seven plans under phase I of the UNHABITAT Urban Planning programme in the Lake Victoria region. UNHABITAT has supported this initiative with two main objectives: I) to provide an up-to-date spatial framework to guide its various programmes in a number of secondary towns in the Lake Victoria region - all geared towards promoting environmental sustainability and poverty reduction; II) to demonstrate the strength of participatory approaches in making planning more inclusive and effective. This objective is underpinned by Focus Area 2 of the UNHABITAT Medium Term Strategic and Institutional Plan (2008-11), which is on promoting participatory planning, management and governance as an integral part in its mission to achieve sustainable urbanization around the world.

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