

**INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN (ISUDP) FOR
MUNICIPALITY OF BUSIA-2020-2030**



A Leading Competitive Regional Economic Hub

@ 2020

APPROVAL

CERTIFIED

I certify that the plan has been prepared as per the Urban Areas and Cities Act, 2019 (amended) and Physical and Land Use Planning Act Number 13 of 2019.

SIGNATURE:..... DATE:.....

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COUNTY ASSEMBLY

ENDORSED

SIGNATURE:..... DATE:.....

H.E. THE GOVERNOR

FOREWORD



Busia town was conferred a municipal status on 1st November, 2018 as stipulated by Urban Areas and Cities Act, 2011 (amended) and vide a resolution of Busia County Assembly in its 125th sitting of the second session of the second County Assembly. As a requirement by Urban Areas and Cities Act 2011 (Amended), a municipal board of management was formed. The municipal board was mandated to review Busia Town Integrated Strategic Urban Development Plan of 2010 to a 10-year mid-term development plan to be in line with the new constitution. The current ISUDP has therefore incorporated the changes in legislations and policy framework, demography and the needs of the municipality and to ensure the approval of the plan.

Preparation of this plan has involved mapping of the existing infrastructure, spatial structure of population and economic activities, identification of opportunities and constraints and development of strategies and provision of solutions that best suits the municipality.

Stakeholder involvement was key in preparation of this plan. A representation of the general public, county government and national government through Kenya Urban Support Programme (KUSP) was ensured. This plan looks forward to spurring growth of the municipality and enabling it to achieve its long-term vision by the year 2030. The vision was;

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**County Executive Committee Member for Lands, Housing and Urban Development
County Government of Busia**

EXECUTIVE SUMMARY.

Review of the Municipality of Busia Integrated Strategic Urban Development Plan (2010-2030) ISUDP to a midterm development plan (2020-2030) was a collaborative effort between the Municipality Board and County Government of Busia. The Plan review was spearheaded by interspatial Consulting Partners Ltd. and involved numerous stakeholders who worked under the provisions of the Physical and land use Planning Act No. 13 of 2019, Urban Areas and Cities Act, 2011(amended), and County Governments Act of 2012. The Plan is important at this point when the municipality is taking shape across the country. The plan's crucial role came with the need for a spatial framework to guide orderly and sustainable development. The purpose of this ISUDP therefore was to provide a clear framework to guide development and facilitate investment aimed at achieving national, county and local-level development objectives for a period of 10 years.

Public participation was central to the review of this Plan, pursuant to the provisions of the Constitution of Kenya, 2010 and the County Government Act of 2012 and the previous Municipal Plan of 2010-2030, both of which stress the involvement of communities in matters of public governance. Community consultations carried out in the course of plan preparation brought on board participants from diverse backgrounds, including National Government line ministries, departments and agencies; County Government officials, professionals, civil society organizations and other non-state actors; as well as Busia household, business people, community groups and their representatives. We can only hope that the participatory, collaborative and consultative spirit that informed plan formulation will eventually characterize the plan implementation phase as well.

The planning area covers three (3) wards: Angorom, Burumba and Mayenje. It covers an area of about 43.31sq km as gazetted on 2nd November 2018 and also as per current development trends and the occurrence. The Plan addressed issues of sustainable urban development, economic investment, provision of social and physical infrastructures, and modernization of agriculture. It was expected to provide the necessary instruments for the County Government of Busia to manage local urban development in the municipality, promote direct investment. The

Plan will also afford local policy makers and planners the opportunity to monitor the manner of utilization and development of land and other resources by various actors in order to ensure compliance with international, national and local level policies, standards and other development frameworks.

It was envisaged that through the diligent implementation of the Plan, A robust competitive twenty-four hour regional commercial and logistical hub with well developed, efficient and sustainable infrastructure and services municipality will be realized through the co-ordination of efforts of local residents, business operators, developers and other stakeholders to enhance quality of life for both inhabitants and visitors alike. The ISUDP outlines policies and proposals to guide how and where development will take place in the Municipality over the lifetime of the Plan.

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LIST OF ACRONYMS

AIDS	Acquired immunodeficiency syndrome
ATC	Agricultural Training College
AMREF	African Medical and Research Foundation
BEIS	Busia Economic and Investment Strategy
BTTC	Busia Teachers Training College
CBD	Central Business District
CECM	County Executive Committee Member
CDC	Center of Disease Control
CIDP	Country Integrated Development Plan
DTM	Digital Terrain Model
DRC	Democratic Republic of Congo
ECDE	Early Childhood Development Education
EIA	Environmental Impact Assessment
EMCA	Environment Management Coordination Act
FGD	Focus Group Discussion
GIS	Geographical Information System
GoK	Government of Kenya
GPS	Global Positioning System
HIV	Human Immunodeficiency Virus
ISUDP	Integrated Strategic Urban Development Plan
KALRO	Kenya Agriculture and Livestock Research Organization
KEMRI	Kenya Medical Research Institute
KFS	Kenya Forest Service
KUSP	Kenya Urban Support Program
KISIP	Kenya Informal Settlement Improvement Program
KIE	Kenya Industrial Estates
KYISA	Kenya Youth Inter-county Sports Association
LED	Local Economic Development
LBDA	Lake Basin Development Authority

BUWASCO	Busia Water and Sanitation Company
MCA	Member of County Assembly
MTP	Medium Term Plans
NEMA	National Environment Management Authority
NMT	Non-motorized transport
NGO	Non-Governmental Organization
PSV	Public Service Vehicles
ToR	Terms of Reference
SDGs	Sustainable Development Goals
SMES	Small Scale Businesses and Micro Enterprises
SGR	Standard Gauge Railway
SoK	Survey of Kenya
NLC	National Land Commission
RIM	Registry Index Maps
UTM	Universal Transverse Mercator

PART I: INTRODUCTION AND PLANNING CONTEXT

1.0 CHAPTER ONE: INTRODUCTION

1.1 Background

Urban centers worldwide serve as hubs for human settlements, socio-economic and development activities characterized by either urban, peri-urban and rural landscapes. In urban hierarchy, a municipality is classified as a second-tier urban area after cities in development and service provision as per Urban Areas and Cities Act, 2011 (amended). Pressure and demand for land is accredited to increasing population, infrastructural and economic development among other competing uses. Thus, developing sustainable municipalities must ensure careful allocation of scarce resources to ensure optimal use while ensuring harmony. Urban development land use planning thus aims at ensuring spatial order, coordinated use and minimizing adverse human developments.

Municipality of Busia Integrated Strategic Urban Development Plan 2020-2030, is a midterm review of the Municipality of Busia Integrated Strategic Urban Development Plan 2010-2030. The plan aspires to accelerate development and grasp the aspiration of transforming the municipality into a modern competitive, livable and economically vibrant in the next 10 years. Thus, the plan is a critical instrument for developing, operating and managing the municipality. It addresses the spatial, social, economic, and infrastructural aspects of the municipality so as to achieve meaningful development that is sustainable. The plan has the following thematic areas; transportation; physical infrastructure and services, environmental infrastructure, Social infrastructure, housing; local economic development and governance.

1.2 The purpose of the plan

The purpose of this plan is as stipulated in the Urban Areas and Cities Act, 2011 (amended), SECTION 36(1) – (2) is to:

- ☐ Give effect to the development of Municipality of Busia.
- ☐ Strive to achieve the objects of devolved government as set out in Article 174 of the Constitution.

- ☐ Contribute to the protection and promotion of the fundamental rights and freedoms contained in Chapter Four of the Constitution and the progressive realization of the socio-economic rights
- ☐ Be the basis for—
 - ✓ The preparation of environmental management plans;
 - ✓ The preparation of valuation rolls for property taxation;
 - ✓ Provision of physical/social infrastructure and transportation;
 - ✓ Preparation of annual strategic plans for Municipality of Busia;
 - ✓ Disaster preparedness and response;
 - ✓ Overall delivery of service including provision of water, electricity, health, telecommunications and solid waste management; and
 - ✓ The preparation of a geographic information system for the municipality;
- ☐ Nurture and promote development of informal commercial activities in an orderly and sustainable manner;
- ☐ Provide a framework for regulated urban agriculture; and
- ☐ Be the basis for development control.

The Integrated Strategic Urban Development plan shall bind, guide, inform all planning development and decisions; and ensure comprehensive inclusion of all municipal functions.

1.3 Vision

The vision for Municipality of Busia as developed with resident stakeholders through a consultative and participatory process is:

A Leading Competitive Regional Economic Hub

1.4 Objectives

The objective of the Integrated Strategic Urban Development Plan is to;

- Preparing a policy framework that will guide the growth of the municipality for the next 10 years.

- Re-organizing the urban space within the municipality to accommodate various land uses in an integrated way.
- Provide and develop sustainable human settlement and resource system for preservation and protection of existing features and fragile ecosystem.
- Prepare a policy framework for socio-economic investments, optimal space use and efficient infrastructural services.
- Establish integrated development of economic activities, transport networks, social activities and environmental activities.
- Develop a comprehensive and achievable framework of plan implementation, budgeting and resource mobilization for implementing the plan

1.5 Scope of the Plan

Integrated Strategic Urban Development Plan (ISUDP) for the municipality of Busia is a mid-term review ten-year plan, aimed at guiding development from 2020 to 2030. It covers an area of about 43.31Km² as gazetted on 2nd November 2018. The planning area covers three (3) wards: Angorom, Burumba and Mayenje which include: Alupe, Mayenje, Central Mjini, Agoloto and Amerikwai sublocations.

1.6 Outputs

The output of the plan is an Integrated Strategic Urban Development Plan that provides strategies for guiding development within the municipality, providing a framework for the desirable spatial structure, broad land use and specific proposals as follows:

- Area Action Plans.
- Transportation Strategy.
- Environmental Protection and Conservation Strategy.
- Economic (Investment) strategy.
- Housing Strategy.
- Implementation Strategy.

1.7 Terms of reference

The Terms of reference (ToR) of this project give a background of the Municipality of Busia and its abutting environment. It brings to our attention the importance of Integrated Strategic Urban

Development Plan (ISUDP) as to spire sustainable development comprises a system of interlinked actions which seeks to bring about a lasting improvement in the economic, physical, social and environmental conditions of the Municipality.

The ToR describes that there is a document that represents a Strategic Urban Development Plan for the Municipality of Busia. The initial ISUDP plan was designed as a long-term plan covering a period of 20 years (2010-2030) and therefore would be reviewed and expected to be re-aligned into a medium-term plan for 10 years. The plan shall provide a framework for the spatial development of the urban area over the plan period.

The ToR stipulates that ISUDP should be prepared in the context of the legislative framework of the Country's Constitution 2010; Kenya's Vision 2030, County Government Act, 2012; Urban Areas and Cities (Amended) Act, 2019; the Physical Planning and Land Use planning Act, 2019 amongst other pieces of legislation. The Busia county vision for the urban area shall guide the planning process. Their vision for the municipality shall be reviewed during the visioning workshop. The initial vision is to be a vibrant, sustainable and competitive gateway to Kenya with an edge in the areas of hospitality, safety, housing and efficient infrastructure.

The ToR therefore describes that the ISUDP should develop policies, strategies and standards to enhance efficiency and equity, taking into consideration the following thematic areas:

Population: size, projections, distribution, movement, growth rate, structure, poverty, welfare indicators – mortality, literacy levels, morbidity.

Land use: land cover, existing and potential land uses, land use conflicts, land availability, cadaster, land use changes, land tenure.

Economy; Economic drivers: Tourism, trade, mining, agriculture, industry: growth and prospects, employment, income distribution, livelihoods, balanced development Potentials, distribution of resources, production trends, diversification, level of exploitation.

Transport: Road, air, water, non-motorized transport; modes, distribution, conditions, coverage, connectivity and linkages integration, terminal facilities, urban transportation, safety.

Infrastructure – energy, ICT, Health, water and sanitation, pipeline; Type, distribution, capacity, coverage, conditions, location.

Human settlement: rural settlements and urbanization; settlement patterns, population size, distribution, functions, density, growth rate, conditions, housing, linkages, urban sprawl, informal settlements, rural-urban migration.

Environment: environmentally sensitive areas, location, potential for use, urban ecology, waste management.

Governance: gender, safety, public participation, resource management, institutional arrangements, policies, legislation.

Other matters: special economic zones. The ToR described the method below for the review of the ISUDP.

1.7.1 Methodology

The process involved two distinct but related activities, that is, digital mapping and the use of the resultant digital map in the preparation of the integrated strategic urban development plan for the town.

Strategic Planning Approach

The planning approaches that were used for the strategic planning were a more holistic, inclusive and integrated approach which focuses on the; planning of the whole municipality, residents' views, local governance and gender equity among others. It is this approach which was adopted for the planning of the Municipality of Busia. The five key approaches used include:

- **Strategic** - developing a long-term perspective to urban development; addressing the critical aspects of development as opposed to the comprehensive approach to issues and development proposals.
- **Integrated** - take into consideration the physical, economic and social dimensions of development; horizontal integration, among the various sectors of public action; policies, projects and proposals are considered in relation to one another; multi-sectoral & multi-disciplinary

- **Evidence-based** – systematic research and surveys, rigorous data analysis and interpretation
- **Result- oriented**-using a systematic process in order to come up with the most effective and economical way of achieving the end product.
- **Participatory** - Targeted citizen and stakeholder engagement as per the constitutional provision.

The Planning Process

The process of preparing ISUDP entails a number of stages which include:

Initiation phase

This phase included undertaking reconnaissance visits, meeting with the Municipality of Busia Planning Team, Busia Municipal Board officials among other stakeholders for a consultative meeting. The meeting was held on 14th August, 2020 at Victoria Comfort Inn in Kisumu City. The aim of the meeting was to introduce the planning team, carry out stakeholder mapping and identification and agree on resources required for the project to be successful.



Plate 1- 1: Initial meeting with key stakeholders

Situation analysis

During this phase the Planning Team collected and analyzed information on the existing conditions within the municipality. Information on existing conditions was collected and mapped on a GIS base-map. Mapping and surveying of the entire county and municipality is a critical activity at this stage. Focus is on the types of problems faced by people in the area and the causes of these problems as well as the potential for development. The identified problems were assessed and prioritized in terms of what is urgent and what needs to be done first. Information on availability of resources was also collected during this phase. At the end of this phase, the planning team was able to provide:

- o An assessment of the existing level of development, spatially presented on a GIS base-map (several layers of thematic survey maps and diagrams at various scales, both in digital and analogue formats);
- o Details on priority issues and problems and their causes, and information on available resources;

Formulation of draft ISUDP

During this phase, the Planning Team formulated solutions to the problems assessed in phase one. This entailed:

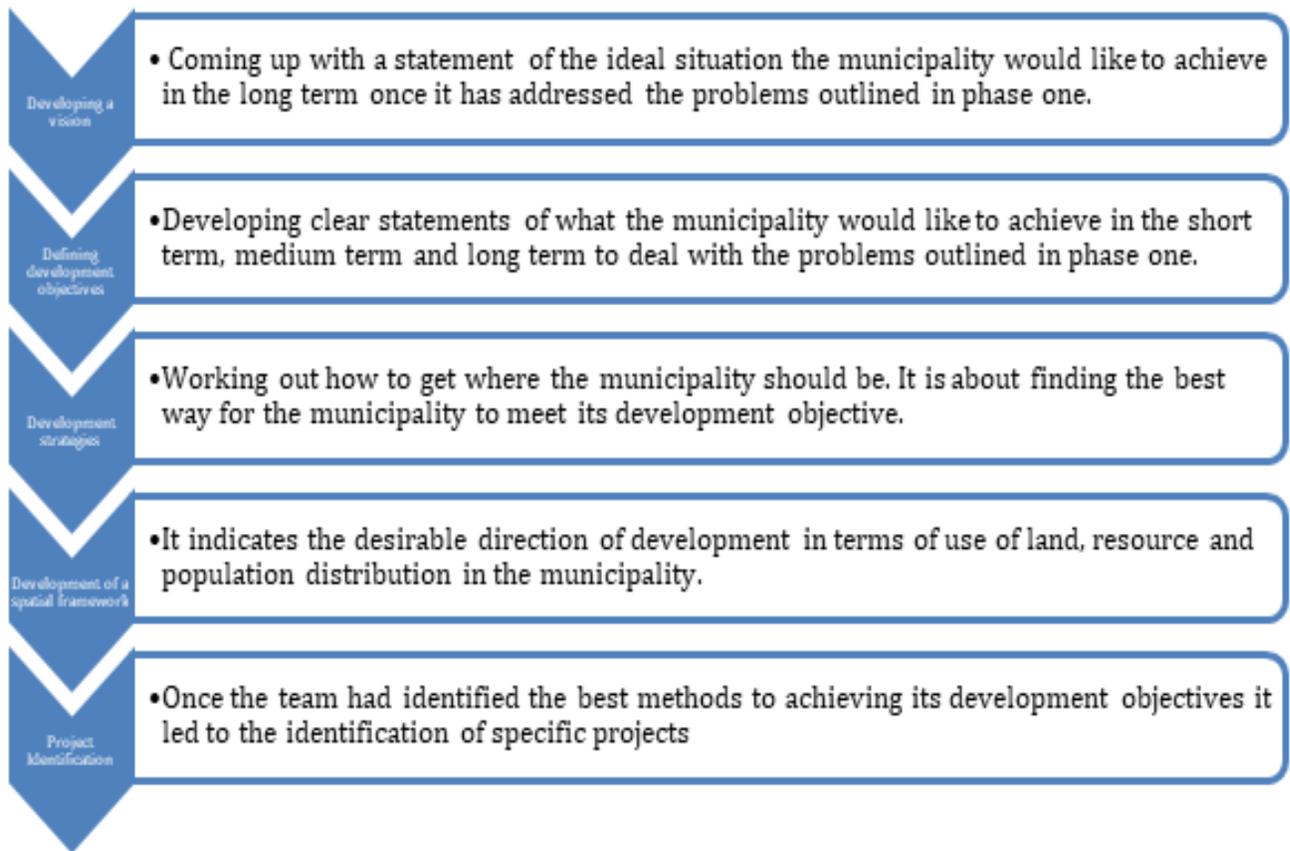


Figure 1- 1: Summary of planning process

Stakeholder consultation phase

This phase involved engaging the stakeholders on the items developed in the previous stage. The stakeholders provide their opinion on the vision, development objectives, development strategies, development of spatial framework and identification of projects.



Plate 1- 2: Representative stakeholders who attended draft ISUDP validation meeting

Finalization phase

At this point incorporation of the stakeholder’s view was done. The final plan was then presented to the stakeholders for final review before it was submitted for approval.

Adoption Phase

Once completed the ISUDP was presented to the municipal ad hoc committee for consideration, adoption and approval.

Table 1- 1: Summary of the planning process phases.

	PHASE	ACTIVITIES	OUTPUT
1	Initiation	Development of a proposal (concept paper) for review of the ISUDP Stakeholder analysis and mapping Resource mobilization Notification of intention to plan Launch and commencement	Agreed shareholder list
2	Situation analysis	An analysis of the planning issues, opportunities and potential inherent in the areas of environment, economy and social development. Review of the existing ISUDP prepared under the defunct local authority. Assessment of spatial planning status in the county (municipality).	Situational Analysis Report
	Formulation of draft ISUDP	Visioning: -Synthesis and formulation of proposals from situational analysis. Zoning and broad development of policies to support the proposed land uses. Screening; adjusting; consolidating and agreement on proposals	Agreed Vision and Objectives Project targets Proposed Strategies, Integrated Spatial development

		Development of area action plan Development of financial plan	framework, Draft ISUDP
3	Stakeholder consultations	Consultative fora for key informants (within the county/municipality), physical planning experts, and public sensitization and collection of views.	Agreed projects proposals and Strategies
4	Finalization	Review and incorporation of inputs from consultations Packaging of final ISUDP	Final ISUDP
5	Adoption	Presentation to the ad-hoc municipal ISUDP review committee.	An Approved ISUDP
6	Dissemination	Distribution of the ISUDP to the Municipal Officers and other stakeholders.	An Approved ISUDP

1.8 Organization of the plan

This written statement is divided into three main parts, namely:

Part I; Introduction and planning context –provides the background to the plan including the legal reference, vision and objective statement, methodology used and the planning context;

Part II: Situational Analysis –describes and explains the current development status along several themes;

Part III: Plan formulation and implementation – presents the strategies, policies and measures to facilitate achievement of the shared and agreed vision for Municipality of Busia; while implementation framework will provide guidance on the systematic approach to deliver the plan proposals.

CHAPTER TWO: PLANNING CONTEXT

2.1 OVERVIEW

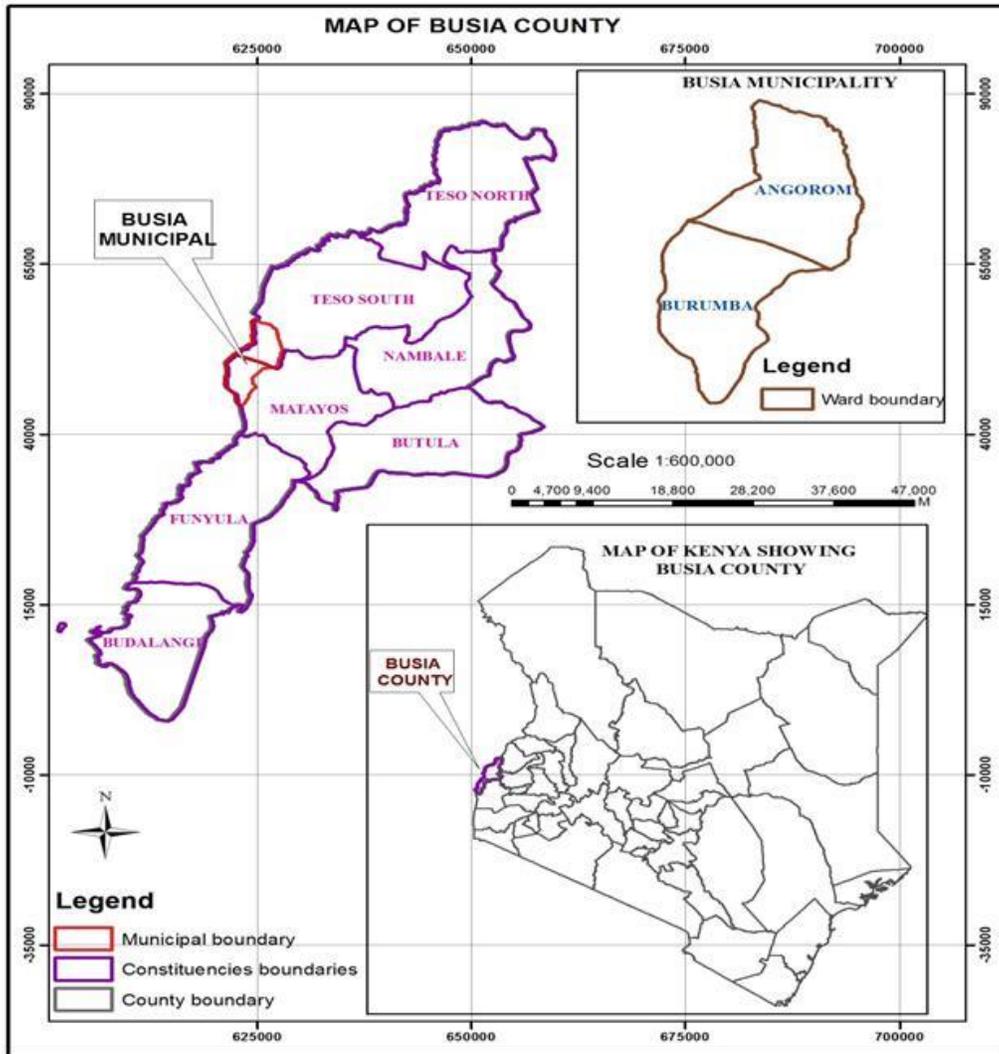
Urbanization has become one of the world's problems that must be addressed properly. Problems that arise due to urbanization are poor social amenities, overstretched physical infrastructure, poor housing and imbalanced financial flow. The government of Kenya has put in place a number of policies to address these problems.

This plan has been prepared within the context of: The Constitution of Kenya; the Vision 2030 national development blueprint; various sectoral policy frameworks; relevant legislative provisions; the terms of reference and stakeholder concerns. This is discussed below.

2.1.1 National and County Context

Municipality of Busia is located in Busia County, along the Kisumu-Busia Road at the Kenya-Uganda Border. It is approximately 450Km North West of Nairobi, 124Km Northwest of Kisumu and 86Km North-west of Kakamega. It borders Uganda on the West, Matayos Division to the East and South and Teso South Sub-county to the North.

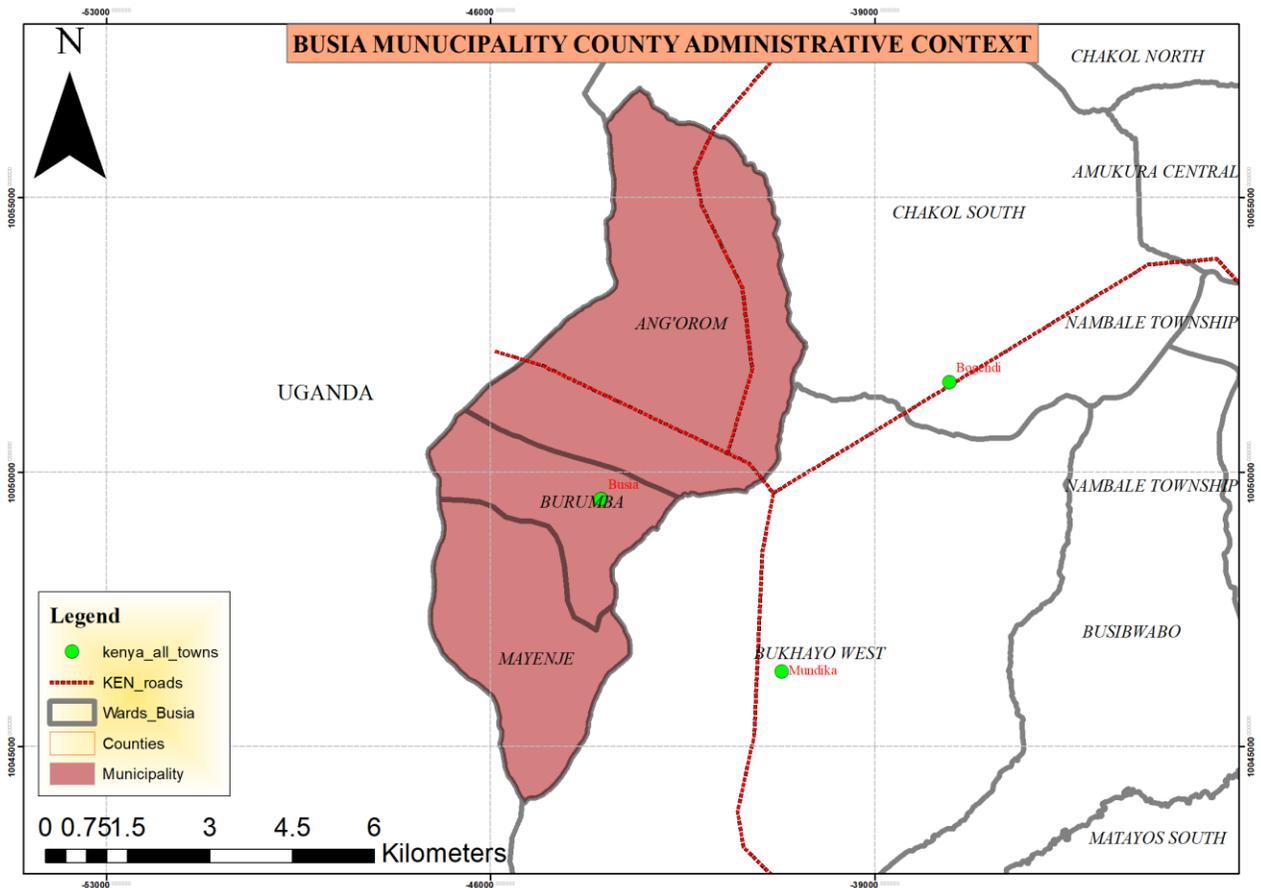
Busia is the headquarter of Busia County; other urban centres include Port Victoria, Funyula and Nambale, Bumala and Malaba towns. Busia town covers an area of 44Km² which is divided into two (2) locations – Township and Angorom. The town lies between latitudes 0⁰ 36'' and 0⁰ 33'' North and Longitudes 33⁰ 54' 32'' and 34⁰ 25' 24'' East as shown in the map below



Map 2- 1: Location of Busia Municipality in the national context

2.1.2 Local Context

Busia town lies within two Divisions of Township in Busia Sub-county and Chakol in Teso Sub-county in Busia County. It has two Locations - Township location has two sub locations (Central Mjini and Mayenje) and Angorom location has three sub locations (Alupe, Agoloto and Amerikwai). Busia town is divided into two (2) Ward units – Burumba and Angorom. See Map 2.2



Map 2- 2: Municipality of Busia in the regional context

2.3 POLICY, LEGISLATIVE AND INSTITUTIONAL FRAMEWORK

This section outlines the policy, legal and institutional frameworks that were adopted in the preparation of Municipality of Busia Integrated Strategic Urban Development Plan. It gives an overview of the planning framework and reviews specific laws in the country that anchored the preparation of this plan. The planning framework includes best practices, legislations, policies and strategies.

2.3.1 Policy Framework

Sustainable Development Goals SDG (Goal 11)

It defines the global sustainable development priorities and aspirations for 2030 and seeks to mobilize global efforts around a common set of seventeen goals and targets. The Goal 11 aims to make cities and human settlements inclusive, safe, resilient and sustainable.

New Urban Agenda

The New Urban Agenda provides a roadmap for building cities that can serve as engines of prosperity, inclusion and centers of cultural and social well-being while protecting the environment. It also offers guidance for achieving the SGD`s and provides the underpinning for actions to address climate change. Additionally, the Agenda provides a framework for urban policies, urban planning and design and urban governance, rules and regulations to enhance municipal finance.

Kenya Vision 2030

This is a Kenya development blueprint document developed in 2008. It is anchored on three main pillars: Economic, Social and Political. The document is geared towards transforming Kenya into “a newly industrializing, middle income Country providing a high quality of life to all its citizens in a clean and secure environment” through improvement of key thematic sectors such as Infrastructure; Energy; Security; Tourism; Agriculture; Wholesale/Retail Trade; Manufacturing; Financial Services; and Business Process Outsourcing.

In addition, this development blueprint addresses: Preparation and implementation of strategic development and investment plans for various urban centres within the country, preparation of land use and physical plans for better urban planning, production of housing units to meet the housing demand and capacity building in the planning departments more so in the devolved system of governance.

National Housing Policy

The policy was developed in 2004 and reviewed in 2010 for the purpose of alignment with The Constitution of Kenya 2010. The policy was developed with a broad objective of providing

adequate shelter and a healthy living environment at an affordable cost to all socio-economic groups in Kenya in order to foster sustainable human settlements. The policy identifies widespread poverty, rapid urbanization, inadequate supply of urban land suitable for housing development, limited access to housing finance, lack of proper management and maintenance of existing stock, lack of infrastructure and social facilities, inappropriate legislative and institutional framework as the main causes of poor housing conditions.

National Land Policy (Sessional paper No. 3 of 2009)

This policy was developed to guide the country towards efficient, sustainable and equitable use of land for prosperity and posterity'. It provides the overall framework and defines the key measures required to address the critical issues of land administration, land use planning, restitution of historical injustices, environmental degradation, conflict resolution, proliferation of informal settlements, outdated legal and institutional frameworks, and land information management. The key principle in the policy is land use planning which is recognized as essential for the efficient and sustainable utilization and management of land and land-based resources throughout the country.

National Land Use Policy (Sessional Paper No. 1 of 2017).

This policy provides legal, administrative, institutional and technological framework for optimal utilization and productivity of land related resources in a sustainable and desirable manner at national, county and community levels. It also categorizes land uses in the country by advocating for the development of land use plans for the whole country with full participation of all stakeholders in decision making. It also promotes environmental conservation and preservation.

National Urban Development Policy (NUDP)

This policy was developed in 2012 with the aims to strengthen development planning, urban governance and management, as well as to promote urban investment and delivery of social and physical infrastructure in all urban areas under a devolved system of governance. The policy seeks to promote the global competitiveness of Kenyan urban areas through the promotion of Local Economic Development (LED). This is envisaged to achieve through the promotion of local physical and economic planning as well as the creation of a framework for the promotion of

LED and public private partnerships in urban development. The policy also seeks to promote agglomeration economies through the development of new specialized urban core areas and metropolitan regions to spearhead growth and investment in thematic areas and sectors of the national economy.

National Environment Policy

The policy was developed in 2013 with an aim at integrating environmental aspects to the national development planning process. It gives comprehensive guidelines for achieving sustainable development with regard to the effects of development on the environment. The provisions are crucial in ensuring the development of environmentally sustainable human settlements.

National Water Policy

The policy was developed in 2007 to guide the provision of safe water for household consumption and sets out the framework for the water sector reforms to overcome the institutional and operational weaknesses in the sector. The provisions in this policy are useful in planning for water and sanitation services within the affected informal settlements.

National Housing Policy, 2016

This policy is aimed at ensuring progressive realization of the right to accessible and adequate housing and reasonable standards of sanitation for every person as per Article 43 of the Constitution. It also intends to arrest the deteriorating housing conditions countrywide and bridge the shortfall in housing stock arising from demand that far surpasses supply particularly for low-income housing in urban areas.

The policy is anchored on four pillars. The first pillar is on policy targets which highlights urban housing, rural housing, and slum upgrading amongst others and proposes solutions, which include poverty alleviation. The second pillar is on main housing inputs and addresses ways of accessing and managing the housing inputs namely land, infrastructure, building materials and technologies as well as finances. The third pillar covers estates management and maintenance necessary to ensure long lifespan for housing stock, disaster management, environmental impact assessment for housing projects, human resource development and monitoring and evaluation

while the fourth pillar deals with legislative and institutional framework and assigns specific roles to various stakeholders. Under this pillar, the policy also proposes enactment of a comprehensive Housing Act to strengthen the role of the Ministry in-charge of housing in regulating housing development.

2.3.2 The Legal Framework

Constitution of Kenya, 2010

This is the supreme law of the Republic of Kenya. The constitution provides the basis and the principles for planning. In the Fourth Schedule, Part 1 (21) it decrees to the National Government to set the general principles of land planning and the coordination of planning by the counties and in Fourth Schedule, Part 2 (8) its tasks County Governments to undertake County planning and development. It further gives the National Land Commission the function to monitor and have oversight responsibilities over land use planning throughout Kenya under Article 67 (2)(h).

Article 43(1)(b). Besides, the bill of rights under the constitution states that every person has the right to a clean and healthy environment (42); the highest attainable standard of health; clean and safe water in adequate quantities; and that every child has the right to shelter and health care (53). This affirms that housing is recognized as a basic human right in Kenya and therefore concerted efforts must be made towards the realization of this right. In fact, the constitution bestows on the state and all its organs a fundamental duty to observe, respect, protect, promote and fulfill the rights and fundamental freedoms, and hence calls upon the state to take legislative, policy and other measures, including the setting of standards, to achieve the progressive realization of these rights.

The Physical and Land Use Planning Act, 2019

This an act of parliament to make provision for the planning, use, regulation and development of land. This act provided for preparation of various land development plans, inter-county physical and land use development plans, integrated county physical and land use development plans, city

physical and land use development plans, urban area physical and land use development plans and sectoral plans on the National Physical and Land Use Development Plan.

Section 46 (e) mandates the county government to prepare local physical and land use development plans for urban areas, municipalities and cities providing a guideline framework for building and work development. Section 48 of the same act provides that all the maps prepared in the above plans should be Geographical Information System based maps.

Urban Areas and Cities (amendment) Act, 2019

The Act establishes a legislative framework for the classification of human settlements as urban areas or cities, besides laying out a framework for governance and management of urban areas and cities and participation by the residents in the same. The statute establishes cities and municipalities management boards; and town management committees to oversee the affairs of each respective urban area, especially with respect to:

- Developing and adopting policies, plans, strategies and programs;
- Formulating and implementing integrated development plans;
- Controlling land use, land subdivision, land development and zoning by public and private sectors for any purpose within urban areas and cities;
- Developing a framework for the spatial and master plans for each respective city or municipality;
- Promoting and undertaking infrastructural development and services within the city, municipalities or towns; and
- Administering and regulating the internal affairs of each respective urban area, municipality or city.

In this respect, the Urban Areas and Cities Act provides the objectives and institutional framework for ISUDP preparation and implementation as envisaged under this project.

County Governments Act, 2012

This Act bestows County Assemblies with the mandate to approve county development plans. The statute further establishes County Executive Committees to monitor the process of planning, formulation and adoption of the integrated development plan by a city or municipality through provisions like county integrated development plans, county sectoral plans, county spatial plans

and cities and urban areas plans. The Act further stipulates that each city or municipality shall have land use plans, building and zoning plans and development control plans. In addition, the Act provides that city or municipal plans shall be the instrument for development facilitation and control within respective cities or municipalities.

Land Act, 2012

The Land Act, 2012 was meant to revise, consolidate and rationalize the hitherto existing land laws; to provide for the sustainable administration and management of land and land-based resources; and for connected purposes. According to the Act, there shall be equal recognition and enforcement of land rights arising under all tenure systems and non-discrimination in ownership of, and access to land under all tenure systems as expressly identified under the Constitution. This Act provides for the conversion of land from one category to another for the various listed purposes which include land use planning. It also prohibits the allocation of public land that has not been planned and that does not have development guidelines.

Environmental Management Coordination (Amended) Act, 2015

This Act provides for the establishment of an appropriate legal institutional framework and procedures for the management of the environment. It recognizes that every person in Kenya is entitled to a clean and healthy environment and has the duty to safeguard and enhance that same environment. It is therefore necessary to have provisions in the spatial development framework on land to ensure the protection and conservation of the environment. The regulations for environmental control and management that the Act provides will be useful in the preparation of the integrated strategic urban development plan for Municipality of Busia.

National Land Commission Act, 2012

The Act provides for the establishment of the National Land Commission. It states the functions, powers, composition and administrative duties of the members of the commission. The general function of the commission is the management and administration of public, private and community land. It provides a linkage between the commission, county government and other institutions dealing with land.

Health Act No. 21 of 2017

This Act of Parliament makes provisions for securing and maintaining the health of the public. Relevant to Municipality of Busia. The Act can be used by local authorities to prohibit informal traders from transacting business in unsanitary conditions. It sets standards to be observed by people who wish to carry out trade in foodstuffs and the conditions under which such trading should be done.

The Survey Act, 299

This Act makes provisions in relation to the conduct of land surveys in Kenya. The Act offers guidelines for aerial surveys for mapping purposes or other similar purposes, including procedures in carrying out such surveys. The survey work to be carried out as part of this project will proceed in accordance with the provisions of this Act.

2.3.3 Institutional Framework

Institutions are agencies to the implementations of the plan. Analysis of those who will implement the plan is very important during the plan making process. The plan will be implemented by: National government (source of fund development of policies), County government (implement the projects and develop policies too), Private and public sector participate in project implementation. Municipal management board oversees the affairs of the municipality while the Municipal Manager is in charge of the day-to-day operations of the municipality. The private sector and the civic societies offer partnerships in terms of financial support, advocacy, and mobilization.

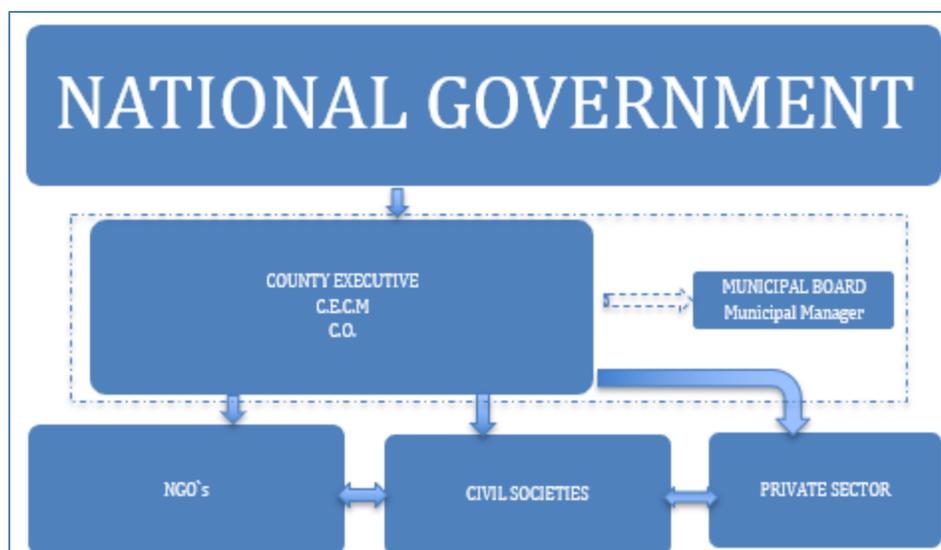


Figure 2- 1: Existing institutional framework

The implementation of the plan will be affected by:

Municipal and County Governance`

The governance and management of Municipalities is stipulated well in the Urban Areas and Cities (amendment) Act, 2019 Part III. Section 12 of the act stipulated that management of the municipalities shall be vested in the county government and administered on its behalf by board of management, which in this case is Municipality of Busia Management Board. The municipality charter article 2 gives the board powers, general and special, governmental or proprietary, expressed or implied, which may be possessed or assumed by municipalities under the Urban Areas and Cities (amendment) Act, 2019, the County Government Act, 2012 and the Municipality of Busia By-laws.

2.4 Linkage to other plans and strategies

The Sustainable Development Goals (SDGs) of 2015

These are the 2030 Agenda for Sustainable Development, which was ratified by all UN member states at the 2015 United Nations General Assembly. They are 17 in number with 169 targets

which are critical to the world's pandemics. The plan prepared should therefore address issues like; eradication of extreme poverty, tackling global inequality and climate change, promoting sustainable urbanization and industrial development, protecting natural ecosystems, and fostering the growth of peaceful and inclusive communities and governing institutions.

The National Spatial Plan (2015-2045)

This is a long-term development plan prepared in 2015 for the whole country. It gives the direction and the trend of spatial development for the whole territorial boundary up to 2045. The Plan provides national physical planning policies aimed at guiding micro-level physical development plans. The plans envisaged under the Municipality of Busia ISUDP would be prepared in furtherance of the broad provisions of the national spatial plan.

The Big Four Agenda

Launched in December 2017, the national government announced the BIG 4 Agenda that was to be prioritized in resource allocation. The four sectoral areas to be focused on were:

- Affordable housing
- Food security
- Manufacturing and
- Universal Healthcare

Busia County Integrated Development Plan 2018-2022

Busia County Integrated Development Plan 2018-2022 is a policy blueprint that will guide development in the county between 2018 and 2022. The document details the county's spatial development framework, natural resource assessment, key county development priorities, strategies and programmes to be implemented in the next five years. Municipality of Busia ISUDP is therefore prepared in line with the county's CIDP in terms of development strategies and strategies.

2.5 Historical Development of the town.

Municipality of Busia, the present headquarters, was formerly a Colonial Government border outpost, which remains the busiest of Kenya's 35 gazette entries that facilitate trade. Busia border point, which is the concept of a one-stop border post border with Uganda, is a critical entry and exit point. After independence in 1963 the town became the headquarter of Busia district. The town has gradually grown attracting a number of developments and population and by 1979 it was conferred the status of an urban council and later in 1990 it was elevated to a Municipal council. Under the urban areas and cities (Amendment) Act, 2019 it was conferred the status of a municipality and it is still the headquarters of Busia County.

2.6 Previous Planning interventions.

In 1963 at independence, Busia Town was made the District Headquarters of the Busia District. In 1979 an Urban development plan prepared to guide the spatial development of the town when it was elevated to the status of an Urban Council. Upon being upgraded to Town Council status in 1982, a development plan was prepared in 1988 and a new plan covering an area of 44 Km² a Municipal Council was prepared in 1990 covering. A new plan was prepared in 1990 because the town boundary was revised. In 2010 an Integrated Strategic Urban Development Plan (2010-2030) was prepared by the Busia Municipal Council then.

PART II: SITUATIONAL ANALYSIS

This section of situational analysis states what is within the planning area in terms of; physiographic characteristics, population and demography, land, land use and tenure, environment and natural resources, housing and human settlement, economy, utility and infrastructure, social infrastructure, transport system, spatial growth, governance, institutional framework and stakeholders` participation, synthesis of emerging issues, opportunities and constraints.

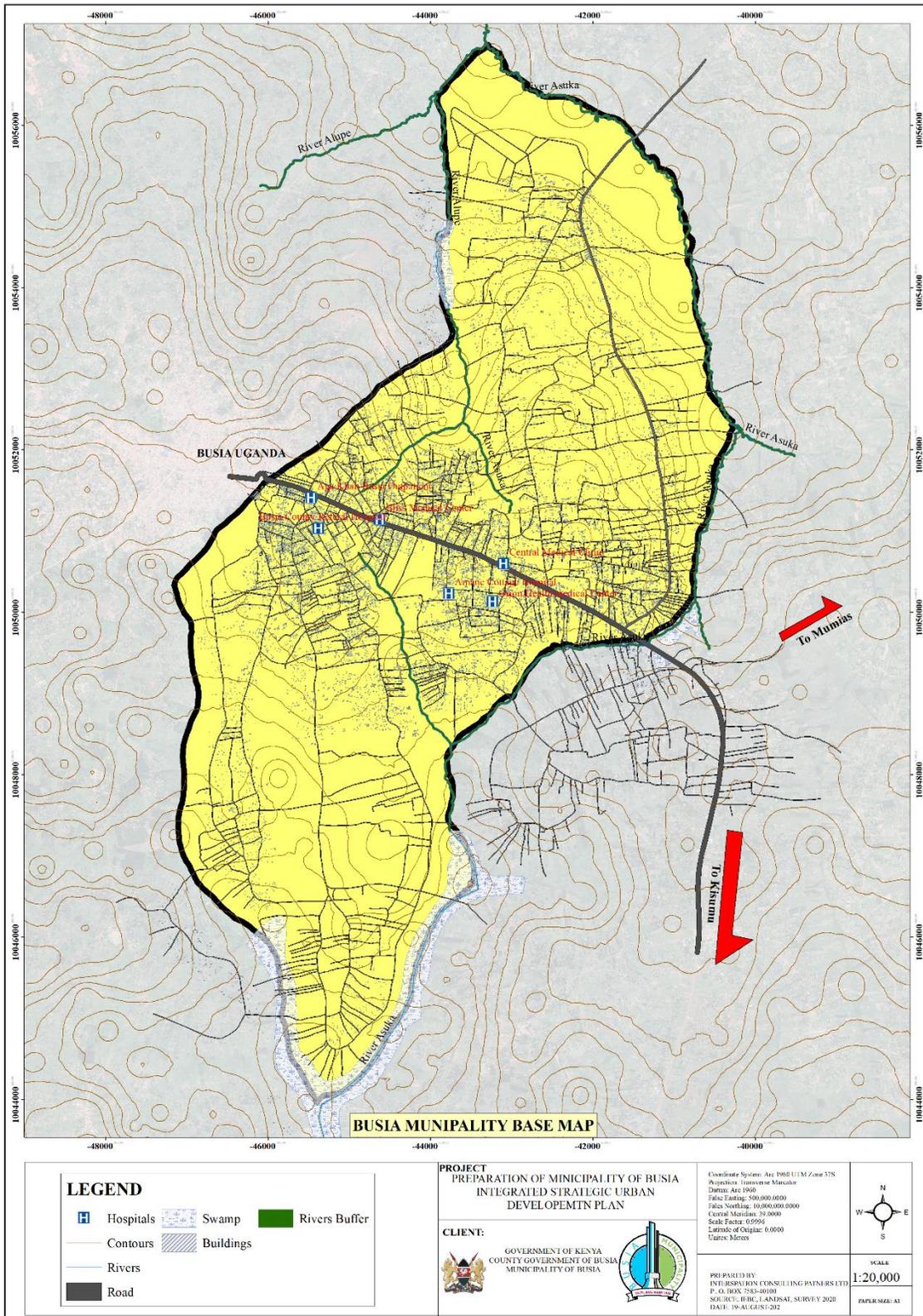
CHAPTER THREE: PHYSIOGRAPHIC CHARACTERISTICS.

3.1 Base Map

The base map contains baseline information which include landforms, rivers, roads, landmarks, political boundaries and the development footprint. The purpose of the base map is to provide background details necessary to orient the location on the map and provide the planning team with the background information on the planning area like the development trend, connectivity of the area, slope of the area among others.

The base map for the municipality of Busia was prepared using the GIS software that enabled digitization of RIMs and overlay of the municipality's aerial satellite image and cadastral layout. This facilitated the digitization of the municipality's boundary, cadaster, natural feature, development footprint as well as main infrastructure including Roads, Markets and Public utilities. The base map was prepared using the following steps:

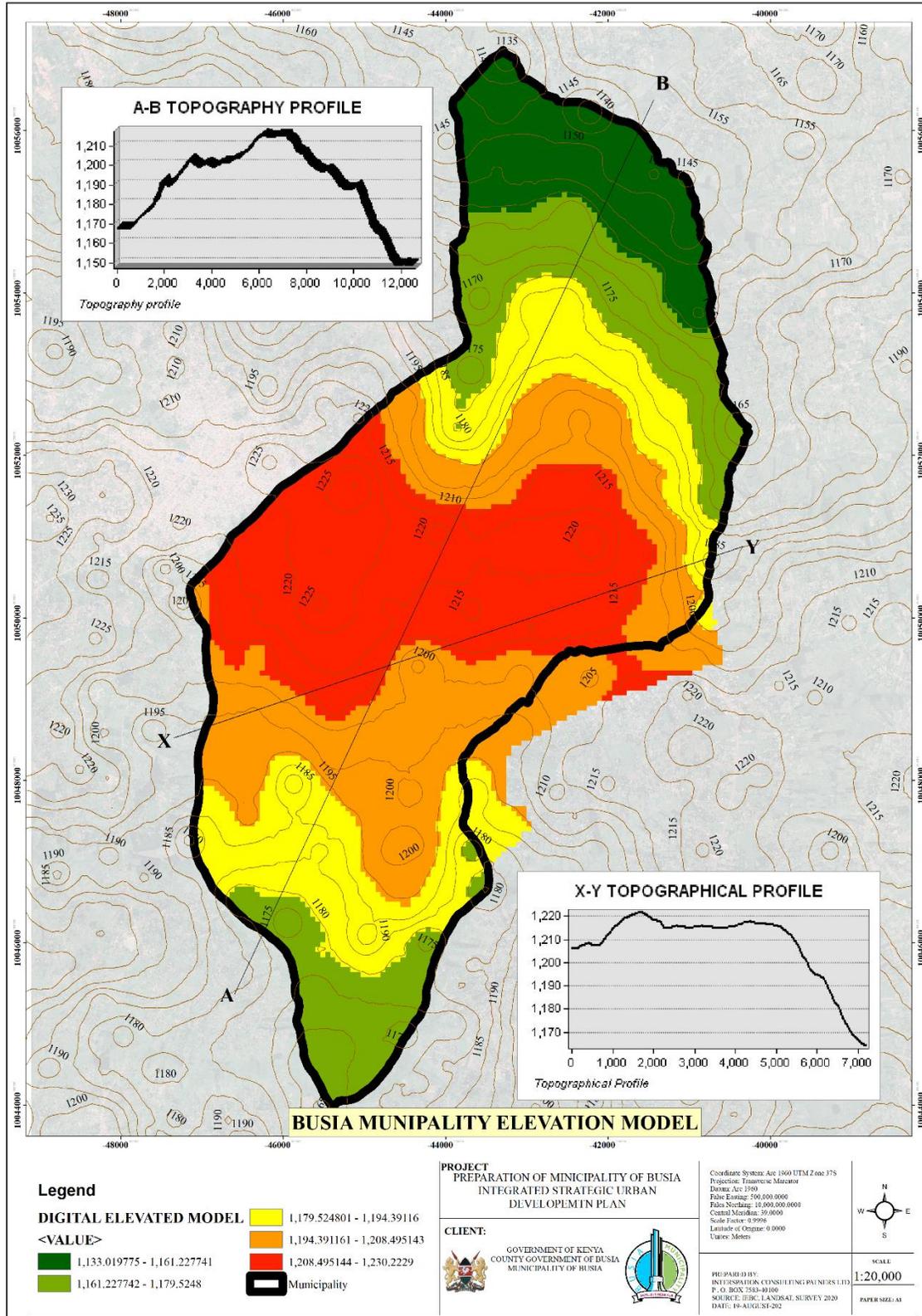
- a) Acquiring of hard copy of Registry Index Maps (RIMs) from the survey of Kenya (SoK)
- b) Hard copy of RIMs was scanned and geo-referenced using GIS (ArcGIS) to bring them to the common coordinate system (Universal Transverse Mercator (UTM) projection on Arc 1960 datum.
- c) An acquired ortho-corrected aerial image of the municipality was digitized.
- d) After proper digitization, a draft base map was produced.
- e) Base map ground truthing was then conducted with the help of the locals and local administration in an open forum and focus group discussions. The gathered information was then harmonized to come up with the final base map.



Map 3- 1: Planning area base map

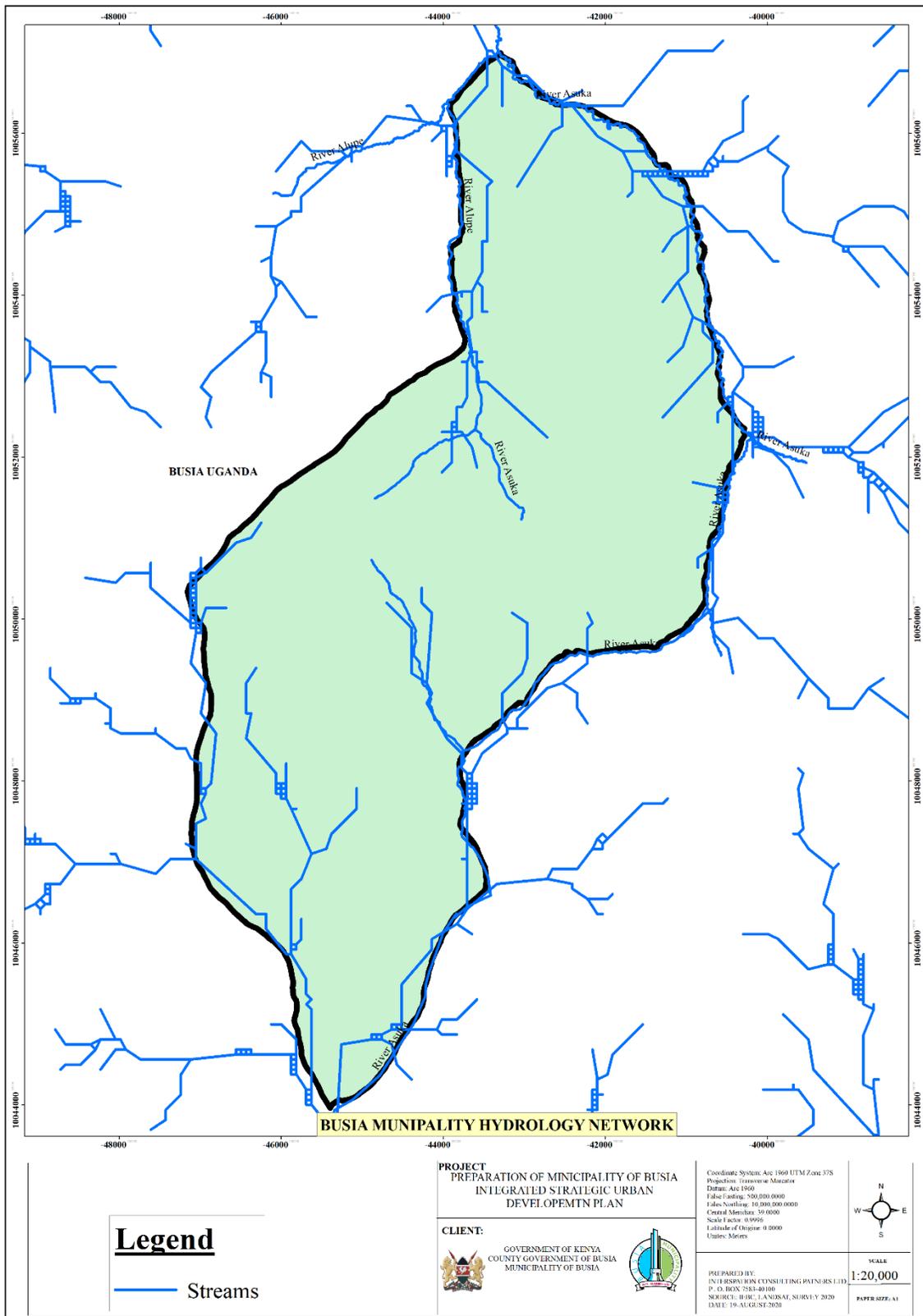
3.2 Relief and topography

Municipality of Busia is located on an undulating plain intersected by V-shaped Alupe stream in the North and a broad-U-shaped bottom lands in the South. This forms the plain on which Busia Town is located. The altitude ranges from about 1130m to 1500m above sea level.



3.2 Hydrology and drainage

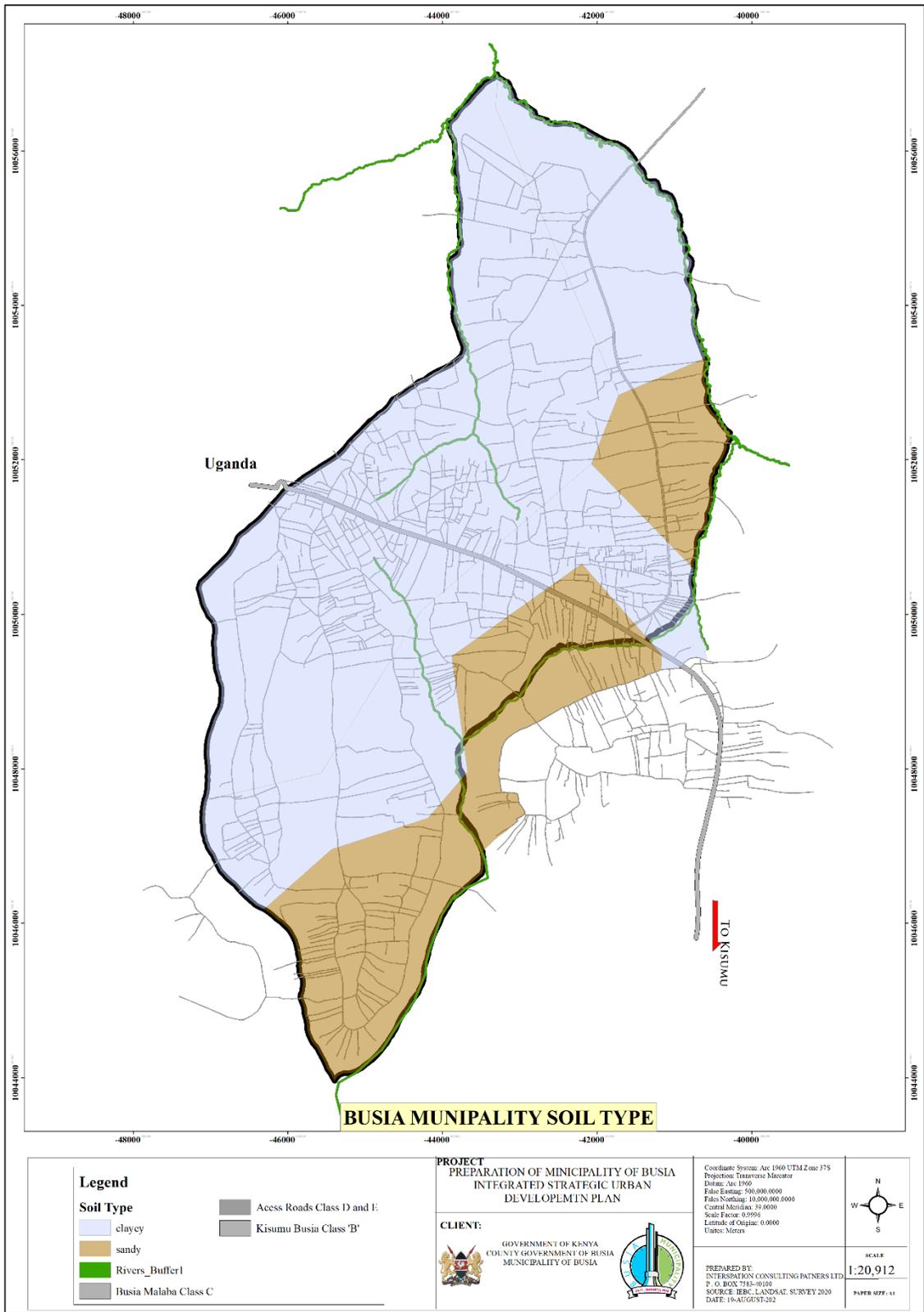
The Alupe stream and the bottom lands/plains are important features that determine the drainage of the Municipality. The highest part of the plain is where the Municipality of Busia and the Busia-Kisumu main road are situated. The plain to the north of the road drains its water into Okane River, while the plain south of the main road drains its water into Sio river which finally drains into Lake Victoria. The water table level is shallow therefore groundwater is plenty, for example shallow wells strike water at an average of 20 feet. There are several springs on the gentle slopes.



Map 3- 3: Hydrology and drainage

3.3 Geology and soils

The Municipality falls within the Lake Victoria Basin with the Kavirondian rocks series. The basement complex can support storey/vertical buildings. The Soils within the town are developed from various parent materials that include intermediate and basic igneous rocks. Soils along rivers and river valleys, terraces, and swamps are derived from alluvial deposits and colluviums. The soils are moderately deep, rocky and stony consisting of well-drained clays of natural fertility. Busia cascades within the LMI agro-ecological zone which is suitable for sugarcane growing.



Map 3- 4: Geology and soil

3.4 Climate Condition

Municipality of Busia receives annual rainfall of between 760 millimeters (mm) and 2000 mm. 50% of the rainfall falls in the long rain season which is at its peak between late March and late May, while 25% falls during the short rains between August and October. The dry season with scattered rains falls from December to February.

The temperatures for the whole county are more or less homogeneous. The annual mean maximum temperatures range between 26°celcius and 30°celcius while the mean minimum temperature ranges between 14°celsius and 22°Celsius.

3.5 Flora and Fauna

The municipality is characterized by the vegetation of Busia County. The natural vegetation is characterized by shrubs and thickets with some have indigenous tree species. There are also patches of localized vegetation around swamps; there are no distinct forests but on farm forestry is practiced. The vegetation cover of papyrus and phragmites tend to be the most dominant along the rivers and the swamp. Other vegetation types within the municipality include vossia, sesbania spp., typha, doum palm, sedges and other grasses.

The municipality is suitable for agricultural practice. The Central and Southern parts of the county are suitable for maize, cotton and horticultural crops.

3.6 Emerging issues

Table 3- 1: Physiographic characteristics emerging issues

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none">• Availability of water bodies i.e. streams• Presence of a swamp.• Existence of fertile soils.	<ul style="list-style-type: none">• Ecological fragility• land degradation,• flood and erosion,• loss of biodiversity,• destruction of wetlands and increased runoff.

CHAPTER FOUR: POPULATION AND DEMOGRAPHY.

4.1 Overview

Population dynamics is a major determining factor in the planning and development of any region. This is because its characteristics and structure greatly influence the direction and content of development as well as impacts on the provision of various infrastructural facilities. The human population is important while planning for facilities and services. The increased population exerts pressure on the existing social infrastructure such as telephone, electricity, water and sanitation among others.

4.2 Population size and density

The population of the Municipality of Busia as per the 2019 population census has had an upward trend rising from 36,787 in 1989, 44,879 in 1999 and 72,077 in 2019 as shown in Table 4.1 below. As at 2020, the population stands at 77,732 covering an area of 44 Km². The increased population is due to the high natural increase rate and rural-urban migration.

Table 4- 1: Population size per sub-location

SUB-LOCATION	MALE	FEMALE	No. OF HOUSEHOLDS	LAND AREA SQ. KM	DENSITY SQ. KM	TOTAL POPULATION
ALUPE	3,445	3,764	1,639	12.6	574	7,209
MAYENJE	1,867	2,073	826	6.0	654	3,940
CENTRAL MJINI	16,315	16,593	8,667	7.3	4,533	32,908
AGOLOTO	6,902	7,503	3,954	3.7	3,939	14,405
AMERIKWAI	6,530	7,085	3,772	5.5	2,472	13,615
TOTAL	35,059	37,018	18,858	35.1	1,938	72,077

Source: Kenya National Bureau of Statistics (KNBS), 2019 Census

4.3 Population Distribution and Structure

Municipality of Busia covers 5 sub locations, that is; Alupe, Mayenje, Central Mjini, Agoloto and Amerikwai. Central Mjini, Agoloto and Amerikwai has a higher population as compared to the other two sub locations in the municipality. The municipality has a higher urban population as compared to peri-urban and rural areas; however, rural areas have large coverage in terms of area and this explains why there is bias in-service delivery towards the urban and core-urban.

Table 4- 2: Urban population clusters by gender

GENDER	URBAN CORE	PERI-URBAN
Male	29,747	5,312
Female	31,181	5,837
Total	60,928	11,149

Source: Kenya National Bureau of Statistics (KNBS), 2019 Census

4.4 Population and Land Use Projections

Municipality of Busia has a total population of 72,077 persons (2019 Census). The urban core has a total population of 60,928 persons while the municipality's peri-urban area has a population of 11,149 people. When projected to 2025 at a growth rate of 2.2% it gives 82,130. When projected to 2030 by a growth rate of 2.2% it results in 91,571. Below is the formula used to project the population size.

$$P=A(1+r)^n$$

Where P—Population

A—Base population

r—Annual population growth rate

n—Number of years

$$P=72,077(1+2.2\%)^6$$

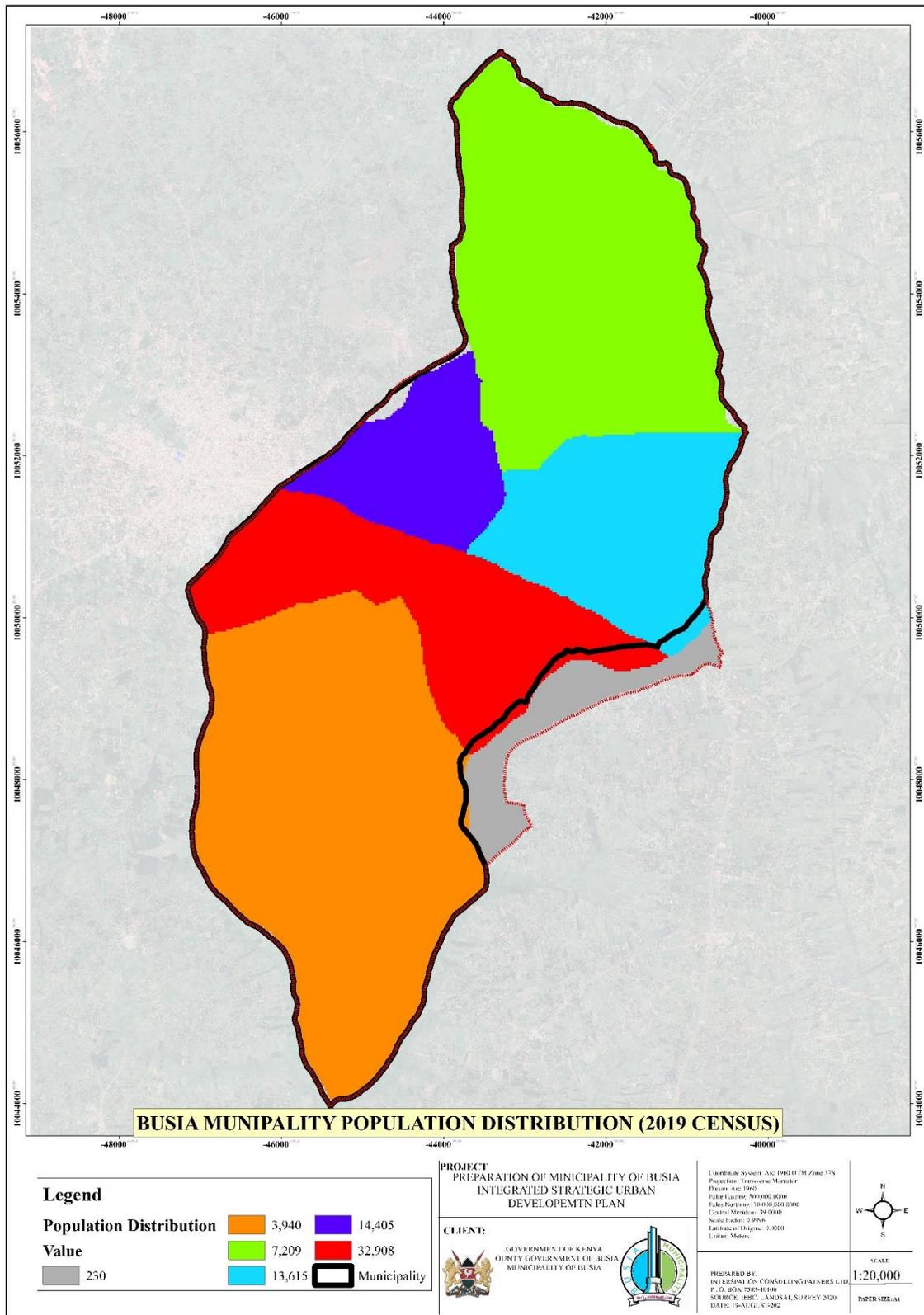
=82,130 (YEAR 2025)

$P=72,077(1+2.2\%)^{11}$

=91,571 (YEAR 2030)

Table 4- 3: Population projection to 2030

YEAR	2019	2025	2030
POPULATION	72,077	82,130	91,571



Map4- 1: Population distribution per sub-location

4.5 Emerging issues

Table 3- 2: Population and demography emerging issues

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none">● A youthful population provides an opportunity for innovation and technology and ensures that there is readily available workforce.● A rich cultural heritage provides an opportunity for tourism exploitation.● Cross-border cultural exchange● Cosmopolitan nature of the population of the municipality	<ul style="list-style-type: none">● Rapid population growth putting pressure on existing infrastructure● Urban poverty leads to high dependency ratios● Available land is increasingly being fragmented into uneconomic units.● High level of illiteracy.

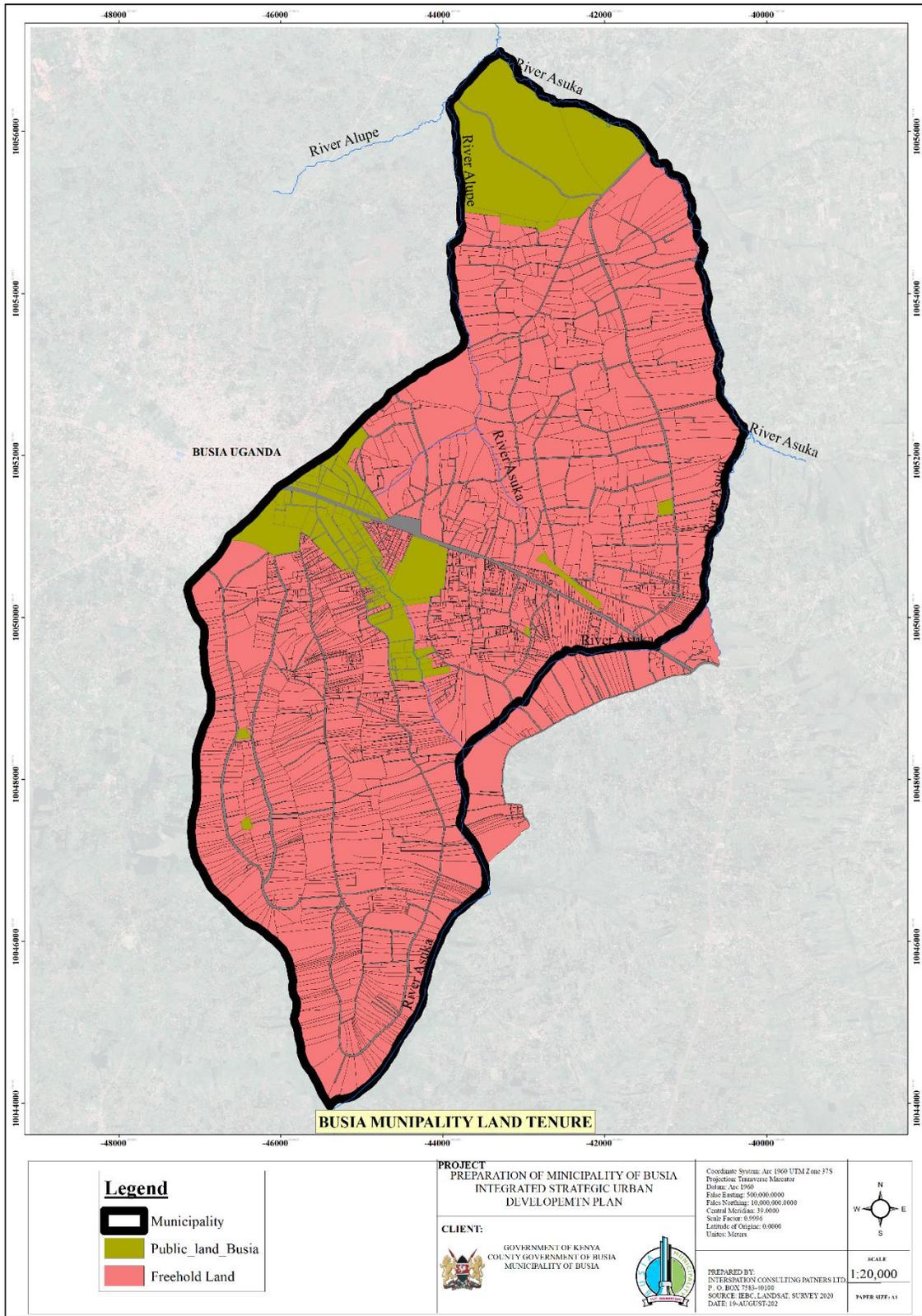
CHAPTER FIVE: LAND, LAND USE AND TENURE

5.0 Overview

Land as a natural resource and a factor of production on which other developments are pegged is a limited resource. With the expansion of the Municipality of Busia, land is becoming scarce and the urban center is encroaching into the agricultural land resulting in unorganized subdivisions.

5.1 Land Classification

Land in Kenya is classified into three categories according to the constitution of Kenya, 2010 section 61. The three categories are: Public, Community and Private. Public land is that which at the effective date was unalienated government land as defined by an Act of parliament in force at the effective date. Community land is land that is lawfully registered in the name of group representatives under the provisions of any law. Private land is registered land held by any person under any freehold tenure. Within the Municipality of Busia we have Public and Private land, with the private land dominating. Map 5-1 below shows how dominant freehold lands are as compared to leaseholds.



Map 5- 1: Land tenure system

5.2 Land Tenure.

Tenure system defines how access is granted to rights to use, transfer or control land together with the responsibilities and restraints associated with it. Municipality of Busia is associated with leasehold and freehold tenure systems with the later accounting for approximately 85% while the former accounting for approximately 15% only.

For easier implementation of the municipalities plans there is need for acquisition of more land by the authority as planning for private land is challenging as individuals hold absolute ownership to their land.

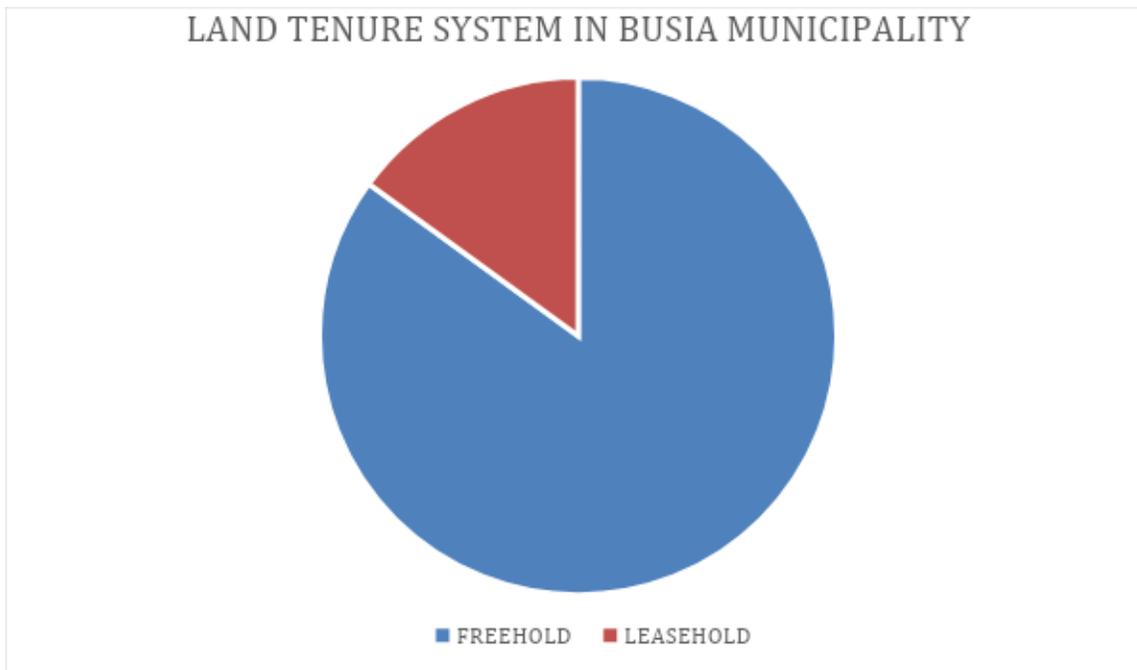


Figure 5- 1: Land tenure system by percentage

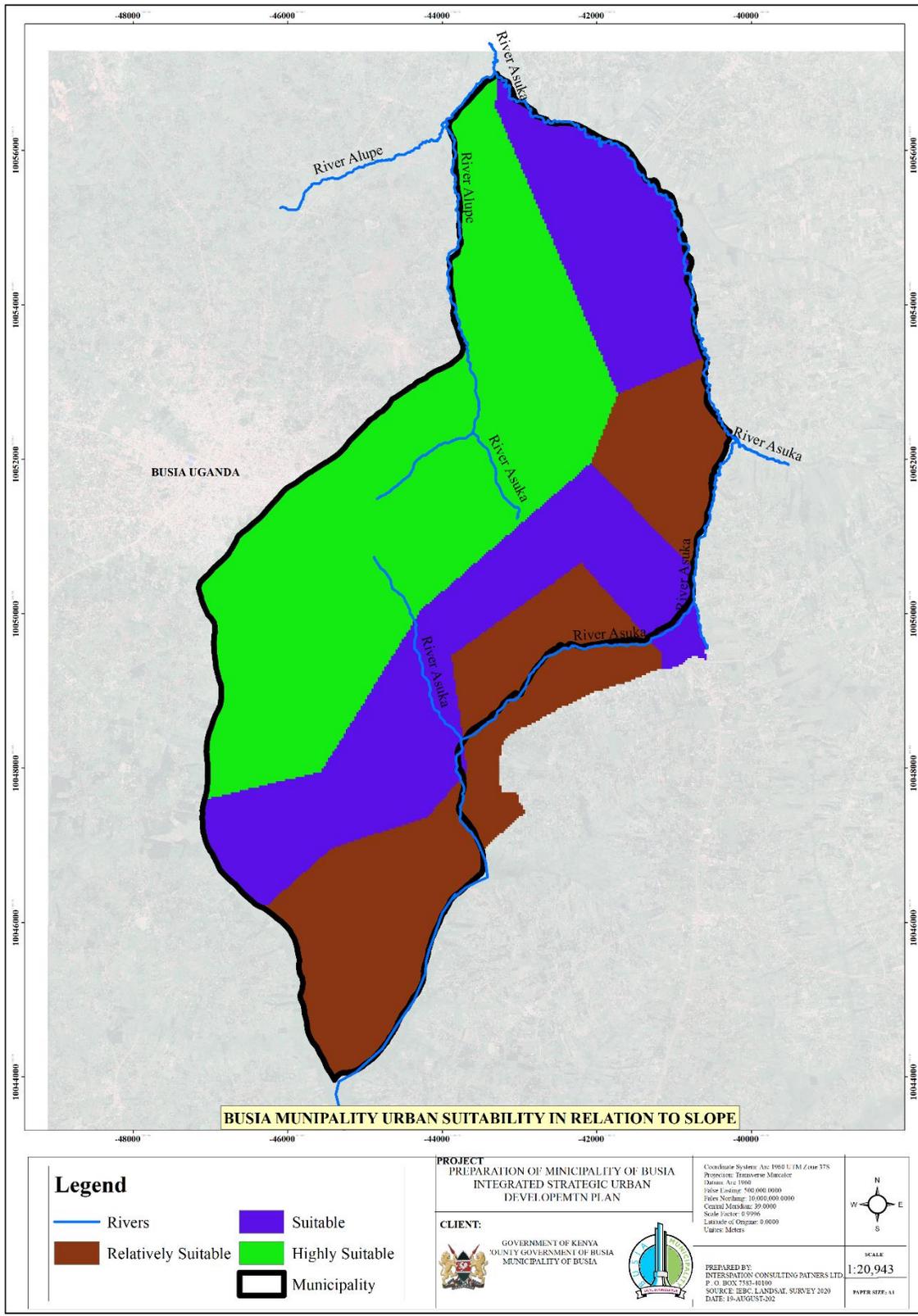
5.3 Mean Holding Size, Land Suitability, Use and Availability

The municipality`s expansion has resulted in increased land fragmentation which has impacted negatively on agricultural land as the parcels meant for agriculture are being subdivided into smaller plots. The municipality follows the minimum and maximum land holding acreages bill of 2015.

Land within the municipality is stable thus suitable for development apart from the depression in Angorom around Ojamii area, Alupe river and the swamp running from the river through to Burumba, Mayenje, along the Kenya-Uganda border and to Marachi area.

There is limited free land for development thus it is advisable for the municipality to adopt a vertical trend of development. This will save the Municipality from encroachment into the agricultural land.

Generally, the slope gradient for the municipality of Busia is between 3% and 15% meaning it is suitable and safe for human settlement and urban development. There are pockets of areas above 25% of slope that are not suitable for urban development and above 15% are vulnerable areas prone to landslide and soil erosion thus require conservation. Below is Map 5-2 indicating the regions relatively suitable, suitable and highly suitable for development and settlement within the municipality.



Map 5- 2: Urban land suitability vis-a-vis slope

5.4 Land Conversion/Change of Use

Municipality of Busia has experienced unprecedented land conversions from agricultural to residential and commercial users. This has been exacerbated by the rapid urbanization taking place within the municipality. Agricultural land fragmentation and conversion has been on the rise with residential users dominating especially because freehold tenure is dominant within the municipality complicating efforts to effectively control development.

5.5 Emerging Issues

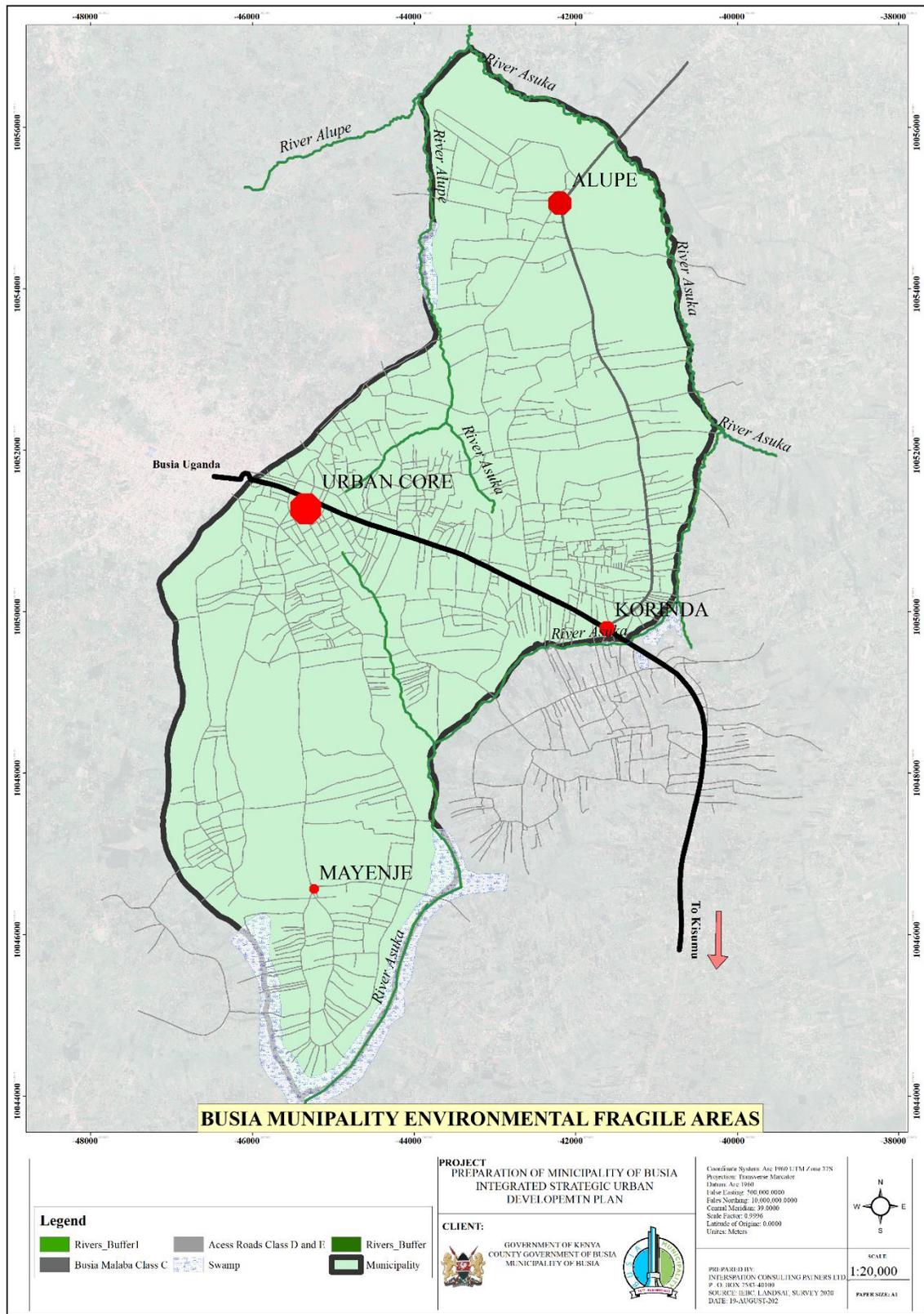
Table 5- 1: Land, land use and tenure emerging issues

OPPORTUNITIES	CHALLENGES/CONSTRAINTS
<ul style="list-style-type: none">● Land suitable for urban development.● Undeveloped land available for development.● Formulation of zoning regulation● Planned and serviced public land● Planning of freehold land	<ul style="list-style-type: none">● Encroachment of public land● Boundary disputes● Lack of development control● Subdivision of land into uneconomical land sizes● Agricultural land being converted into urban uses

CHAPTER SIX: ENVIRONMENT AND NATURAL RESOURCES

6.1 Environmentally fragile areas

Municipality of Busia basically has three areas that can be categorized as environmentally fragile areas; streams, swamps and riparian reserves. Streams include Alupe and Asuka. The municipality dumping site is located adjacent to and on the Alupe stream riparian thus causing pollution of the water resource. Farming activities within the riparian also contributes to the stream's pollution. There are urban developments on wetlands and on the riparian. Environmentally fragile areas are shown in Map 6-1 below.



Map 6- 1: Environmentally fragile areas

6.2 Management of Environmental pollutants

Major environmental pollutants in Municipality of Busia are; dust during the dry season on uncovered surfaces, vehicular emissions mainly from heavy trucks, agricultural activities, solid and liquid wastes from households and commercial enterprises. The main areas of pollution are: air, water, sound and land. Air pollution results from the heavy trucks transporting goods to Uganda and other east and central African countries. Heavy trucks lining at the border waiting for clearance along Kisumu-Busia highway is shown by Plate 6-1 below.



Plate 6- 1: Heavy trucks queuing along the Kisumu-Busia road

Solid wastes from households and commercial activities are littered all over the municipality. Major nuisance are polythene and plastic bags from Uganda where they are not banned. Wastes from animals loitering the municipality. Plate 6-2 is of unauthorized dumping in front of Sokosamaki.



Plate 6- 2: Polythene wastes next to no-man's land

The municipality has a designated solid wastes management site that is not yet fully utilized. The facility needs proper maintenance through containment and segregation of waste since it is located next to Alupe stream and may in future need to be relocated. Below is plate 6-3 showing section of Alupe solid wastes management site.



Plate 6- 3: Alupe solid wastes management site

The municipality also has strategically placed litter bins for segregation of wastes however, wastes are still littered within the municipality. Plate 6-4 below shows a segregation solid wastes collection bin.



Plate 6- 4: Litter bin at the municipal offices

6.3 Water Resources in the Municipality of Busia.

The municipality relies on boreholes, streams and shallow wells. The major streams are Alupe and Asuka.

6.4 Green and urban agricultural Spaces

There are two main open spaces in the municipality that can be categorized under urban greeneries namely: Green park garden managed by the municipality and Forest park which is an arboretum managed by Kenya Forest Service.

There are small pockets of urban agriculture that take place on undeveloped plots. The activity is more rampant in the peri-urban areas such as in Amerikwai, Angorom, No-man’s land and Mayenje. The main crops being cultivated are vegetables and fruits. The fruits and vegetables provide food and also help in conserving the environment.

6.5 Emerging issues

Table 6- 1: Environment and natural resources emerging issues

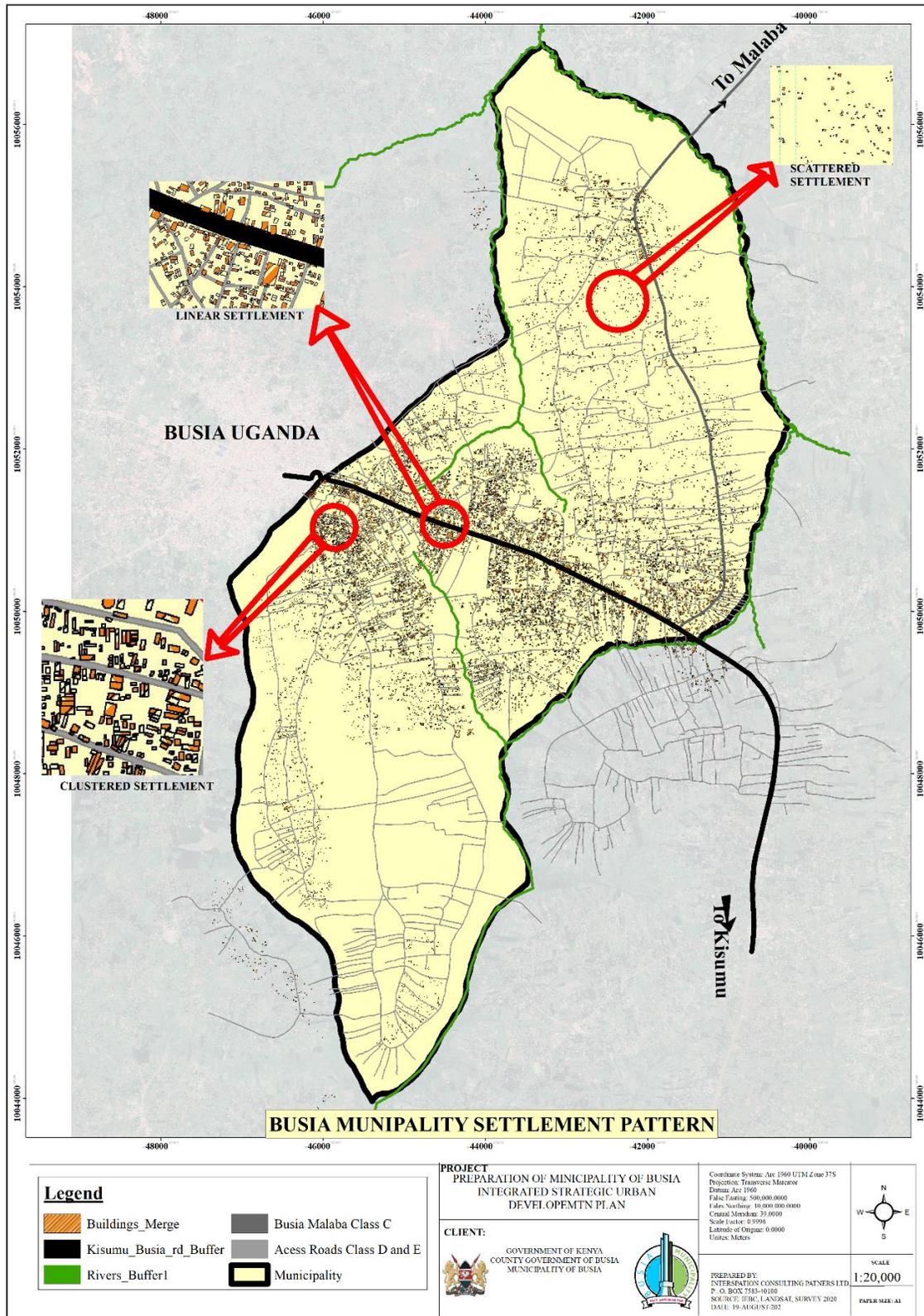
OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none">● Waste management site not fully utilized● Plentiful water resources.● Availability of land for development.	<ul style="list-style-type: none">● Encroachment on riparian reserves and wetlands● Un-coordinated cross-border policy leading to infiltration of polythene wastes.● Emission from heavy trucks● In-effective solid wastes management● Lack of strict enforcement on wastes management.

CHAPTER SEVEN: HOUSING AND HUMAN SETTLEMENT

7.1 Human settlement trends

Settlements within the municipality have been concentrated along the Kisumu-Busia (B-1) road and Busia-Malaba (C-43) road. There have been other settlement nodes such as in Alupe-around the institutions, Mayenje-a few at the market center, Burumba-next to Burumba primary and Border post-along the Kenya-Uganda boundary. The settlement patterns in the above regions if compared to what was in those localities 10 years ago, the difference is the density of developments. There are clustered settlements within those nodes and linear settlements along the major roads and the swamp.

Between the CBD and the above-mentioned nodes there were scattered settlements with agricultural farmlands dominating. There has been an increase in the number of settlements in these regions as people tend to move away from the CBD and the almost fully occupied nodes.



Map 7- 1: Human settlement pattern

7.2 Human settlement structuring elements

The major structuring elements of the municipality are roads, wetlands, stream and the Kenya-Uganda border. The two key roads are Kisumu-Busia highway and Busia-Malaba (C-43) road along which most settlements are concentrated. The wetlands and Alupe stream restrict human settlements thus leading to dispersed settlements with large undeveloped tracts of land commonly used for agricultural purposes. No man's land at the border of Kenya and Uganda also restricts settlements towards that side.

7.3 Urban and Peri-Urban Human settlements

7.3.1 Urban human settlement

Generally, dense human settlements are concentrated along major roads, with most settlements in the municipality being along the Kisumu-Busia highway.

- **Formal and informal settlements**

Formal housing settlements are into two; private and public. Formal private housing is an emerging trend dominantly in freehold areas such as Amerikwai, Mayenje and Angorom in areas that are serviced and have public utilities. Formal public housing is characterized by public land that was developed by either government or public owned institutions to house public officials. Most of these houses are dilapidated and have been overrun with time devoid of accompanying necessary amenities such as water, sewerage and electricity. Estates with formal public housing are Alupe complex, Bondeni, Milimani, Kenya Forest service and Survey unit huts.



Plate 7- 1: Dilapidated formal houses

Informal housing is found in informal settlement areas found on both public and private land. These settlements are characterized by temporary structures mostly made of iron sheets roofs and mud walls or iron sheets for both roofs and walls. The houses are congested and lack adequate infrastructures to support those living within the areas. Most of those who claim ownership of the plots do not have legal ownership documents.

Informal settlement areas within the municipality are: Marachi estate which comprises Maduwa settlements, Mayenje and Bulanda settlements. Other informal settlements are Samaki estate, Legion estate, Lukonyi, Mauko, Kisii and Ojamii estates.



Plate 7- 2: Informal settlement houses

7.3.2 Peri-urban Settlement

The municipality peri-urban has scattered settlements. There are tracks of undeveloped parcels in between houses that are being used for agriculture.

7.3.3 Housing Typologies

Major house typologies within the municipality are; bungalows, maisonettes, flats, row housing, and informal housing typologies (huts). Flats typologies are concentrated mainly in the urban center. There are an increasing number of bungalows in the peri-urban though informal housing consisting of huts still dominates.



Plate 7- 3: Housing typologies in the municipality

7. 4 Spatial Growth

This section of the plan focuses on the urbanization process in the municipality and its settlement patterns.

7.4.1 Growth pattern

The municipality has exhibited a linear growth trend along the Kisumu- Busia B1 highway. The CBD of the municipality together with major facilities such as financial institutions and the county offices are along this road.

The upcoming development nodes are Alupe complex which houses Kenya Medical Research Institute (KEMRI), Alupe University, Sub-county offices, Kenya Agriculture and Livestock Research Organization (KALRO) and St. Johns Alupe Primary and Secondary schools. These institutions have attracted other associated developments towards it.

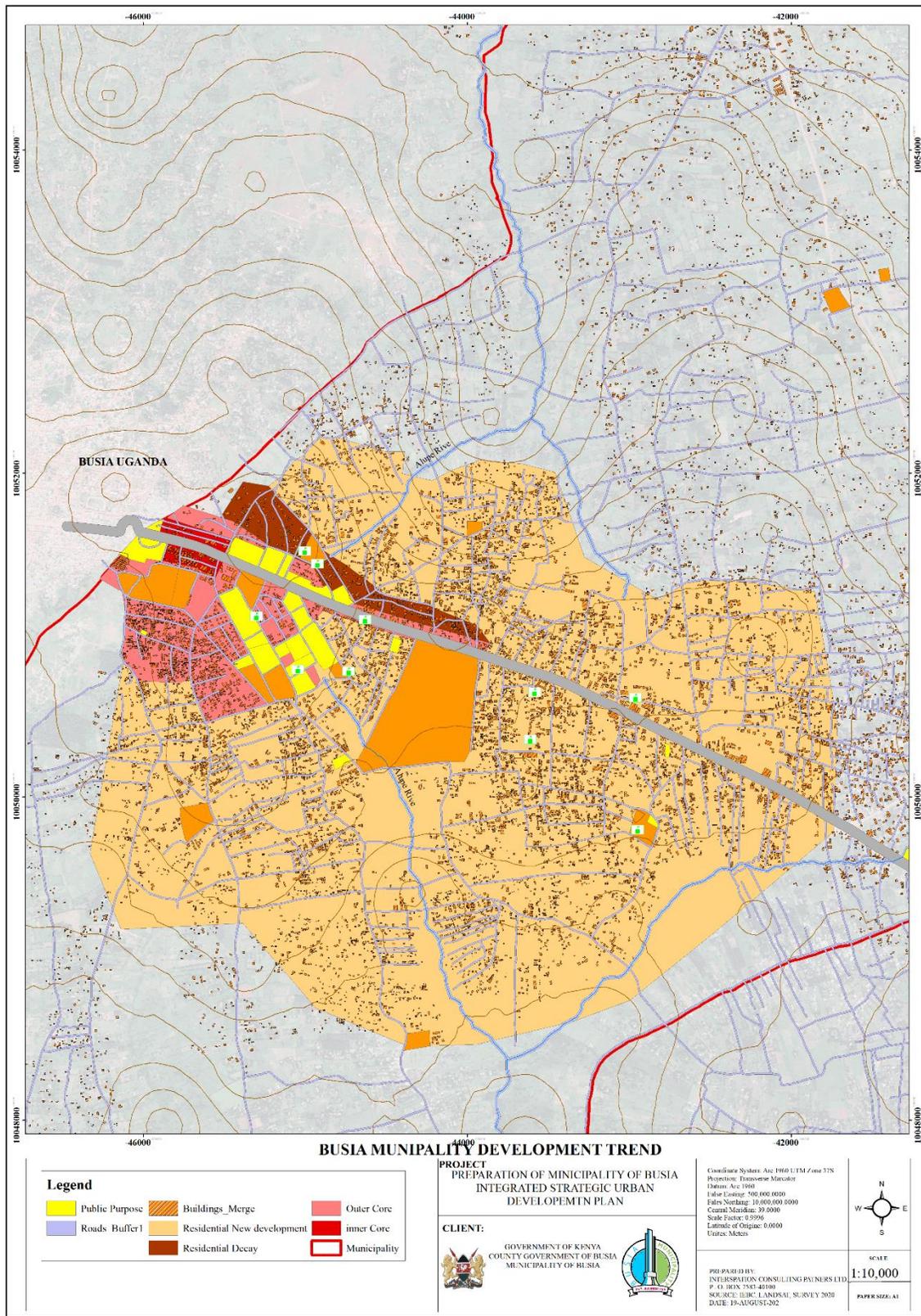
The Kenya-Uganda border is also a growth node. There are businesses being operated at the border more so around the Sokomatope/Samaki market and at the *One Stop* Border and their surroundings.

Mayenje market center is a bit dormant but it is a node to be considered.

Korinda junction (where Kisumu-Busia road meets Malaba-Busia road) is a node joining the CBD as it is along the Kisumu-Busia road.

7.4.2 Growth potential

The municipality has a high growth potential as the core-urban center only covers a small percentage of approximately 30%. About 70% of the municipality is peri-urban and rural in nature. The undeveloped lands within the peri-urban provide enough room for the development of the municipality. Adoption of vertical development will aid in containing the urban sprawl.



Map 7- 2: Development trend

7.5 Emerging issues

Table 7- 1: Housing and human settlement emerging issues

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none">● Partnership with private sector to develop low cost housing● Development of zoning Regulations● Available raw materials for constructions of houses.● Undeveloped land	<ul style="list-style-type: none">● Mushrooming of informal settlements.● Lack of zoning regulations.● Lack of designated residential zones● Lack of building By-laws● Lack of enforcement● Lack of basic amenities

CHAPTER EIGHT: ECONOMY

8.1 Overview

Municipality of Busia is strategically located as a border town linking Kenya and Uganda. Besides playing a pivotal role in the economic growth of the two countries, it's also a gateway to other east and central African countries such as Uganda, Rwanda and D.R Congo among others.

The municipality 's economic vibrancy is attributed to large-scale businesses, small scale businesses and micro enterprises (SMES). Businesses comprise of wholesale, retail outlets and hawking. Service industry comprises businesses such as hotels, petrol service stations, vehicle and motorcycle repairs and guest houses, processing industry, furniture and welding among others. Agriculture as an economic activity is also being exercised in the peri-urban as urban agriculture, aquaculture, poultry and dairy farming.

8.2 Hotels and Hospitality:

Hotel and hospitality industry are very vibrant in the Municipality of Busia and only second to the transport industry of the town. The municipality is dotted by several hotels and restaurants with most of them being along the Kisumu-Busia road. Some of the hotels and restaurants within the Municipality of Busia are The Breeze, Western Ambiance, Quill, Pipers Cloud, Hotel Itoya, Trailer Safari Inn, Lintons, Chauma, Mulembe International, Border View, Farm View, Border Palace, Sun City and Summer Green Garden among others. The hotels are used by government officials, visitors and tourists on transit to Uganda and tourism sites within the county.

8.3 Industrial Production.

The municipality has two processing factories; Butter Toast and Halisi maize millers. Busia sugar company is the only major company in the region though it is outside the municipality. However out of this sugar factory other related industries can be established within the municipality such as jurgery, molasses, confectionaries among others.

8.4 Trade and Commerce.

As a municipality and county headquarter, the municipality has business establishments such as garages, clearing and forwarding, supermarkets (Khetias, Tesia), financial institutions (Kenya Commercial Bank, Equity, Post Bank and Co-operative Bank), phones and phone accessories, auto spare parts, electronics, wholesale and retail shops among other businesses. There are several established markets where businesses take place i.e. Kasarani, Samaki, Sokomatope, Korinda and Mayenje markets. Hawking is also available.

8.5 Employment

The 2019 Busia county statistics indicate that the employment rate within the municipality in 2018 was 60.2% while it dropped to 46.9% in 2019. The major employers within the municipality are the public and private institutions, the county offices, hotel and restaurant industry and the transport sector.

8.6 Informal Businesses

They are categorized as Small and Medium Enterprise (SME) and Medium Sector Enterprises (MSE). SME includes the craft industry, carpentry and welding, beauty therapy, food kiosks among others. MSE comprise of hardware's, wholesale and retail outlets among others. These businesses operate on road reserves or in incompatible land uses and play a key role in municipality's economic growth. The sector offers self-employment to most people.

8.7 Financial Institutions.

The municipality is being served by several financial institutions including micro finances that serves the business community in both business financing and savings. Some of the banks are; Post bank, Co-op, KCB, NBK, Barclays, Faulu, Equity, and Family Bank. Micro finance institutions operating in the municipality includes, Micro Opportunity Loan International, KIE, ICDC, KWFT, K-REP, PLATINUM AND FSAs.

8.8 Agriculture.

Mixed farming involving animal rearing and crop growing is being practiced within the municipality. There is evidence of animals within the urban area that includes cows, goats, sheep and birds (Chicken and Ducks) among others. Crop growing within the municipality is largely for consumption although there are a few individuals doing commercial fish farming, poultry rearing, dairy and vegetables farming.

8.9 Fisheries.

Busia county borders Lake Victoria to the south west where people practice fishing and fish farming by caging at Port Victoria. Within the municipality of Busia there are few individuals who have fish ponds where they produce fish for commercial purposes. The fish farmers get their fingerlings from Wakhungu and Teso south. The directorate of fisheries has a demonstration fish pond within their office compound within the CBD, behind YMCA. The urban center offers a market (Samaki market-designated market for fish) for the fish produced from the ponds and the cages in the lake.

8.10 Emerging planning issues

Table 8- 1: Emerging Issues on economy

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none">● Large catchment market provided by cross-border trade.● Availability of financial institutions.● Presence of designated markets.	<ul style="list-style-type: none">● Lack of industries.● Black market/brokers/Illegal business along the border.● Competitive market as many Kenyans prefer importing cheap goods from Uganda.● Informal businesses along the roads.

CHAPTER NINE: UTILITY INFRASTRUCTURE

9.1 Water supply

Busia county is being supplied by Busia Water and Sanitation Company. The company is sourcing water from River Sio which is within Busia county, the water is treated on site and then pumped into reservoir tanks located at Milimani area before it is supplied to the residents of the County. The municipality is largely supplied by this. BUWASCO also sources its water from springs within the county and boreholes which some are being driven by solar.



Plate 9- 1: Water supply-BUWASCO water drilling rigs and a hand cart

The water reticulation system for the municipality was done in the 1970`s which then was supplying a small area with a small population. The population has currently outgrown the capacity of the BUWASCO therefore the company is unable to fully supply the entire region. The company needs to expand its capacity in terms of water being treated and supplied and its coverage to other areas that are currently lacking piped water.



Plate 9- 2: Water sources-BUWASCO water reservoir tanks in Milimani and a borehole

9.2 Sewerage and sanitation

The municipality has a very low coverage of the sewer line. The current sewerage in place is being operated by BUWASCO and was developed in the early 1980`s. The sewerage only covers the area next to its location which includes the national and County government houses in Milimani area, part of Marachi estate and Ojamii estate. The remaining estates do not enjoy the sewerage services.



Plate 9- 3: Sewer manhole

9.3 Solid waste management

Collection and proper disposal of solid waste is a major challenge in most urban centers and Municipality of Busia is not exempted. The municipality is privileged to have a designated waste management site. The site is at Alupe towards the border of Kenya and Uganda and it is big enough to accommodate the wastes from the municipality. The access road leading to the site has been opened up thus improving the accessibility of the area.

There is an ongoing project of digging part of the waste management so as to make a landfill. The surrounding area is used for agriculture mainly maize and vegetables farming. The site is next to a stream that flows into Uganda and lacks a boundary fence.



Plate 9- 4: Solid waste management site in Alupe

The two lorries owned by private garbage collectors handling solid wastes from the municipality are not customized to the standards required for waste handling, moreover they are not licensed by the NEMA. The brick constructed solid waste collection points are not friendly and easy to offload.



Plate 9- 5: Existing and proposed solid waste receptacles

The County Government of Busia in collaboration with Kenya Urban Support Program (KUSP) have strategically located segregation wastes bins in the following areas;

Table 9- 1: Distribution of litter bins in the urban core

AREA	NUMBER OF BINS
Hospital road to Farm View hotel	15
Sokoposta to Governor's office	8
Magharibi to St. Mathias Secondary School	2
Opposite police station to Scorpion bridge	3
Along Kisumu-Busia road	34

However, there are some areas in the municipality that have leaking bin, thus nonfunctional.



Plate 9- 6: Contrast of modern segregation waste bin and dilapidated leaking wastes bin

There is unauthorized dumping of waste at Magharibi, on the border (no man's land) and next to Sokosamaki on land belonging to St. Mathias Busia Secondary School.



Plate 9- 7: Unauthorized dumping of wastes next to Korinda market

9.4 Electricity and street lighting

The municipality is connected to the national electricity grid served by Kenya power. The municipality is currently urbanizing at a high rate and with the increased development there is a need for stable and upgrade to the current supply to the area. There are regular cases of power outages which inconveniences users and also discourages investors.



Plate 9- 8: Electric power line and transformer

Street lighting is evidence within the municipality along the major roads (Kisumu-Busia) and key areas. There are floodlights provided in strategic areas like the markets (Kasarani) and busy junctions. The floodlights are both solar and electric powered.



Plate 9- 9: Floodlights and street lights

9.5 Energy Sources

The energy sector in Kenya is largely dominated by petroleum and electricity, with wood fuel providing the basic energy needs for the rural communities, urban poor, and the informal sector. Municipality of Busia falls in the region of Kenyans from rural communities, urban poor and informal sector. In the municipality, the main energy utilized are electricity through connection to the national grid, petroleum products, wood fuel and solar energy.

Firewood was the most commonly used type of cooking fuel reported by 55.1 per cent of the households followed by Liquefied Petroleum Gas (LPG) at 23.9 per cent. Slightly over half (50.4 per cent) of households reported using electricity mains as a source of lighting fuel followed by solar (19.3 per cent). (KNBS 2019).



Plate 9- 10: Solar panel and a biogas digester

9.6 Disaster Management

There are two fire engines within the municipality which are located at the governor's office. A big fire truck and a small land rover fire engine (light weight fire engine vehicle). The municipality lacks a designated fire station but there is a proposal to construct a fire station on the land next to Huduma center. There exists a disaster management department within the municipality.

Buildings within the municipality are equipped with firefighting equipment and signs directing the occupants to the fire exits and assembling area. This is not observed by all major buildings therefore there is a need to enforce the law and sensitize the community on the need to observe such directives.



Plate 9- 11: Fire engines for disaster management and preparedness

9.7 Emerging issues

Table 9- 2: Emerging issues for public utilities

OPPORTUNITIES	CHALLENGES
<ul style="list-style-type: none"> ● Availability of fire engines ● Presence of strategically located segregation waste bins ● Availability of a water treatment plant (BUWASCO) and borehole drilling machines. ● Existence of sewerage treatment plant ● Presence of floodlights and street lights ● Installation of fire hydrants in buildings. ● Municipality`s connection to the national electric grid ● Long hours of sunshine facilitating harnessing of solar power ● Presence of wastes management site at Alupe ● Public private partnership (PPP) in solid waste management. 	<ul style="list-style-type: none"> ● Lack of fire station ● Lack of modernized solid waste receptacles ● Insufficient solid waste handling vehicles ● Inadequate provision of floodlights and streetlights. ● Uncontrolled solid wastes dumping. ● Frequent water shortages ● Too many boreholes within the municipality compromising water quality ● Low coverage of sewerage system ● Poor disposal of solid wastes at Alupe ● Regular power outages

CHAPTER TEN: SOCIAL INFRASTRUCTURE

10.1 Education facilities

The constitution of Kenya classifies education as a basic human right. Provision of educational facilities is important as it helps alleviate illiteracy levels in an area.

Since 1985, public and private education in Kenya has been based on an 8–4–4 system, with eight years of primary education followed by four years of secondary school and four years of college or university.

Within Matayo`s sub-county, there are eight (8) public primary schools i.e. Lukonye, Bulanda, Burumba, Mayenje and St. Joseph among others, seven (7) registered private primary schools, six (6) public secondary schools and one (1) private secondary school.

Table 10- 1: Schools in Matayo`s sub-county

LEVEL	CATEGORY	NUMBER
Primary	Public	8
	Private	7
Secondary	Public	6
	Private	1

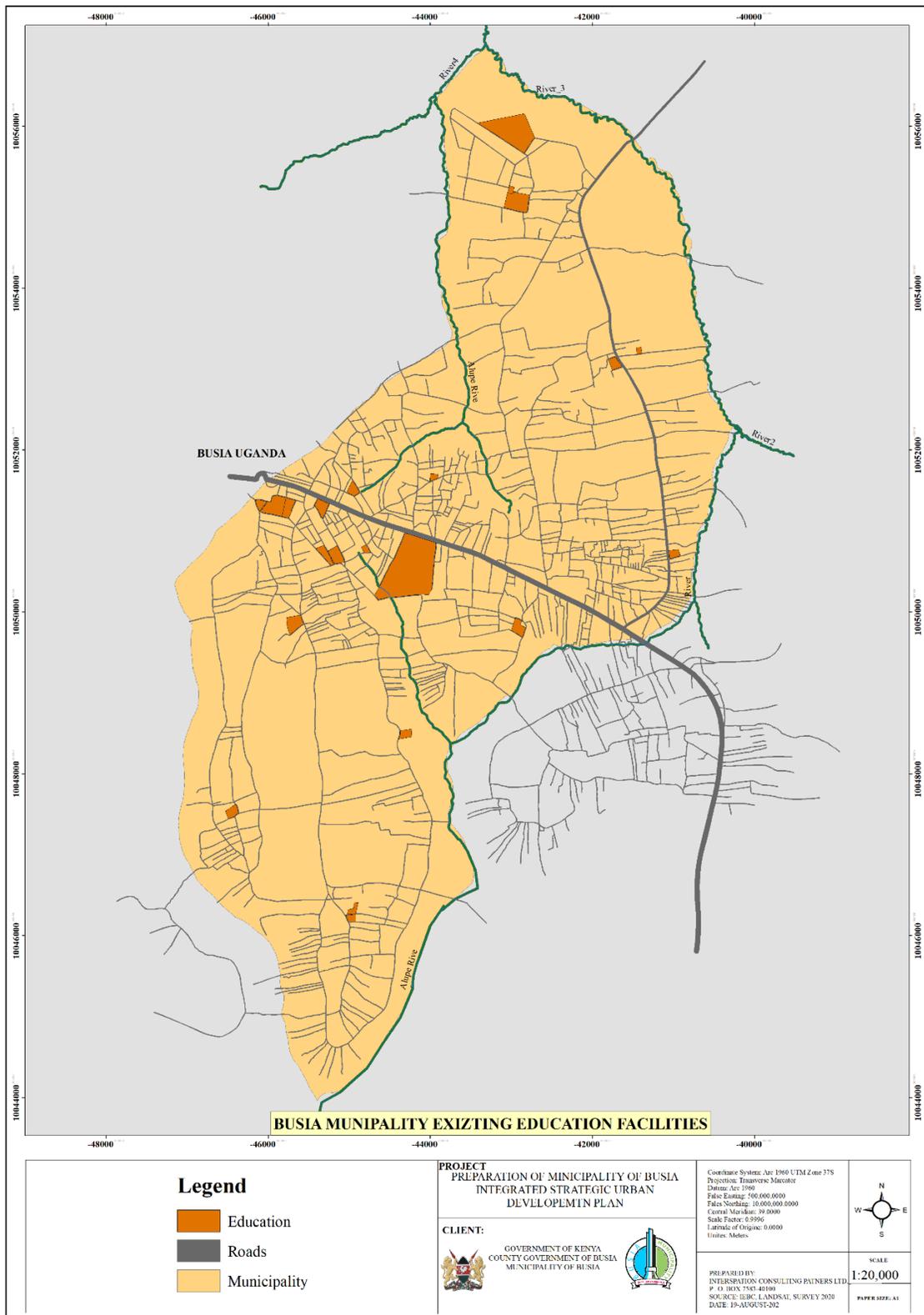
Tertiary education is provided by three institutions, in Teso south sub-county there is Alupe university, Agricultural Training College (ATC) within the CBD and outside the municipality boundary there is Busia Teachers Training College (TTC) located in Mundika but still serving the entire region.

With the government's free primary and secondary education, enrollment in the primary schools has been increasing within the municipality at a rate of 5%. Bulanda primary is the most populated with about 1,700 pupils. Teachers: pupil ratio in the primary schools is 1:70 surpassing the recommended ratio of 1:40. In secondary schools the ratio is 1:45.

According to the Physical Planning Handbook, the recommended catchment population for ECD/pre -primary schools is 1: 2,500 and for primary schools is 1:4,000. From an analysis of the planning area, it is evident that there are adequate ECD, primary and secondary school facilities within the planning area as indicated in the facilities distribution in the planning area.

10.2 Gap Analysis in Education

There are enough schools to serve the municipality's current demand. The increasing enrollment that has resulted into congestion in the schools can be solved not by adding more schools but by improving the school's infrastructure. Additional classrooms and adoption of vertical development will help in solving that. The number of teachers needs to be increased, in order to facilitate effective education and to achieve the recommended teacher: pupil ratio which is 1:40.



Map10- 1: Distribution of educational facilities

10.2 Health facilities

Municipality of Busia has twelve (12) health facilities, fifteen (15) chemists/pharmacies and one medical research institute (CDC/KEMRI). Currently This is currently adequate and spatially distributed to cover even the farthest parts of the town. The major health facilities are the Busia County referral hospital and Alupe sub-county hospital. Kenya Medical Research Institute (KEMRI) Leprosy Consortium also exists at Alupe. There are three mortuaries within the municipality, at the referral hospital, Alupe and another being provided by Tanaka hospital.



Plate 10- 1: Busia County Referral Hospital

Table 10- 2: Health facilities within Busia sub-county

HEALTH FACILITIES	PRIVATE	PUBLIC	TOTAL
Hospitals	0	1	1
Sub-Hospitals	0	1	1
Medical Research Centre	0	1	1
Nursing Homes	2	0	2
Clinics	8	0	8
Chemists	12	3	15
Mortuary	1	1	2

Source: Busia District Public Health Office,

The referral hospital is serving the entire Busia county and even patients from Uganda. HIV/AIDS prevalence is high within the municipality as it is associated with the trailers parking along the Kisumu-Busia road as they wait for clearance through the border.

10.3 Security facilities

Municipality of Busia has one (1) police station, Divisional Offices in Alupe with Administration Police (AP) Camp and several chiefs and Sub-chiefs' camps. The Patrol Base in Mundika also assists the municipality with security issues even though it is located outside the municipal's jurisdiction.

10.4 Other community facilities

Open Spaces

There are three main public open spaces within the municipality, i.e. The Forest park provided and managed by Kenya Forest department, the Green park and Busia County Stadium. These open spaces are within the Central Business District of the municipality therefore there is a need

to provide more open spaces within the residential areas outside the CBD. The available ones need upgrading, proper fencing, provision of waste bins and decent sitting areas.



Plate 10- 2: Kenya Forest Service arboretum

Public Library

The municipality lacks a public library. There is a proposal to construct one next to the Huduma center so as to serve the region.

Social Hall

There is one public social hall that serves the municipality. The facility is small in size therefore not able to serve the whole municipality`s population. There is a need for additional social halls and or expansion of the existing one.

Abattoir

There two existing abattoir one located along Farm View Hotel road and the other in Angorom. They are used for slaughtering animals that are distributed to butcheries and eateries within the municipality. The abattoirs are over stretched and are not able to meet the urban demand. Also they do not have functional integrated system.



Plate 10- 3: An old abattoir adjacent to Farm View Hotel

Cemetery

One private cemetery exists within the municipality. There is no public cemetery. As a cosmopolitan town, the municipality needs three cemeteries or a one big cemetery that can be segregated into three to cater for Muslims, Hindus and Christians.

10.5 Emerging issues.

Table 10- 3: Emerging issues for social infrastructure

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> ● Existence of a police station ● Existence of the Busia Referral hospital ● Adequate number of schools ● Allocated funds for construction of social facilities ● Existence of Kenya Medical Research Institute at Alupe. 	<ul style="list-style-type: none"> ● Lack of a public library ● Lack of/inadequate cemetery ● Lack of modernized integrated abattoirs ● Inadequate open spaces ● Lack of basic infrastructures within the open spaces ● Lack of/inadequate supporting infrastructures in schools ● Lack of site planning for education and health facilities ● Mortuaries not fully equipped and functional ● Insufficient drugs to cater for the big population. ● Narrow and congested roads leading to social infrastructures. ● Inadequate equipment to treat complicated diseases. ● Inadequate bed capacities leading to congestion. ● High cost of treatment in the health facilities

CHAPTER ELEVEN: TRANSPORTATION SYSTEM

11.1 Overview

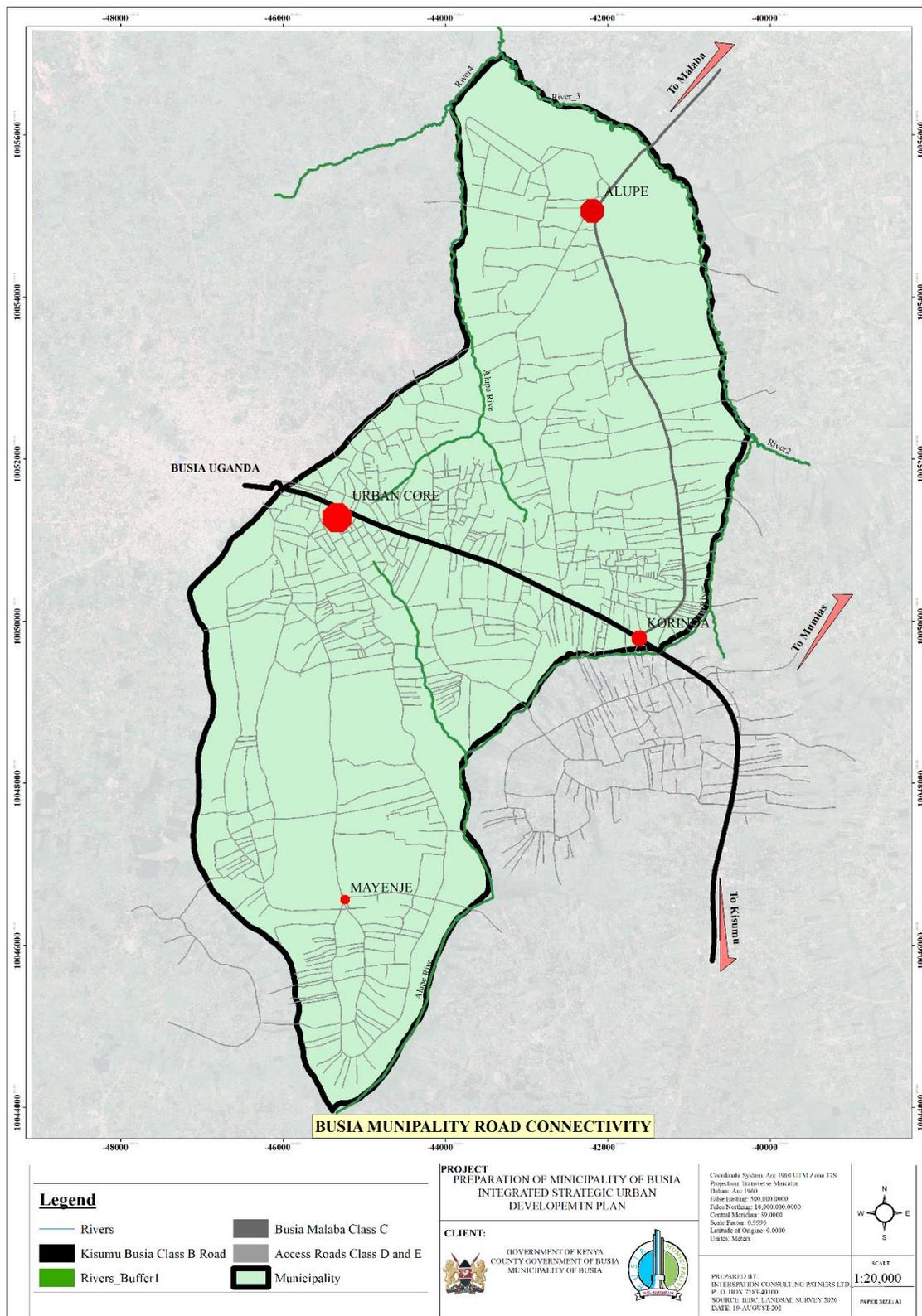
This chapter looks at the transport system and its associated services. The transport system ranges from non-motorized to motorized transport, road, air, water and rail transportation within the municipality of Busia. Road transport is the main means of transport within the municipality. There exists an apparent road hierarchy with classification of class B to the lowest classification of feeder road class E.

11.2 Road transport

11.2.1 International and Regional connectivity

Internationally, Municipality of Busia connects to Uganda (Jinja and Kampala) through the B-1 road and also to Nairobi and Mombasa through Kisumu city. The A-1 road from Mombasa is tarmacked, well maintained and with a wider carriageway that is used by trucks ferrying goods from the port through the borders.

Municipality of Busia is served by two major roads; Kisumu-Busia (B-1) highway and Busia-Malaba (C-43) roads. Kisumu-Busia (B-1) highway connects to other regional urban centers such as Maseno, Luanda, Yala, Ugunja, Bumala and Kisumu. This road is tarmacked and in good condition. The Busia-Malaba (C-43) road is currently under construction to bitumen standard.



Map 11- 1: Existing road network and hierarchy

11.2.2 Interconnectivity and Intra-connectivity

Primary and secondary access roads connect the municipality to its surrounding areas, from class D to street lanes serving both commercial and residential areas. There are a few tarmacked roads within the CBD which include; governor's office-Huduma center road, Amukura house-YMCA junction road and Vocational training-Huduma center road. Access roads leading away from the CBD are murramed such as the access road to Mayenje, Alupe and the one passing in front of Korinda market. Some of these access roads have not been opened up thus leading to the existence of narrow roads that cannot support vehicular access. Others are muddy during the rainy season. The drainage channels are poor along most roads hence flooding the road surface whenever it rains. Non-motorized transport (NMT) is not provided within the municipality, pedestrians and cyclists compete for usage with the motorized transport especially along B-I from CBD to Korinda, roadblock to Amerikwai and within the residential areas that are in close proximity to the CBD.



Plate 11- 1: Narrow access road in Amerikwai

11.2.3 Modal split and means of transport

The most popular means of transportation is motorbikes, the bicycles and walking for short distances within the municipality. Most long-distance travelers use public transport (14-seater

matatus and buses). The municipality lacks a distinct modal split that designates motor vehicle carriage way, pedestrian walkways and cyclists' lanes.

11.2.4 Terminal facilities

There exists a bus park and a taxi park in the municipality, with the two being located on opposite sides of the Kisumu-Busia road towards the *One Border Stop* customs offices. The bus park has been encroached and vehicles are parking on the road reserve too. The municipality lacks well designated parking lots, the only designated parking is next to Huduma center. The Huduma center parking lots are not being fully utilized hence kids use it as a playground where there are vehicles parked.

11.2.5 Traffic management

Tarmacked roads within the CBD have bumps to control the speed within. Road signages are lacking. Traders use road reserves and even the carriageway on market days to display their wares which expose them to risk of accidents. Construction of temporary structures (Stalls) on road reserves is common in the municipality.



Plate 11- 2: Competing road users along Kisumu Busia road

11.2.6 Non-motorized transport

It consists of pedestrians, handcarts, bicycles and wheelbarrows. The road designs for the municipality does not consider Non-motorized transport. The designs lack pedestrians' walkways and bicycles lanes. Cycling (Boda-boda) and walking is among the common modes of transport in the municipality therefore consideration of NMT is of essence.

11.3 Water transport

The Municipality of Busia does not offer water transport. The streams and rivers i.e. River Alupe, available within the municipality are not navigable, because they are narrow and with low water levels. Within the county of Busia water transport takes place in Lake Victoria (Port Victoria). The county borders the lake to the south west.

11.4 Air transport

There is an airstrip within the municipality, covering an area of 7.7 hectares, although much of it has been encroached by commercial and residential developments. The airstrip runway is muddy during the rainy season and is potholed.

There is a proposal that the current airstrip be relocated to at least 15km away from the CBD so as to give room for the expansion of the municipality and expansion of the airstrip to a regional airport. The existing airstrip land should be re-acquired and used for public purpose.



Plate 11- 3: Underutilized Busia air strip

11.5 Rail transport

No railway line passes through the municipality of Busia. The railway from Kisumu ends in Butere while the one from Nairobi goes through Malaba into Uganda.

With the upgrading of the old railway line into a Standard Gauge Railway (SGR) that is more reliable and efficient, the municipality of Busia can benefit from the trickledown effect of the railway services from Malaba, which is approximately 30.3km away.

11.6 Emerging issues

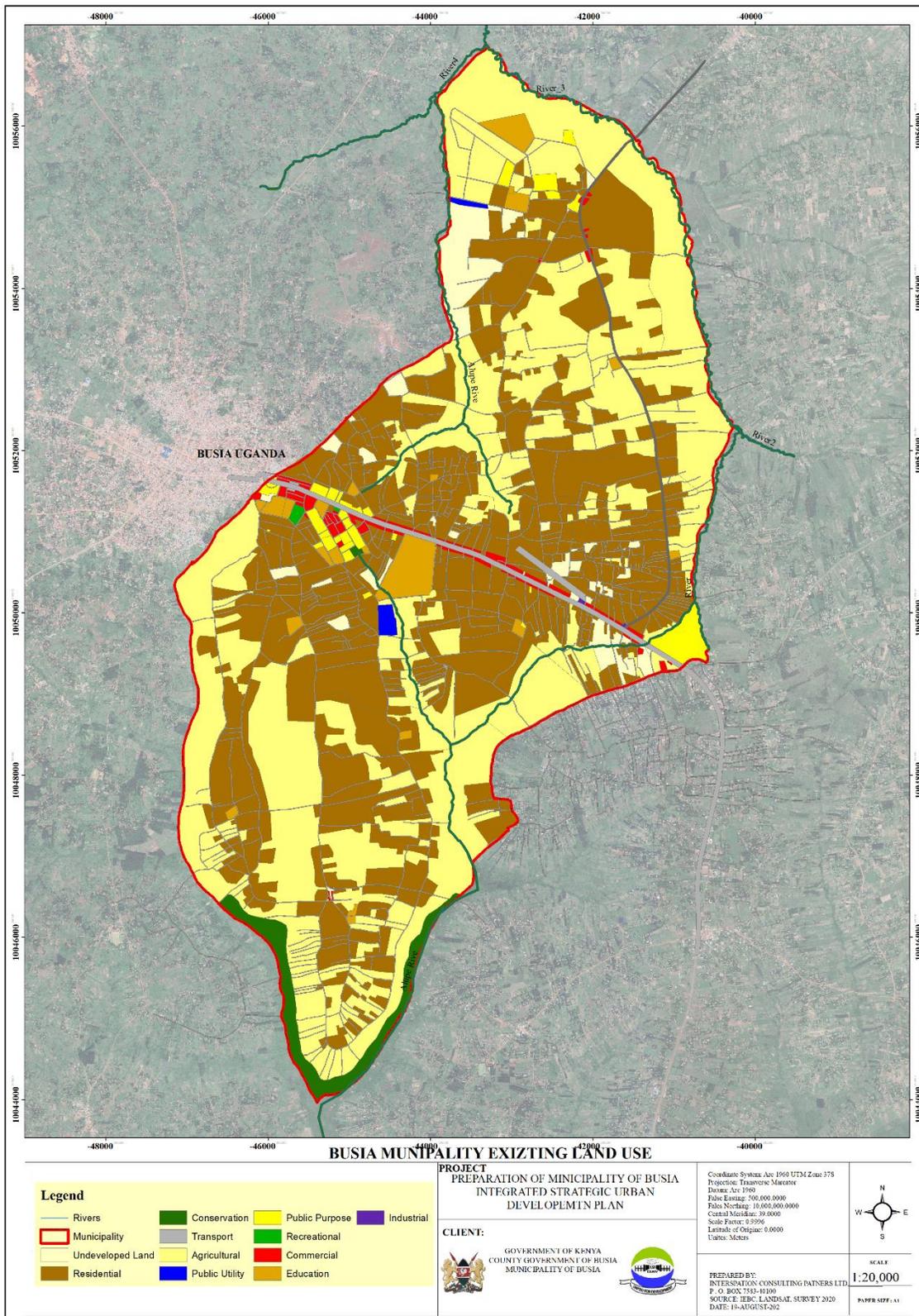
Table 11- 1: Emerging issues for transport

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none"> ● Good road network ● international road connection ● Allocation of funds for road development. ● Potential for opening up roads that have been planned. ● Land available for developing a standard airstrip. 	<ul style="list-style-type: none"> ● Lack of modal split. ● Poor condition of the airstrip ● Narrow roads ● Inadequate parking lots ● Encroachment of road reserves ● Non classification of urban roads. ● Roads not developed to proper engineering standards. ● Motorcycles and bicycles (Boda-boda) being too many. ● Poor road conditions ● Disorganized non-motorized transport ● Lack of designated parking bays for <i>boda-boda</i>. ● Lack of parking bays for transit trucks. ● Lack of storage and security for transit goods. ● Too many accidents.

CHAPTER 12: EXISTING LAND USE

12.1 Overview

The municipality exhibits a mixed land use that lacks compatibility and harmony. This is associated with the failure to fully implement the previous development plans, relaxed enforcement of development control measures and lack of adherence to development control regulations.



Map 12- 1: Existing land uses

12.3 Residential

There are no clear distinct housing typologies within the municipality although thorough analysis of the current situation reveals the following;

- Low Density Residential (Milimani)
- Medium Density Residential (Milimani, Burumba, Samaki)
- High Density in Site and Service Scheme in Bondeni and in freehold lands at Marachi.
- Burumba exhibits mixed housing typologies.

12.3 Industry

There are no major industries within the municipality. The existing small industries are Halisi maize millers, bakeries (Butter Toast) bicycles assembling and Jua kali activities.

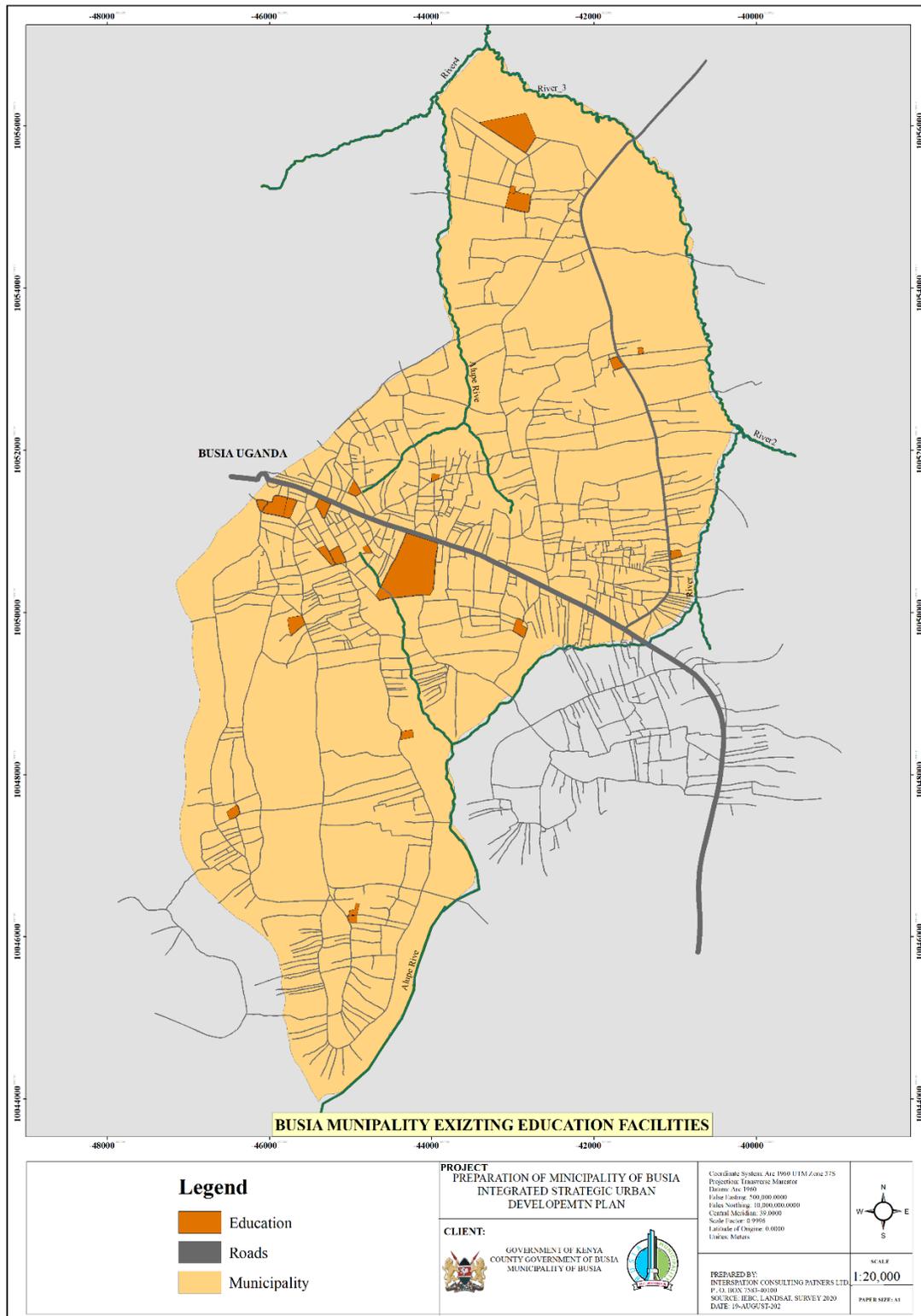
12.4 Education

The municipality has a total of 52 ECDE's, 26 Primary schools, 4 Secondary schools and 13 Tertiary institutions. The Secondary schools are concentrated within the CBD thus leading to the need for such institutions in the peri-urban areas.

Table 12- 1: Educational institutions

Type	Public	Private	Total
ECDs (Nursery)	16	36	52
Primary	15	11	26
Secondary	3	1	4
Tertiary	4	9	13
Children's Home and Rehabilitation Centers	0	4	4
Total	38	60	99

Source: Department of Social Services,



Map 12- 2: Existing education institutions

12.5 Recreational Facilities

The Busia stadium, Green Garden, KFS arboretum, Social hall, Riparian reserves and the various playfields including the Polytechnic playfield are the recreational facilities within the municipality. These facilities lack the necessary infrastructures that should promote their functionality.

12.6 Public Purposes

The municipality being the headquarters of the region, it houses most of the government offices. Some of these offices are the Governor's office, County Government departmental offices, Public works, AMREF, Kenya Red Cross among others.

A G.K. Prison, Police station, police posts, the law courts and police points along the border of Kenya and Uganda are the institutions in charge of law and order within the municipality. The Police Division Headquarters and Administration Police line have inadequate space for expansion.

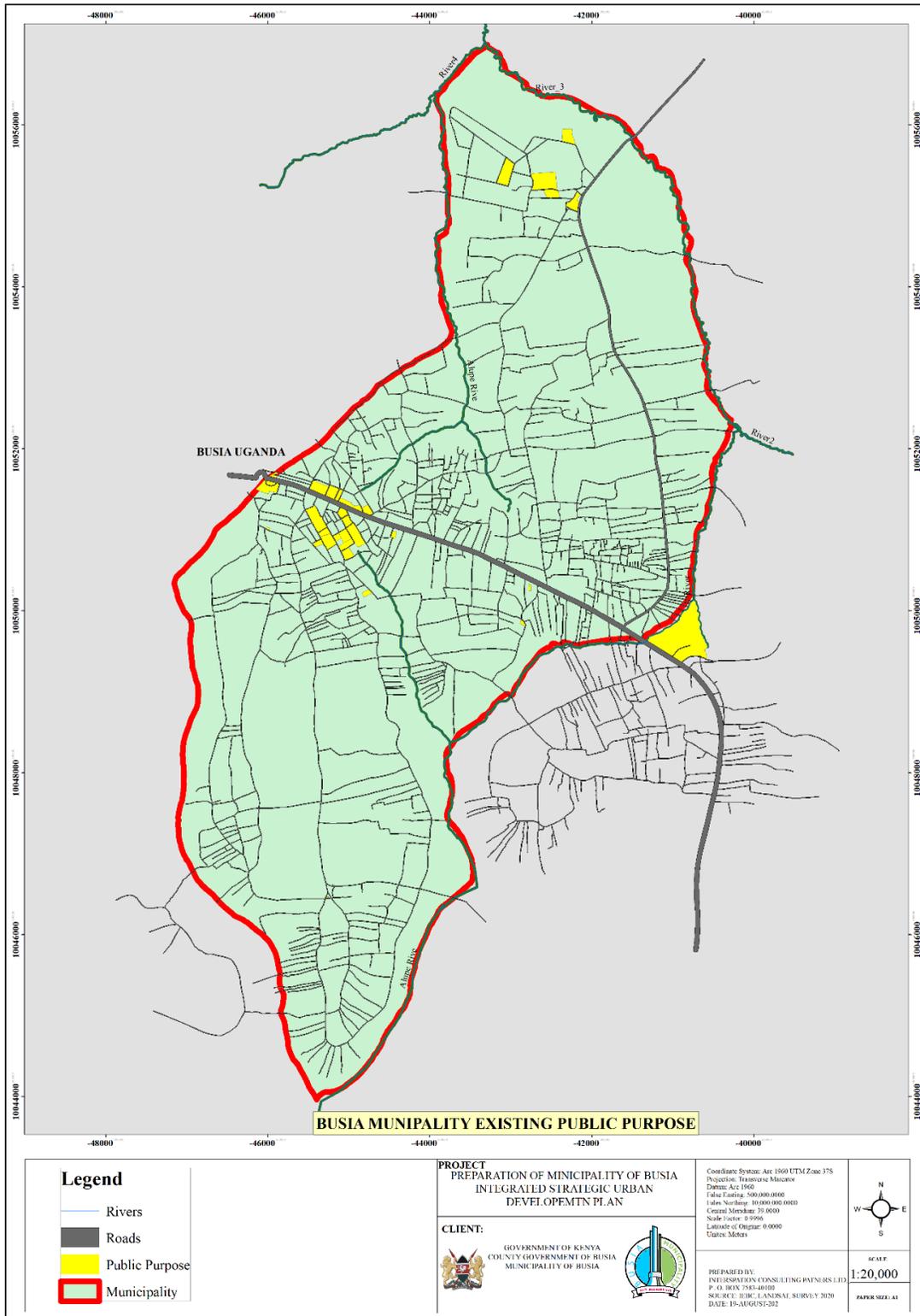
A post office exists in the municipality. Other key players in the postal services industry are Easy coach, the Guardian Angel, ENA coach, Group Four Securicor (G4S) and Nation Courier.

Telecommunication is dominated by mobile phones usage. Cyber cafes services are also available. The providers of mobile phones services are Safaricom, Airtel and Telkom.

Two fire engines are available in the municipality in case of fire outbreak they can respond quickly. The greatest fire risk is posed by the long queue of trailers ferrying inflammable contents. There is no fire station yet.

Christians and Muslims dominate the municipality even though there are Hindus and other denominations too. Churches are the most common while there are Mosques too.

Health Facilities- There are both the Public/Government and private health facilities. The Municipal Council of Busia does not run any health facilities



Map 12- 3: Existing public purpose

Table 12- 2: Health facilities

	Private	Public	Total
Clinics	8	0	8
Chemists/ Pharmacies	12	3	15
Nursing homes	2	0	2
Sub Hospitals	0	1	1
Hospitals	0	1	1

Source: District Public Health Office, Busia

The Municipality has some medical facilities that serve the residents. There is a Busia referral hospital, Kenya Medical Research Institute (KEMRI) Leprosy Consortium at Alupe and Alupe sub county Hospital as the major health facilities in the region. The referral hospital serves both Kenya and Uganda population. There are two mortuaries at the Referral Hospital and Tanaka Hospital which is private.

12.7 Commercial

Most commercial activities of the municipality are taking place along the Kisumu-Busia (B-1) road. They include wholesale and retail businesses, carpentry, welding, salons, barber, tailoring and phones and computer accessories among others. Other commercial activities take place in the designated markets such as Sokomatope, Sokosamaki, Korinda and Mayenje markets.

12.8 Public Utilities

Water and Sewerage

The municipality is supplied by BUWASCO. The major sources of water are boreholes, shallow wells and spring. BUWASCO sources its water from River Sio. It bought drilling machines so as to enable it to provide water in areas not connected with the piped water. The daily water demand is 60m yet the capacity of Busia/Mundika has a capacity of 1500m³ daily.

BUWASCO provides sewerage services to the municipality. The existing sewerage facility was commissioned in 1989. Its stabilization ponds design capacity of treatment is 1193m³ daily, which is inadequate. The sewerage facility was to be installed in 2 phases; first phase covers Milimani, Bondeni, and CBD, DC's Headquarters which is complete, while the second phase has not commenced. The Sewerage does not serve all areas within the Municipality, areas such as Alupe, Burumba, Marachi-Bulanda, Mauko, Amerikwai, Ojamii etc. are not connected with the sewer line. Septic tanks and pit latrines are used in the named areas. Public toilets are inadequate. There are no toilets at the open-air market e.g Sokoposta

Solid waste

There is a solid waste management site at Alupe that is not yet fully utilized. The solid waste management site has not been securely fenced thus solid waste not properly managed. However, the municipality management in partnership with KUSP has provided segregated litter bin in strategic areas within the municipality. There are also solid waste receptacles that have been constructed in strategic point for use by residents, the County Government and private solid waste collectors.

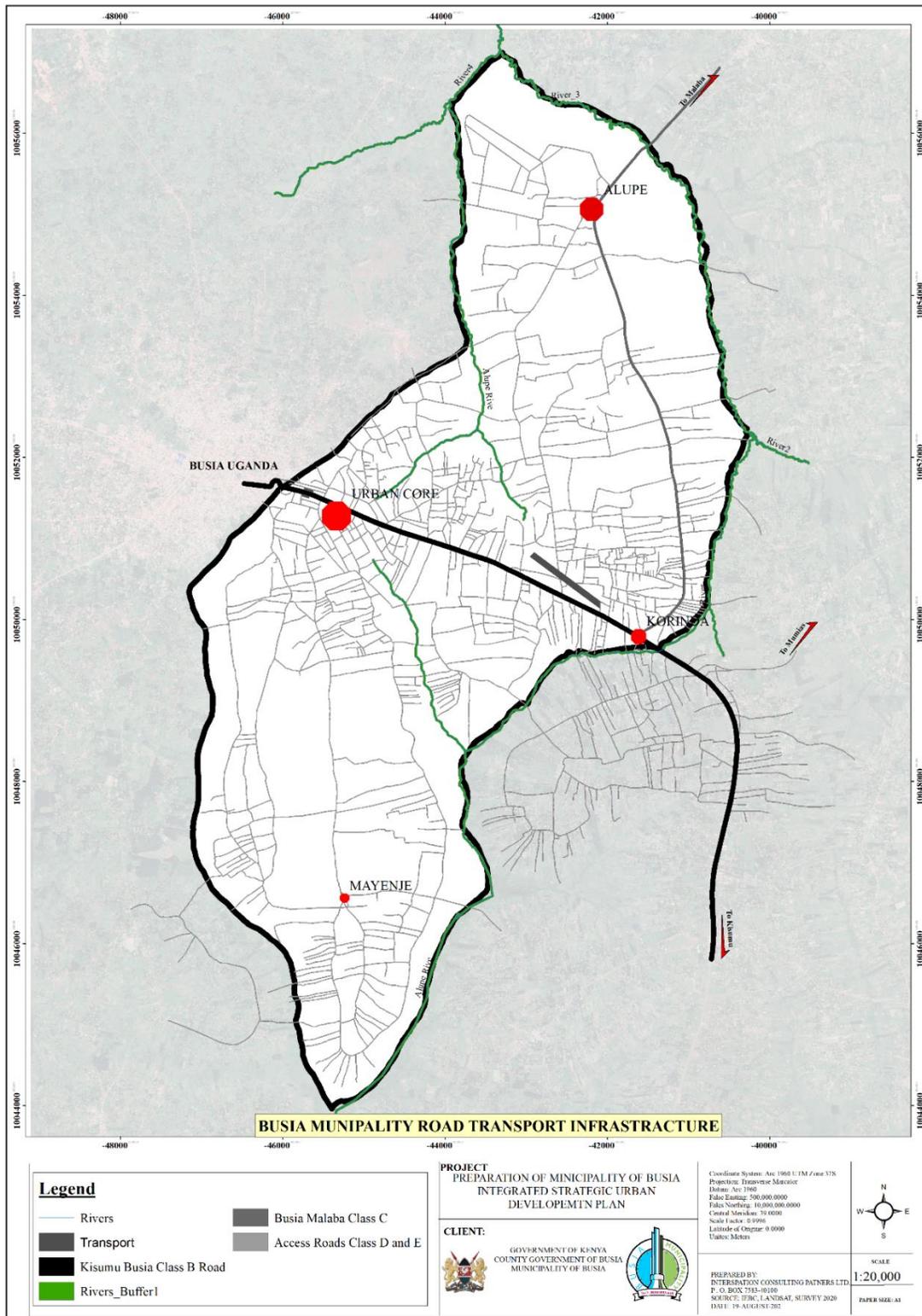
The municipality is connected to the national electric grid. The main issue affecting electricity Supply in the municipality of Busia is frequent power outage. The county government has provided street lighting and floodlighting in strategic areas though they are not adequate.

12.9 Transport

The major roads in the Municipality of Busia are Kisumu-Busia highway which is tarmacked and well maintained; and Busia-Malaba road which is under construction. Busia-Kisumu road being the major road experiences serious traffic congestion caused by heavy trucks awaiting clearance at the border. Most of the access roads within the CBD are tarmacked while those towards the peri-urban are either murrum or earth roads. There are a number of unopened access roads within the municipality therefore making circulation problematic. Non-motorized transport has not been adequately planned for. There are roads that are crossing rivers and streams within the Municipality however, bridges or crossing points have not been constructed to minimum design standards e.g. Farm View-Burumba, Aget-Okilidu, Angorom-Okilidu and Bulundi-Mayenje roads.

The existing Bus Park is 0.55 Ha and the Taxi park is 0.7825 Ha. Both the bus park and Taxi park have been encroached with commercial buildings and kiosks. Most public service vehicles pick and drop passengers on the road reserves because of inadequate space in the bus park. The transit trailers that cross to and from Uganda, Rwanda, Burundi and DRC do not have adequate parking space. Due to lack of inadequate parking space the trucks have to park along the road reserves.

Busia Air Strip was 9.8 Ha in size but due to encroachment, the remaining undeveloped space is approximately 7.7 Ha. The airstrip is in a poor condition, is not fenced, rugged runway and lack of supporting air transport facilities.



Map 12- 4: Transport network

12.10 Agricultural and Livestock Activities

Urban agriculture is practiced within the municipality and especially in the peri-urban areas such as in Mayenje, Amerikwai, Burumba and Alupe. Main crops grown in the municipality under subsistence farming are maize, beans, sweet potatoes, cassava, sorghum, arrow roots in the swampy areas, vegetables (kales, peas) and finger millet. There are no major cash crops grown within the Municipality.

Livestock keeping is also an activity carried out in the municipality with various breeds of dairy and indigenous cattle being kept. Other animals reared are pigs, goats, poultry and sheep among others. Napier grass is the main fodder crop for the dairy animals.

12.4 Emerging issues

Table 12- 3: Emerging issues on land use

OPPORTUNITIES	CONSTRAINTS
<ul style="list-style-type: none">● Availability of land for expansion● Presence of good soil that supports multi-story buildings.	<ul style="list-style-type: none">● Congestion within the urban core● Sprawling of the municipality into rural homes.

CHAPTER 13: GOVERNANCE AND INSTITUTIONAL SET UP

13.1 Governance and Institutional Set Up

As outlined in the County Government Act of 2012, The Constitution of Kenya, 2010 and Urban Areas and Cities Act of 2011 (amended), the leadership and governance of the municipality is set at the County level. Within the County there are several departments which are responsible to multi-sectoral aspects such as health, education, transportation, housing, development control, commerce among others. This departments will undertake and facilitate the various mandate given to them through the relevant legislations.

Table 13- 1: Governance and institutional set-up

Department	Mandate
Education and Vocational Training	<ul style="list-style-type: none">❖ Ensuring that every person has the right to education.❖ Providing person with disabilities access to educational institutions and facilities.❖ The county government shall take measures, including affirmative action programmes to ensure that the youth have access to relevant education and training.❖ The county government shall put in place affirmative action programmes designed to ensure that minorities and marginalized groups are provided with special opportunities in education and economic fields.
County Public Service	<ul style="list-style-type: none">❖ Provision of competent human resource, promotion of good governance and ensuring efficiency and effectiveness in the provision of quality services in the Public Service.
Finance and Economic Planning	<ul style="list-style-type: none">❖ Resource mobilization and Implementation of Financial and Economic policies.❖ Ensuring there is compliance with accounting

	<p>standards as prescribed by the Accounting Standards Board.</p> <ul style="list-style-type: none"> ❖ Formulation, coordination and implementation of economic policies and intervention measures that will effectively and efficiently accomplish the county's major economic and development objectives.
County Executive Committee	<ul style="list-style-type: none"> ❖ spearhead policy formulation, promotion of the rule of law to enhance order, resource mobilization, coordination and supervision of effective and efficient public service delivery, response to critical community needs during disaster occurrences, publicity, branding, and public participation.
Infrastructure, Transport and Energy	<ul style="list-style-type: none"> ❖ supporting and facilitating the development of infrastructure within the County, Maintaining and Upgrading of County Roads as well as enhancing connectivity to Electric Power and promote use of Energy within the County.
Health and Sanitation	<ul style="list-style-type: none"> ❖ To build a progressive, sustainable, technologically driven, evidence based and client centered health system with the highest attainable stands of health at all levels of care
Lands, Housing and Urban Development	<ul style="list-style-type: none"> ❖ Urban planning and design. ❖ Land use planning, zoning, land survey and mapping including providing topographical data for site planning and development purposes. ❖ Provision of guidelines on boundaries and fencing including road and shared access boundaries.
Agriculture, Livestock and	<ul style="list-style-type: none"> ❖ Responsible for the entire value chain of the crop

Fisheries	husbandry, livestock production and fisheries covering primary production, input supply, value addition and agro processing, product and market development and marketing, extension and infrastructure including disease surveillance and control.
Sports, Culture and Social Services	<ul style="list-style-type: none"> ❖ Encourage talent among the youth. ❖ Aim to establish sporting facilities in the municipality. ❖ Protect the rights of children, women and the aged. ❖ Provide support for People Living with Disabilities and the orphans. ❖ Protect the HIV/AIDS victims against discrimination. ❖ Promote cultural preservation, diversity and activities.
Trade, Investment, Industry and Cooperatives	<ul style="list-style-type: none"> ❖ To facilitate and promote trade and co-operative development. ❖ Ensure fair cross-border trade practices. ❖ Formulate policies that are investors friendly. ❖ Identify and set aside land for investment.
Water, Environment, Irrigation and Natural Resources	<ul style="list-style-type: none"> ❖ Provision of clean and safe water in a sustainable Environment. ❖ Promote, conserve and protect the environment. ❖ Ensure adequate access to water within the municipality.

CHAPTER 14: SYNTHESIS OF OPPORTUNITIES AND CONSTRAINTS

This chapter contains opportunities and constraints that are as a result of synthesis of emerging issues in the municipality. Opportunities in this plan are considered the possibilities of harnessing resources within the municipality if the factors are favorable while the constraints are the impediments that needs to be mitigated to achieve the planned goals. The opportunities and constraints are as discussed in table 14-1.

Table 14- 1: Synthesis of opportunities and constraints

1. PHYSIOGRAPHY	
Opportunities/Potentials	Challenges/Constraints
<ul style="list-style-type: none"> • Availability of fertile soils which supports agriculture • Good soil for brick making • Presence of natural resources e.g. streams • Availability of favorable conditions for aquaculture and horticulture 	<ul style="list-style-type: none"> • Ecological fragility • Land degradation • Flooding and erosion • Loss of biodiversity • Destruction of wetlands • Increased runoff due to terrain
2. POPULATION AND DEMOGRAPHY	
Opportunities/Potentials	Challenges/Constraints
<ul style="list-style-type: none"> • A youthful population provides an opportunity for innovation and technology • Readily available workforce • A rich cultural heritage provides an opportunity for tourism exploitation. • Cross-border cultural exchange • Cosmopolitan nature of the population of the municipality 	<ul style="list-style-type: none"> • Rapid population growth putting pressure on existing infrastructure and land • Urban poverty leads to high dependency ratios • High level of illiteracy.
3. LAND, LAND USE AND TENURE	
Opportunities/Potentials	Challenges/Constraints

<ul style="list-style-type: none"> • Land suitable for urban development. • Undeveloped land available for development. • Formulation of zoning regulation • Planned and serviced public land • Land available for planning on freehold land 	<ul style="list-style-type: none"> • Encroachment of public land • Boundary disputes • Lack of development control mechanism • Subdivision of land into uneconomical land sizes • Agricultural land being converted into urban uses • Uncontrolled development on freehold land.
4. ENVIRONMENT AND NATURAL RESOURCES	
Opportunities/Potentials	Challenges/Constraints
<ul style="list-style-type: none"> • Waste management site not fully utilized • Plentiful water resources. • Availability of land for water resource development • Public private partnership to help in waste management 	<ul style="list-style-type: none"> • Encroachment on riparian reserves and wetlands • Un-coordinated cross-border policy leading to infiltration of polythene wastes. • Emission from heavy trucks • In-effective solid wastes management • Lack of strict enforcement on wastes management. • The waste management site not fence and dumping is uncontrolled
5. HOUSING AND HUMAN SETTLEMENT	
Opportunities/Potentials	Challenges/Constraints
<ul style="list-style-type: none"> • Partnership with private sector to develop low cost housing • Development of zoning regulations • Available raw materials for residential development • Undeveloped land for housing 	<ul style="list-style-type: none"> • Mushrooming of informal settlements. • Lack of county housing policy to guide development in the municipality • Lack of designated residential zones • Lack of building inspection to advice • Lack of basic housing amenities
6. ECONOMY	
Opportunities/Potentials	Challenges/Constraints

<ul style="list-style-type: none"> • Large catchment market provided by cross-border trade. • Availability of financial institutions. • Presence of designated markets and enterprises • Presence of Kenya National Chamber of Commerce and Industry association • Existing commercial enterprises 	<ul style="list-style-type: none"> • Lack of industries. • Black market or Illegal business along the border. • Unfair competitive market as many Kenyans prefer importing cheap goods from Uganda. • Informal businesses along the roads. • Lack of storage facility for transit goods.
7. UTILITY INFRASTRUCTURE	
Opportunities/Potentials	Challenges/Constraints
<ul style="list-style-type: none"> • Availability of fire engines • Presence of strategically located waste segregation bins • Availability of a water treatment plant (BUWASCO) and borehole drilling machines. • Existence of sewerage treatment plant • Presence of floodlights and street lights • Installation of fire hydrants in buildings. • Municipality`s connection to the national electric grid • Long hours of sunshine facilitating harnessing of solar power • Presence of wastes management site at Alupe • Public private partnership (PPP) in solid waste management. 	<ul style="list-style-type: none"> • Lack of fire station • Lack of modernized solid waste receptacles • Insufficient solid waste handling vehicles • Inadequate provision of floodlights and streetlights. • Uncontrolled solid wastes dumping. • Frequent water shortages • Too many boreholes within the municipality compromising water quality • Low coverage of sewerage system • Poor solid wastes disposal methods at Alupe • Regular power outages
8. SOCIAL INFRASTRUCTURE	
Opportunities/Potentials	Challenges/Constraints

<ul style="list-style-type: none"> • Existence of a police station • Existence of the Busia Referral hospital • Adequate number of schools • Allocated funds for construction of social facilities • Existence of educational and research institutions within the municipality • Existence of mortuaries within the municipality 	<ul style="list-style-type: none"> • Lack of a public library • Lack of/inadequate cemetery • Inadequate open spaces • Lack of basic infrastructures within the open spaces • Lack of/inadequate supporting infrastructures in schools • Lack of site planning for education and health facilities • Mortuaries not fully equipped and functional • Insufficient drugs to cater for the big population. • Inadequate equipment to treat complicated diseases. • Inadequate bed capacities leading to congestion. • High cost of treatment.
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9. TRANSPORTATION SYSTEM

Opportunities/Potentials

Challenges/Constraints

<ul style="list-style-type: none"> • Good road network system • Existence of tarmacked roads • Public private partnership for road construction • Existence of opened access roads. • Allocation of funds for road construction • International connectivity of municipality • Availability of land for developing of standard airstrip.

<ul style="list-style-type: none"> • Poor condition of the airstrip • Narrow roads • Inadequate parking lots within the CBD • Encroachment of road reserves • Congested roads leading to social infrastructures. • Lack of road signage and street names. • Inadequate trailer park space • Inadequate bus parking space • Lack of modal split. • Unclassified roads network • Improper road engineering standards. • Lack of planning for NMT • Lack of Boda boda parking space.
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PART III PLAN FORMULATION

CHAPTER 15: SCENARIO BUILDING AND CONCEPTUAL FRAMEWORK

15.1 Overview of scenario building

Scenario building takes into account the numerous challenges, constraints and opportunities identified in the situational analysis and stakeholder engagements within the municipality. The vision of the plan being the guiding pillar that informed the proposal and the decision made to come up with the final structure plan. The figure below shows the steps involved in scenario building.

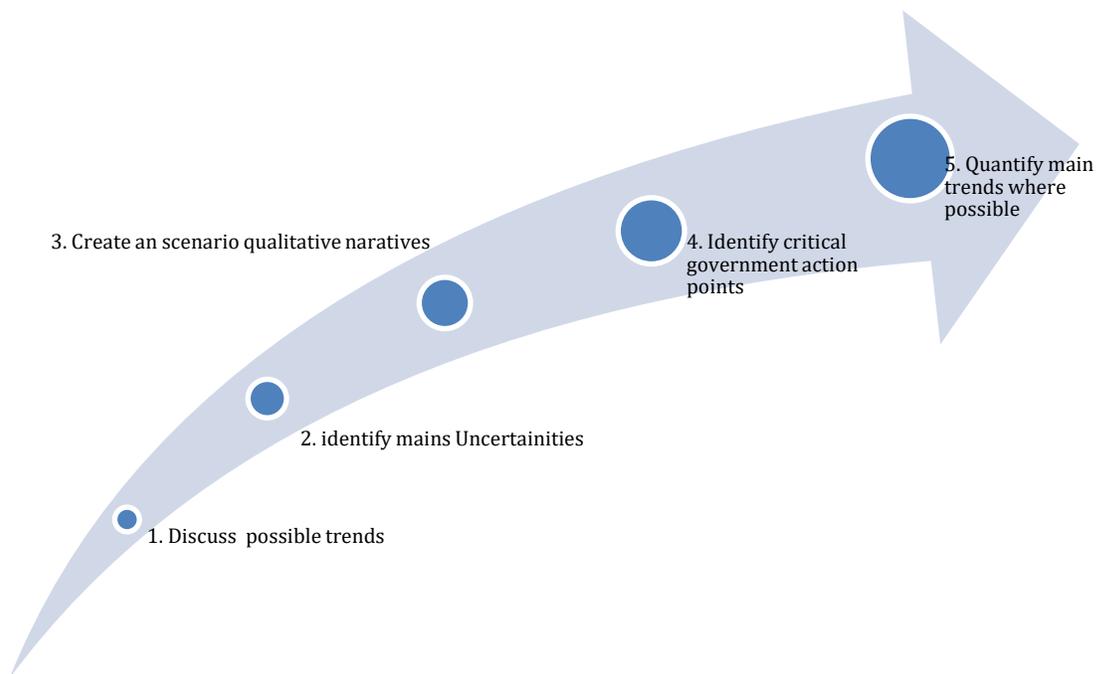


Figure 15- 1: Building scenario process

15.2 Planning Considerations

Busia integrated strategic urban development plan took into consideration the following scenarios

1. Status quo scenario
2. Institutional/Service led urbanization scenario
3. Commerce and industrial hub scenario
4. Transport and Logistics Scenario.

5. Integrated Scenario

15.2.1 Status quo

It involves leaving the municipality as it is so that it grows organically, with no planning intervention being carried out. This scenario will lead to increased subdivision of agricultural land, uncontrolled urban sprawl, encroachment into environmentally sensitive areas and road reserves and uncontrolled spread of the municipality urban development with inadequate supporting infrastructure.

15.2.2 Institutional/ Service led urbanization

As a border town, the municipality is envisioned to be transformed through provision of important services and institutions that are unique in the region and necessary to the everyday life of its residents and visitors. The major institutional or services that define the municipality are education, research, health and government administrative services. This scenario is based on the understanding that provision of such institutions or services will improve the livelihood of the inhabitants and attract investors. The planning interventions, development policies and regulations shall be to promote the development of the municipality in line with the key services and institutions available within the municipality.

Alupe complex is a good starting point for transforming the municipality into an institutional or service hub. It has several institutions such as; Educational (Alupe University, St. Johns Alupe Primary and Secondary), Health (Alupe health center), Research Institutions (KEMRI and KALRO), County Government Administration (Teso South Sub-county offices) brought together in a single location. The institutions and services can spur the growth of the municipality.

15.2.3 Commerce and industrial hub

This scenario is based on the anticipation that the municipality is driven by its commercial and industrial sector. This strategy put in place deliberate efforts such as encouraging cross-border trade and establishment of industrial parks that can spur the growth of the municipality. This can be supported in Busia by sourcing financing from the existing several financial institutions that can loan money, availability of land, active business associations, provision of necessary infrastructure, business incentives, concessions and a conducive investment environment. The

development of agro-industry and cottage industries can be supported by the agricultural practices taking place in the neighborhood of the municipality.

15.2.4 Transportation and Logistics Scenario

The municipality is known as a gateway to East and Central Africa which is facilitated by the presence of the road from Mombasa through Nairobi, Kisumu to Busia border. The road extends to Uganda, Rwanda among other countries. The presence of the road has triggered many commercial and logistical related activities such as forwarding and clearance, currency exchange, loading and off-loading, warehousing, cross-border trade. The municipality's development and economy based on the transport and logistics scenario can be enhanced by upgrading Kisumu-Busia (B-1) road to multi-modal dual carriageway. The municipality to establish a spacious trailers park with modern terminal facilities. In addition, completing the tarmacking of Busia-Malaba road will enhance the transport and logistics loop between the two municipalities.

15.2.5 Integrated Scenario

The integrated urban development scenario is the preferred model of development in this plan. This scenario is an integration of the various aspects of the municipality namely: commercial viability, institutional activity, availability of key services and having an effective and efficient transport sector. It is envisaged to be an inclusive urban centre whose growth is sustainable, compact and smart.

CHAPTER SIXTEEN: STRATEGIC STRUCTURE PLAN

16.1 Structure Plan

This chapter contains the structure plan for the municipality of Busia which is a mid-term development framework of 10 years. The structure plan contains broad land use proposals covering environmental, social and economic considerations for the plan period (2020-2030). It also contains the concepts that guided the formulation of the structure plan.

16.1.1 Structure plan conceptualization

SMART growth concept guided the structure plan formulation taking into consideration; transportation linkages, location of utilities and services and land use classifications. It highlights the trends and patterns of development, urban development limits, shape and form that the municipality will take. The concepts that guided the structure plan are:

Table 16- 1: Structural plan conceptualization

CONCEPT	DESCRIPTION
Densification	The need for minimizing urban sprawl due to inadequate public facilities, land tenure, high segregation, diminished aesthetic appeal and environmental management.
Neighborhood	Promoting neighborhood livability-sense of a community, safety, convenience, attraction and affordability.
Integrated Transport	Better and adequate access and less traffic-through clustered development
Greening	Preserving natural areas, open spaces, wetlands and springs.
Inclusivity	Advocating housing for all, clean environment, high quality of life and ensuring sustainable use of resources.

16.2 Land Use Proposals

The structure plan land use proposals contain: broad land use classifications; transportation corridors in relation to land uses; location of utilities and services; environmental; social and economic considerations. The proposals will also have the form, shape, urban growth limits, development trends and patterns in the municipality. Key land use proposals include the following as shown in table 16-1.

Table 16- 2:Proposed land use structure

Code	Land Use		Existing Land Use		Land Demand by 2030		Proposed land use Area	
			Area (Ha)	%	Area (Ha)	%	Area (Ha)	%
0	Residential	High Density	371.23	6.92	304.76	8	304.76	6.6
		Medium density	556.84	12.15	1089.55	13.5	1089.55	23
		Low Density Residential	928.06	20.26	1461.47	20	1461.47	31.90
1	Industrial	Light Industrial	2.32	0.05	366	7.8	9.39	0.2
		Medium Industrial	0	0			0	0
		Heavy Industrial	0	0			40	0
2	Education	Primary & ECD	21.85	1.68	739.52	15.6	21.85	3.7
		Secondary	9.43				74.9	
		Tertiary	58.66				78.66	
3	Recreation		3.2	0.06	597.25	13.2	32.16	0.7
4	Public Purpose		72.50	1.58	693.43	15	221.90	4.8
5	Commercial		38.91	0.85	178.71	3.9	224.54	4.9
6	Public Utilities		10.73	0.2	136.36	3.0	20.50	0.44
7	Transport		502.31	1.1	1616.5	(30% of Total)	661.50	14.4
8	Undeveloped		2003.96	43.75	0	0	382.31	10.06
10	Total		4580.00	100	7004.84	130	4580.00	100

16.2.1 Residential

Density of Development

Range of densities to be adopted varied depending on the type of waste disposal, availability of piped water, and the level of building technology to be applied and the size of the plots.

i. High Density Residential

Areas earmarked for high density housing include: Marachi, International, Ojarii, Amerikwai and part of Burumba areas. These are the areas already densely populated and are expected to house 60% of the urban the population. This will consist of low-cost housing developments that will house the relatively low-income households. This will consist of mainly multiple residential developments. The total area earmarked for high density residential neighborhoods is 304.76Ha.

ii. Medium Density Residential

Areas proposed for high density housing include Alupe, Burumba, Angorom, Amerikwai, and Bulanda. The total area earmarked for medium density residential neighborhoods is 1089.55ha. These areas are projected to have a combination of single and multiple dwelling units but with the latter being more dominant.

iii. Low Density Residential

Proposed low density residential areas include areas such as Alupe, Angorom, Amerikwai, Mayenje, Bulanda and Burumba. The total area earmarked for low density residential neighborhoods is 1461.47ha. The delineation of parts of these areas into low housing areas was significantly influenced by the current low population levels. Low density residential areas have been proposed to be in the larger peri-urban area.

16.2.2 Industrial

i. Light and Medium Industrial Areas.

Approximately 10 hectares is earmarked for light and medium industrial activities. This is land mainly to be occupied by Jua Kali, sheds, workshops, warehouses and Kenya Industrial Estates

(KIE) and other light and medium industries. These activities are expected to be non-offensive and easily coexist harmoniously within or adjacent to commercial and residential neighborhoods. There should be adequate infrastructure and services.

ii. Industrial Area

It is expected that by the years 2030 the boundary of the municipality will have been extended to Mundika and have at least two heavy industries. An area for heavy industry occupying 40 Ha is Proposed at Mundika.

16.2.3 Educational

Plan proposes the development of a secondary school in Mayenje and Amerikwai and a primary school in Bulanda. The plan also proposes development of Alupe as an education complex node with its self-sustaining systems. The plan also proposes that Busia Youth Polytechnic to be relocated to Alupe where there is adequate land for expansion.

16.2.4 Recreational

There should be four (4) additional recreational parks, a small area of recreational space within walking distance of all areas with a residential density above 50 persons per hectare. It is recommended that 1-2 hectares of land is provided for open spaces per 10,000 populations in areas with a population density of above 50 persons per hectare (Physical Planning Handbook, 2008). Proposals include a recreational area in Alupe for the institutions; Amerikwai (including the riparian reserve) to cater for increased residential areas; Border post to cover residential in marachi and the neighborhood; the fourth park will be at Burumba. The two existing open spaces; Green park which is being managed by the municipality and the Arboretum which belongs to the Kenya Forest Service (KFS). Busia stadium needs to be upgraded national standards.

16.2.5 Public Purpose

The development of land for public purposes is generally expected to be located within the residential and commercial developments. As a result, no broad zones for public purposes are

expected. Existing administrative centers at the municipality of Busia are to be maintained. These include the County offices and the Governor's residence among others. The municipality requires 4 Police posts by the year 2030 due to projected population. One at Korinda market, and another at Alupe education complex.

16.2.6 Commercial

The municipality should have a distinct and functional CBD as the main commercial hub providing high order goods and services. The plan proposes to have other commercial nodes in order to ease congestion in the CBD and discourage linear growth. These nodes include: Alupe - Angorom; Amerikwai-Korinda, and Mayenje commercial nodes should be developed and expanded to discourage linear growth in the municipality of Busia. A business park has been proposed at the Farmers Training College covering 50Ha to encourage entrepreneurship.

16.2.7 Public Utilities

i) Cemetery

A public cemetery is proposed at Omari next to the oxidation ponds. The cemetery should be divided into three to cater for Muslims, Hindus and Christians. Another cemetery is proposed at Alupe complex measuring 4.5 Ha.

ii) Fire Station

A fire station is proposed to be constructed next to Huduma centre. The proposed fire station area measures approximately 0.6Ha, though it will also accommodate the proposed public library. The minimum recommended area for a fire station is 0.4Ha which in addition should include staff accommodation units and drilling area (Physical planning handbook, 2002).

iii) Solid waste management site

It is proposed that the municipality's solid waste management site at Alupe should be fenced to reduce the possibility of waste spreading into the nearby stream. However, the site is not appropriately located for wastes management because it is next to a stream and an educational complex. There is a need to relocate it to a different site after carrying out feasibility study and environmental assessment.

iv) Sewerage

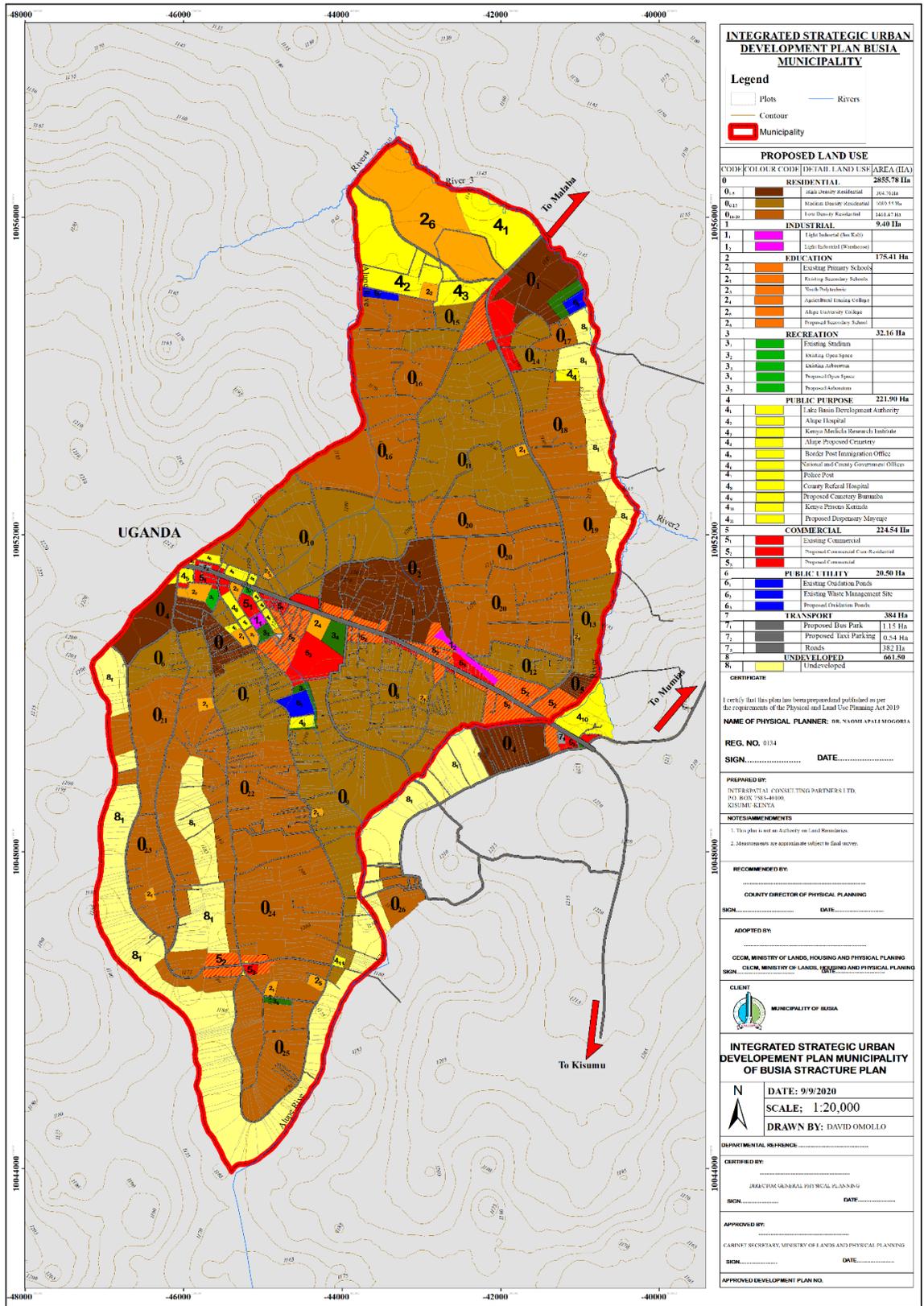
The existing sewerage should be upgraded to meet the municipal population demand and discharge standards. It is proposed that another sewerage to be developed at Alupe next to Asuka stream to cater for the Education Park. This will also enable Amerikwai, Angorom and Alupe areas to be connected into the sewer system.

16.2.8 Transportation

The plan proposes re-engineering the existing transport facilities. In order to decongest the municipality and especially the border area. A new bus park is proposed at Korinda. Two bypasses are also proposed as: The Northern bypass; Public Works Omeri-Ojamii-Amerikwai centre connecting to Busia-Malaba road and connecting back to Kisumu-Busia road and Southern bypass; Busia Referral Hospital-Red Cross-Burumba-Prisons. The B-1 (Kisumu-Busia road) be expanded and upgraded to class A road (international standard). Busia Airstrip will be relocated to Mundika. The plan proposes that approximately 15% of the planning area will be used for transportation.

16.2.9 Urban Agriculture

Municipality of Busia lacks by-laws and zoning regulations. These two instruments of development control should be developed to ensure compliance and regulation of Urban agriculture practiced in terms of where in the residential areas, the type of crops to be grown and animals to be reared.



INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN BUSIA MUNICIPALITY

Legend

- Plots
- Contour
- Rivers
- Municipality

PROPOSED LAND USE

CODE	COLOR	CODE	DETAIL	LAND USE	AREA (HA)
RESIDENTIAL 2855.78 Ha					
0 ₁	Light Brown	0 ₁	High Density Residential	205.70 Ha	
0 ₁₁	Medium Brown	0 ₁₁	Medium Density Residential	1029.55 Ha	
0 ₁₂	Dark Brown	0 ₁₂	Low Density Residential	1620.47 Ha	
INDUSTRIAL 9.40 Ha					
1 ₁	Light Purple	1 ₁	Light Industrial (Dry Cells)		
EDUCATION 175.41 Ha					
2 ₁	Orange	2 ₁	Existing Primary Schools		
2 ₂	Light Orange	2 ₂	Existing Secondary Schools		
2 ₃	Dark Orange	2 ₃	New Polytechnic		
2 ₄	Light Yellow	2 ₄	Agribusiness Training College		
2 ₅	Orange	2 ₅	Alupe University Campus		
2 ₆	Light Orange	2 ₆	Proposed Primary School		
RECREATION 32.16 Ha					
3 ₁	Green	3 ₁	Existing Stadium		
3 ₂	Light Green	3 ₂	Existing Open Space		
3 ₃	Dark Green	3 ₃	Existing Golf Course		
3 ₄	Light Green	3 ₄	Proposed Open Space		
3 ₅	Dark Green	3 ₅	Proposed Golf Course		
PUBLIC PURPOSE 221.90 Ha					
4 ₁	Yellow	4 ₁	Local Basic Development Authority		
4 ₂	Light Yellow	4 ₂	Alupe Hospital		
4 ₃	Light Yellow	4 ₃	Kenya Medical Research Institute		
4 ₄	Light Yellow	4 ₄	Alupe Proposed Cemetery		
4 ₅	Light Yellow	4 ₅	Border Post Immigration Office		
4 ₆	Light Yellow	4 ₆	National and County Government Offices		
4 ₇	Light Yellow	4 ₇	Police Post		
4 ₈	Light Yellow	4 ₈	County Referral Hospital		
4 ₉	Light Yellow	4 ₉	Proposed Cemetery Bumbubi		
4 ₁₀	Light Yellow	4 ₁₀	Kenya Prisons Kororua		
4 ₁₁	Light Yellow	4 ₁₁	Proposed Dispensary Mtwaga		
COMMERCIAL 224.54 Ha					
5 ₁	Red	5 ₁	Existing Commercial		
5 ₂	Light Red	5 ₂	Proposed Commercial Core Area		
5 ₃	Dark Red	5 ₃	Proposed Commercial		
PUBLIC UTILITY 20.50 Ha					
6 ₁	Blue	6 ₁	Existing Oxidation Ponds		
6 ₂	Light Blue	6 ₂	Existing Waste Management Site		
6 ₃	Dark Blue	6 ₃	Proposed Oxidation Ponds		
TRANSPORT 384 Ha					
7 ₁	Grey	7 ₁	Proposed Bus Park	1.15 Ha	
7 ₂	Light Grey	7 ₂	Proposed Taxi Parking	0.54 Ha	
7 ₃	Dark Grey	7 ₃	Roads	382 Ha	
UNDEVELOPED 661.50 Ha					
8 ₁	White	8 ₁	Undeveloped		

I certify that this plan has been prepared/published as per the requirements of the Physical and Land Use Planning Act 2019
NAME OF PHYSICAL PLANNER: DR. NAOMI APATA MUGANYI

REG. NO. 0134
 SIGN..... DATE.....

PREPARED BY:
 INTERNATIONAL CONSULTING PARTNERS LTD.
 P.O. BOX 788-8000
 GISIRI, KENYA

NOTES/AMENDMENTS
 1. This plan is not an Authority on Land Reservations.
 2. Measurements are approximate subject to final survey.

RECOMMENDED BY:
 COUNTY DIRECTOR OF PHYSICAL PLANNING
 SIGN..... DATE.....

ADOPTED BY:
 GOV. MINISTRY OF LANDS, HOUSING AND PHYSICAL PLANNING
 SIGN..... DATE.....

CLIENT:

 MUNICIPALITY OF BUSIA

INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN MUNICIPALITY OF BUSIA STRUCTURE PLAN

DATE: 9/9/2020
 SCALE: 1:20,000
 DRAWN BY: DAVID OMOLLO

DEPARTMENTAL REFERENCE:.....
 CERTIFIED BY:
 DIRECTOR GENERAL PHYSICAL PLANNING
 SIGN..... DATE.....

APPROVED BY:
 CARVEY SECRETARY, MINISTRY OF LANDS AND PHYSICAL PLANNING
 SIGN..... DATE.....

APPROVED DEVELOPMENT PLAN NO.

Map 16- 1: Proposed land uses

16.3 Action Area Plan

Five action area plans were prepared in order to give different land use priorities for the different planning units. Key benchmarks of area action plan considered for the municipality included: national development priorities, stakeholders' concerns, sectoral policies and planning standards. Alupe, Amerikwai, Burumba, Border post and Mayenje area action plans were identified based on each of the area's development trends, spatial categories and land use suitability assessment. Area plans interventions are categorized into:

- a) Short term (quick wins in a period of between 1-3 years).
- b) Medium term (a period of between 4-7) and
- c) Long term (a period of between 8-10 years)

16.3.1 Alupe Area Action Plan

Alupe Area as a key educational/institutional centre houses Alupe University, KARI, KEMRI/CDC, Lake Basin Development Authority, Nile Basin Initiative among other research institutions. In order to ignite its functionality, the following actions should be undertaken:

Short-Term Interventions

- Zone the areas for residential and other compatible land uses.
- Grade the Road Block-Malaba road and Alupe-Ojamii-Public works road to all weather status.
- Provide street lights along the Busia-Malaba road Alupe university-KEMRI road.
- Improve on the drainage and condition of the internal road network linking various activity areas in the zone.
- Provide security and Revitalize Angorom commercial node in the area.
- Build market shades at the Angorom market centre.
- Encourage Public Private Sector partnership in provision of housing.
- Fence off the designated dumping site

Medium-Term Interventions

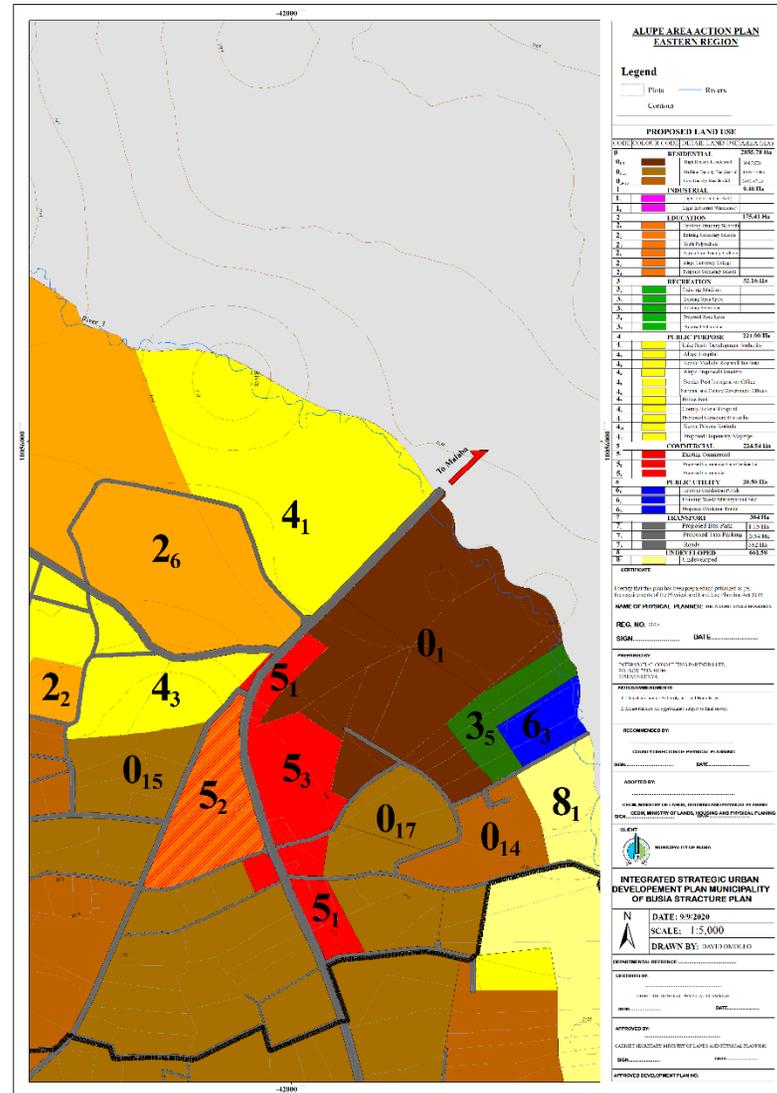
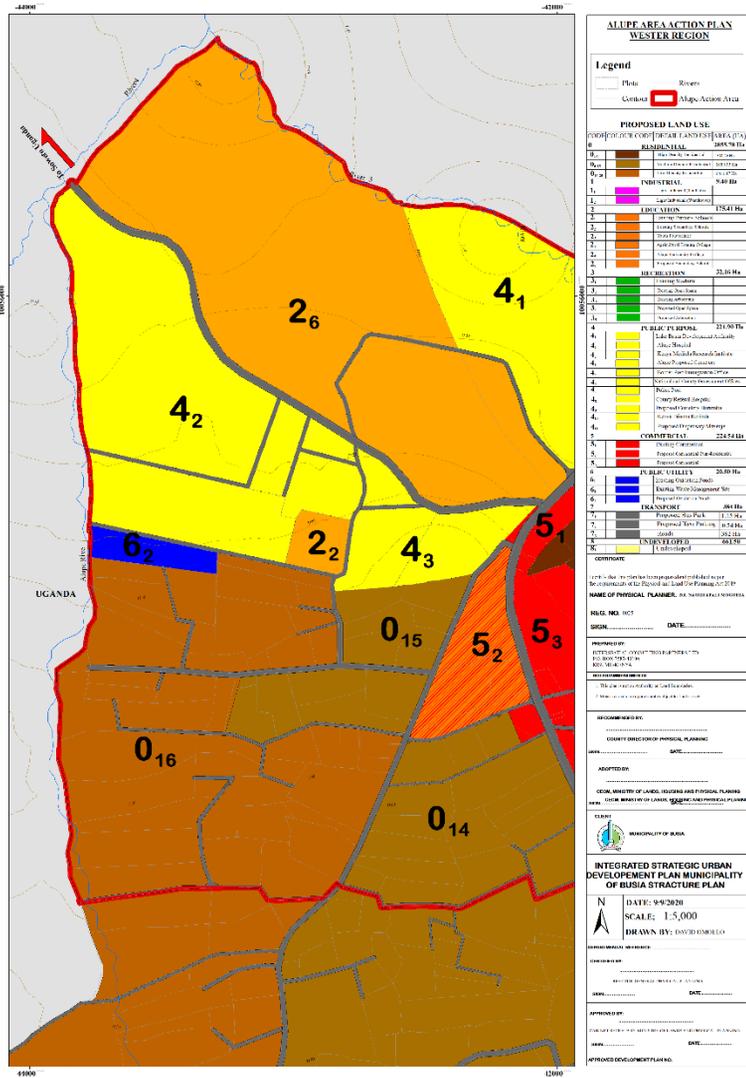
- Acquire land and construct police post next to the Assistant County Commissioner's Office.
- Acquire land for a public cemetery.

Long-Term Interventions

- Construct sewerage treatment works to serve Alupe and Amerikwai region.
- Provide sites for recreation facilities
- Acquire land for the relocated Busia Youth Polytechnic.

Table 16- 3: Planning standards and regulations for Alupe area

Area	User	Minimum Land Size	Maximum Coverage	Services Required
LBDA/University/ Polytechnic etc.	Educational	100 Ha	40%	Water, Sewerage and roads (not less than 9m), Open Spaces/Recreation
Hospital	Public Purpose	15Ha	50%	Sewerage, Incinerator, Recreational site
Housing	Medium and Low density Residential	0.10Ha	65%	Sewerage, Adequate building line, Incinerator, Recreational site,
Ojamii Area	High density Residential	0.025Ha	50-60%	Recreation, community facilities, road/streets reserve
Market Area	Commercial	1Ha	100%	Open space, drainage,
Towards Border	Agricultural	2.5Ha	100%	Adequate Access, riparian reserves
Solid Waste Dumping site	Public Utility	2ha	90%	Adequate buffer, suitable
Sewerage Ponds	Public Utility	2Ha	85%	Buffer Zone, Security/Fence
C-Busia-Malaba road	Transportation	-	40%	Adequate reserve (30m), proper drainage, planted strip, street lighting
Along the Swamp	Agricultural	2.5Ha	100%	Riparian reserves, service lanes, environmental management
Deliverance Church Area	Commercial	0.2Ha	90%	Roads and Lanes, Recreation, electricity, Parking areas, solid
Club Afrique area	Recreational	0.25Ha	100%	Social Hall, Fence,



Map 16- 2: Alupe institutional complex area action plan

16.3.2 Amerikwai Area Action Plan

Amerikwai will play a key role of being the residential hub for Alupe housing various research experts thus it will attract high-income residential houses. The area also links Alupe with the main highway that connects to the rest of the country. In order to ignite its functionality, the following actions should be undertaken:

Short Term Interventions

- Reposes the encroached airstrip land.
- Open and grade the road serving the existing airstrip.
- Develop a market within the airstrip land.
- Approve only business cum residential apartments around the existing airstrip area.
- Zone and fence off the area for an inland port (Dry port).
- Intensify development control measures like subdivision schemes, change of users, lease renewal etc.
- Open storm drains to avoid flooding.
- Open registered roads and lanes to required standards
- Discourage bungalow residential developments within Amerikwai but encourage storeyed buildings.
- Encourage well designed business cum residential developments with adequate green area around the old airstrip area.
- Delineate, design and start beautification of the proposed site for recreation around the old airstrip.
- Provide adequate solid waste disposal bins in Amerikwai commercial node and each neighborhood
- Expand and improve the Public Works-Ojamii-Alupe road
- Ensure all commercial premises have firefighting equipment's
- Encourage Public Private Sector partnership in provision of housing

Medium Term Interventions

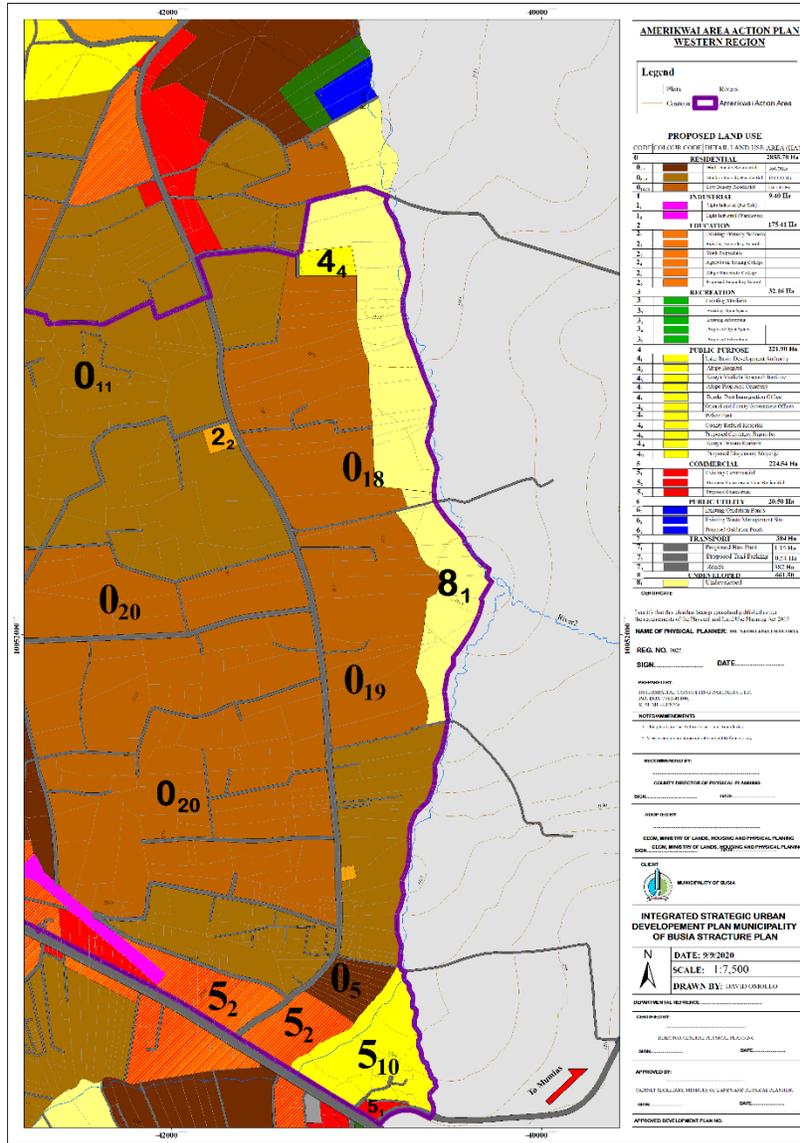
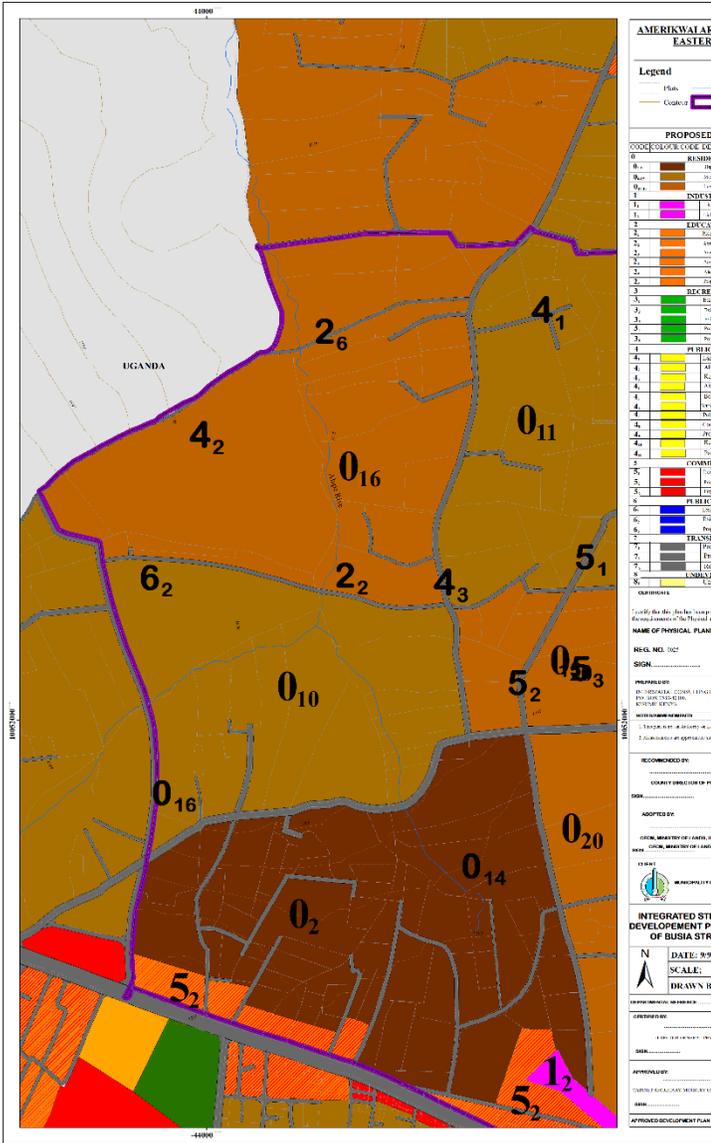
- Connect the area to the sewerage network

Long Term Interventions

- Suitably design the Northern By-pass from Public Works junction to Ojani, Omeri linking to Busia-Malaba road and back to the highway to minimize possible traffic congestion

Table 16- 4: Planning standards for Amerikwai action area plan

Area	User	Minimum Land Size	Maximum Coverage	Services Required
Air Strip	Commercial (Market)	0.10Ha	90%	Service Lanes, Parking, storm drainage, kiosks Planted area, solid waste dumps, service lanes, fence
	Recreational (Green Park)	0.20Ha	100%	Parking, Storm drainage, suitable access point, waste collection site, ablution block, planted strip along the highway
	Transportation (Inland port)	0.20Ha	100%	Clear Access, Water hydrants, adequate road reserves, Sewerage, road reserves (minimum 9m)
	Business-cum residential (Flats)	0.025Ha	70%	
Air Strip	Transportation	5.0Ha	20%	Relocate air strip to less populated area, low height developments, adequate runway
Ojamii Area	Medium and High density Multifamily	0.025Ha	50-60%	Recreation, community facilities, reserves minimum 9m, sewerage,
Salome Academy area towards Alupe	Sub Health centre	2.0Ha	50%	Land, water, incinerator, ambulance, access to higher level hospital
	Commercial centre	1.0Ha	90%	Service Lanes, Parking, storm drainage, kiosks, Planted area, solid waste dumps, service lanes, fence, electricity
	Recreation	1.0Ha	100%	Green park, community hall, sports area
	Residential (Low density and Semidetached &apartments	0.01Ha	75%	Recreation, adequate roads/streets, community facility, sewerage, electricity Common Sports facility, nursery school, water,



Map 16- 3: Amerikwai area action plan

16.3.3 Border Post Area Action Plan

Border Post action area occupies the border point and the CBD which are the economic backbone of the municipality. The area hosts municipality`s main markets, majority of storey buildings, major national and county government offices, and the largest informal settlement. In order to ignite its functionality, the following actions should be undertaken:

Short Term Interventions

- Start beautification programme for the border taxi park area and B-1 road (plant trees along Kisumu-Busia B-1 Road)
- Open all roads and service lanes to standard sizes not less than 9m and 6m respectively.
- Design drainage system in liaison with Busia-Uganda and open clogged drainage system to minimize flooding.
- Design and mark taxi-car parks to standards
- Allow operation of only marked and registered taxis (both motor vehicles and cycles) and international transit vehicles to serve at the border area.
- Install road signage
- Relocate all kiosks along the highway to designated points based on products sold.
- Discourage more than two storey commercial buildings within the border post commercial zone.
- Intensify health regulation and environmental audits for all commercial premises within the municipality
- Initiate regular painting of commercial buildings as part of beatification programme.
- All new commercial storey buildings must provide adequate parking and passage to the rear/service lanes
- Discourage any development along the security zone and maintain the planned buffer along the border
- Stop construction of pit latrines but encourage septic tanks.
- Provide adequate street lights along the Kisumu-Busia Road for security
- Expand by densification public primary schools within the zone by building additional streams.
- Renovate stadium into a sports grounds and relocate the stadium to Mayenje.

- Adopt specific architectural designs for low and medium density residential developments to be constructed.
- Discourage any developments on the riparian reserves
- Intensify solid waste collection and disposal
- Expand the Milimani Low Density residential area towards the northern side of the municipality
- Provide street lights within the residential areas
- Provide parking lots along the referral hospital.
- Busia referral hospital to prepare a master plan to accommodate stalls and parking lots.
- Merge Sokoposta and Soko Samaki and build modern densified market at survey camp.
- Construct a fire station and a public library next to the huduma centre.

Medium Term Interventions

- Initiate construction of modern buildings along the border post area
- Undertake slum upgrading programme in Marachi.
- Maintain suitable height of 2 floors for all commercial buildings around the customs area
- Provide cycle lanes, parking and footpaths
- Improve the conditions of existing schools.
- Install parking booths for control and revenue collection at the border

Long Term Interventions

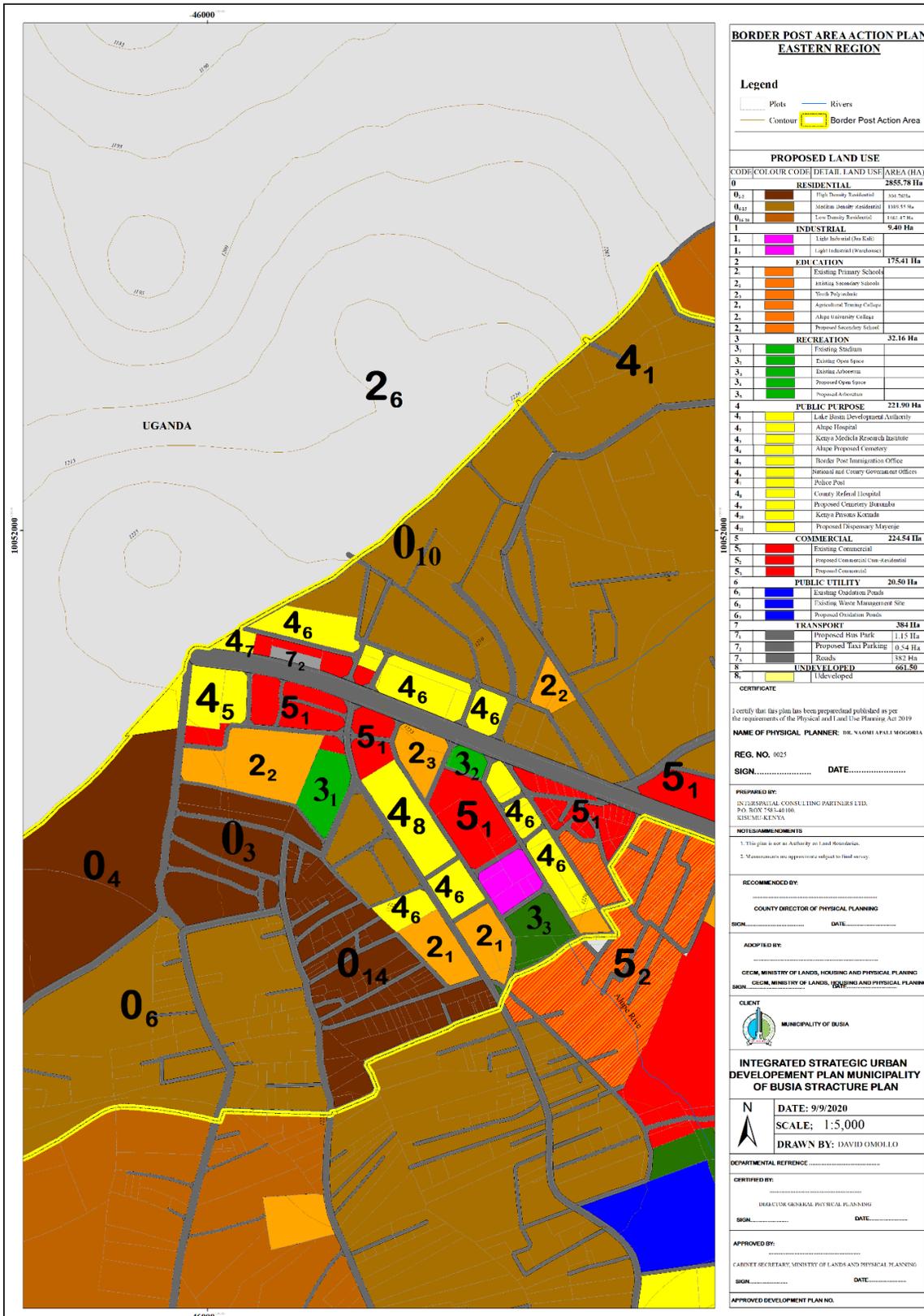
- Upgrade B-1 road to class A international highway
- Suitably design the Southern By-pass from Magharibi to Red cross linking to Burumba and back to the highway next to Busia Prisons to minimize possible traffic congestion
- Grade and tarmac all roads serving the residential areas.
- Convert the existing bus park to Taxi park and relocate Bus park to Burumba.
- Relocate the trucks weigh bridge to the area in between Korinda and Mundika to ease congestion in the municipality (when municipality boundary is expanded).
- Provide a dual carriageway from the border post to past Mumias junction
- Provide well designed shade/lounge for passengers on transit at the border post.
- Improve and expand the social hall
- Set up a police post near Marachi area for community policing.

- Extend sewerage system to whole of Mjini zone.
- Relocate kiosks to the designated market centres and discourage hawking at the border post.
- Design a modern medium size suitable horticultural market at Marachi area and control sale of horticultural products along the roads.

Table 16- 5: Planning standards for border post area action plan

Area	User	Minimum Size	Land Land Maximum Land Size	Services Required
International Border	Public Utility(border) Agriculture	100m	-	<ul style="list-style-type: none"> ▪ Maintain Riparian reserve free from any development ▪ Improve on Access and drainage ▪ Improve extension services for farmers ▪ Maintain strict development control ▪ Improve the commercial premises ▪ Improve on esthetics ▪ Relocation of <i>kiosks</i> to planned sites, ▪ Maintain building height at 2 floors ▪ Improve internal circulation, Maintain existing commercial nodes ▪ Encourage tourist hotels
		2.5Ha	100%	
Customs	Commercial	0.25-0.05 Ha	75%	
		Transportation	0.3Ha	
Taxi Park/CBD	Transportation (expansion into the Bus park area)	0.25Ha	100%	<ul style="list-style-type: none"> ▪ Redesign the taxi park-flush or angle ▪ Allow registered and marked taxis only ▪ Allow international transit buses/vehicles only ▪ Beautify Taxi parks ▪ Relocate hawkers ▪ Re-plan for mobile stalls, Improve on surface

DCs Office, County Council area	Public Purposes	0.1Ha	65%	<ul style="list-style-type: none"> and drainage Install parking revenue booths Open service lanes Provide green spaces 	
	Milimani Area	Residential Low density	0.1Ha	75%	<ul style="list-style-type: none"> Protect the existing government facilities through-issuance of titles Improve infrastructure
		Educational	3.5Ha	50%	<ul style="list-style-type: none"> Extend the coverage Provide recreational facilities Improve on storm drainage Improve on Existing schools
B2 Road	Transportation-Expressway	Maintain 60 m reserve	-	<ul style="list-style-type: none"> footpaths with adequate storm drainage, boulevards, planted strip etc. Buffer of Planted strip not less than 10 m 	
Stadium to Magharibi PSS	Southern By-pass	40m reserve	-	<ul style="list-style-type: none"> Design the bypass Compensate the affected residents according to economic, environmental and social assessments. 	
Marachi	Residential	0.02 Ha	60%	<ul style="list-style-type: none"> Upgrade the settlement Improve on storm water drainage Provide sewerage and solid waste dump site Open, Grade and Tarmac streets Provide adequate pedestrian, bicycle and motorcycle lanes Improve on security through streets lighting and community policing. Provide community hall, communal watering points, and prepaid electricity lines 	



**BORDER POST AREA ACTION PLAN
EASTERN REGION**

Legend

Plots	Rivers
Contours	Border Post Action Area

PROPOSED LAND USE

CODE	COLOR	CODE	DETAIL	LAND USE	AREA (HA)
RESIDENTIAL 2855.78 Ha					
0 ₁₀			High Density Residential	334.70 Ha	
0 ₁₂			Medium Density Residential	1305.55 Ha	
0 ₁₄			Low Density Residential	1165.47 Ha	
INDUSTRIAL 9.40 Ha					
1 ₁			Light Industrial (Dry Bulk)		
1 ₂			Light Industrial (Wet Bulk)		
EDUCATION 175.41 Ha					
2 ₁			Existing Primary Schools		
2 ₂			Existing Secondary Schools		
2 ₃			York Polytechnic		
2 ₄			Agricultural Training College		
2 ₅			Alupe University College		
2 ₆			Proposed Secondary School		
RECREATION 32.16 Ha					
3 ₁			Proposed Recreation		
3 ₂			Existing Stadium		
3 ₃			Existing Open Space		
3 ₄			Existing Arboreta		
3 ₅			Existing Open Space		
3 ₆			Proposed Open Space		
PUBLIC PURPOSE 221.90 Ha					
4 ₁			Lake/Ebasi Development Authority		
4 ₂			Alupe Hospital		
4 ₃			Kenya Medical Research Institute		
4 ₄			Alupe Proposed Cemetery		
4 ₅			Border Post Immigration Office		
4 ₆			National and County Government Offices		
4 ₇			Police Post		
4 ₈			County Referral Hospital		
4 ₉			Proposed Cemetery Burial		
4 ₁₀			Kenya Prisons Kottaji		
4 ₁₁			Proposed Dispensary Maternity		
COMMERCIAL 224.54 Ha					
5 ₁			Existing Commercial		
5 ₂			Proposed Commercial (Non-retail)		
5 ₃			Proposed Commercial		
PUBLIC UTILITY 20.50 Ha					
6 ₁			Existing Oxidation Ponds		
6 ₂			Existing Waste Management Site		
6 ₃			Proposed Oxidation Ponds		
TRANSPORT 384 Ha					
7 ₁			Proposed Bus Park	1.15 Ha	
7 ₂			Proposed Taxi Parking	0.54 Ha	
7 ₃			Roads	382 Ha	
UNDEVELOPED 661.50 Ha					
8 ₁			Undeveloped		

CERTIFICATE

I certify that this plan has been prepared/published as per the requirements of the Physical and Land Use Planning Act 2019

NAME OF PHYSICAL PLANNER: DR. NAOMI APALI MUGORERA

REG. NO. 0025

SIGN: **DATE:**

PREPARED BY:
INTERSPATIAL CONSULTING PARTNERS LTD.
P.O. BOX 750-340 100,
SISU WILKINSON

NOTES/AMENDMENTS:

- This plan is not an Authority or Land Modification.
- Measurements are approximate subject to final survey.

RECOMMENDED BY:

COUNTY DIRECTOR OF PHYSICAL PLANNING

SIGN: **DATE:**

APPROVED BY:

CECM, MINISTRY OF LANDS, HOUSING AND PHYSICAL PLANNING

CECM, MINISTRY OF LANDS, HOUSING AND PHYSICAL PLANNING

SIGN: **DATE:**

CLIENT:
MUNICIPALITY OF BUSIA

INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN MUNICIPALITY OF BUSIA STRUCTURE PLAN

N **DATE:** 9/9/2020
SCALE: 1:5,000
DRAWN BY: DAVID OMOLLO

DEPARTMENTAL REFERENCE:

CERTIFIED BY:

DEPUTY CHIEF GENERAL PHYSICAL PLANNING

SIGN: **DATE:**

APPROVED BY:

CABINET SECRETARY, MINISTRY OF LANDS AND PHYSICAL PLANNING

SIGN: **DATE:**

APPROVED DEVELOPMENT PLAN NO.

Map 16- 4: Border Post area action plan

16.3.4 Burumba Area Action Plan

Burumba area action plan covers areas occupied by the proposed county headquarters. Existing medium density residential developments dominate Burumba. However, the area is faced with flooding due to its proximity to the marshy areas hence hindering expansion. It also experiences uncontrolled development, and narrow roads. In order to ignite its functionality, the following actions should be undertaken:

Short-Term Interventions

- Start beautification programme for B-1 road
- Maintain suitable height of 4 floors for all commercial buildings in the zone
- Open all roads and service lanes to standard sizes
- Provide street lights along the B-1 road within the secondary roads in the zone
- Install adequate solid waste collection bins in each neighborhood
- Intensify collection of solid waste on regular basis
- Alienate part of ATC land for a business park.
- Restrict encroachment into the sewerage treatment's buffer and wetlands.
- Undertake Environmental Impact Assessments/ Audits (EIAs) for proposed fish ponds and green houses along the Burumba wetlands
- Remove developments within the Green Park (give the parks naming rights to an investor who will be paying advertisement rights to the municipality)
- Improve on the conditions of the existing schools and other public facilities

Medium-Term Interventions

- Provide cycle lanes, parking and footpaths
- Fencing and provision of decent basic amenities within the Green park and KFS Arboretum
- Acquire additional vehicles for solid waste collection
- Expansion of the County Referral Hospital and the Mortuary through densification.
- Introduce fish farming in the wetland
- Acquire land and construct a new public primary school
- Introduce irrigation for urban agriculture (Green houses) in the wetlands

Long Term Interventions

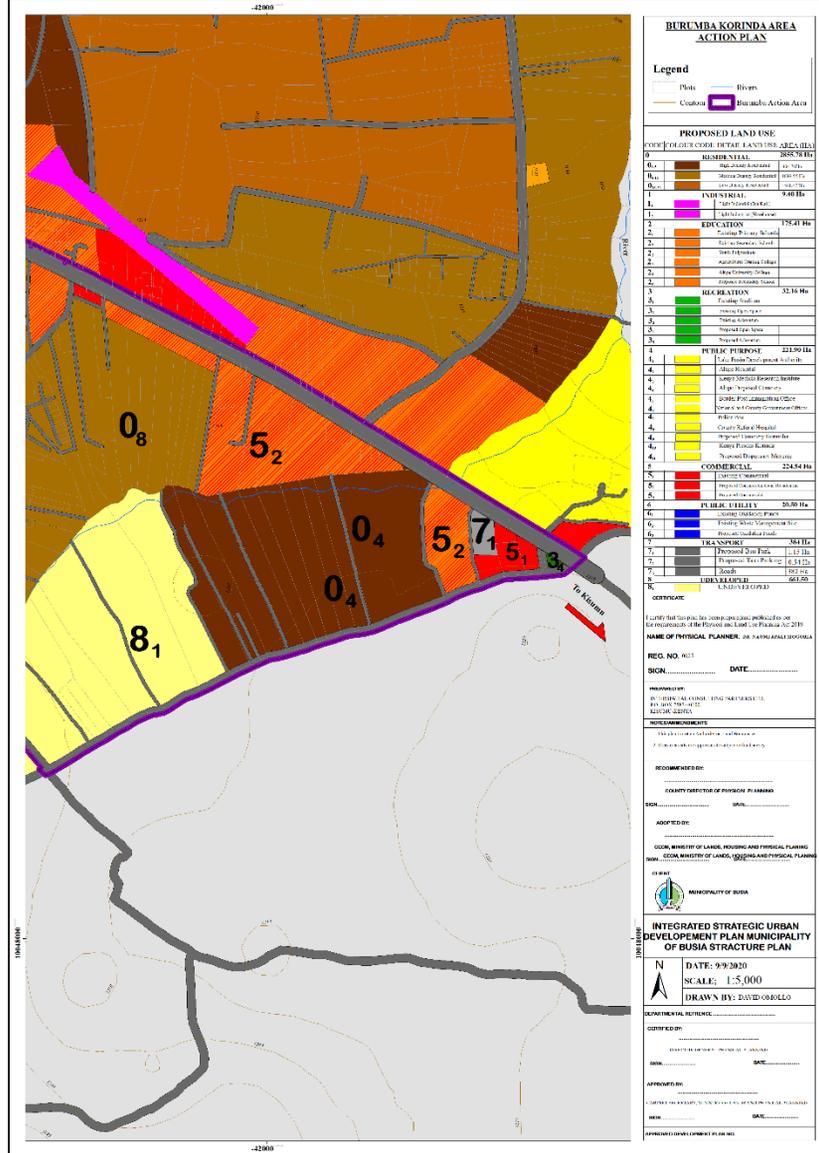
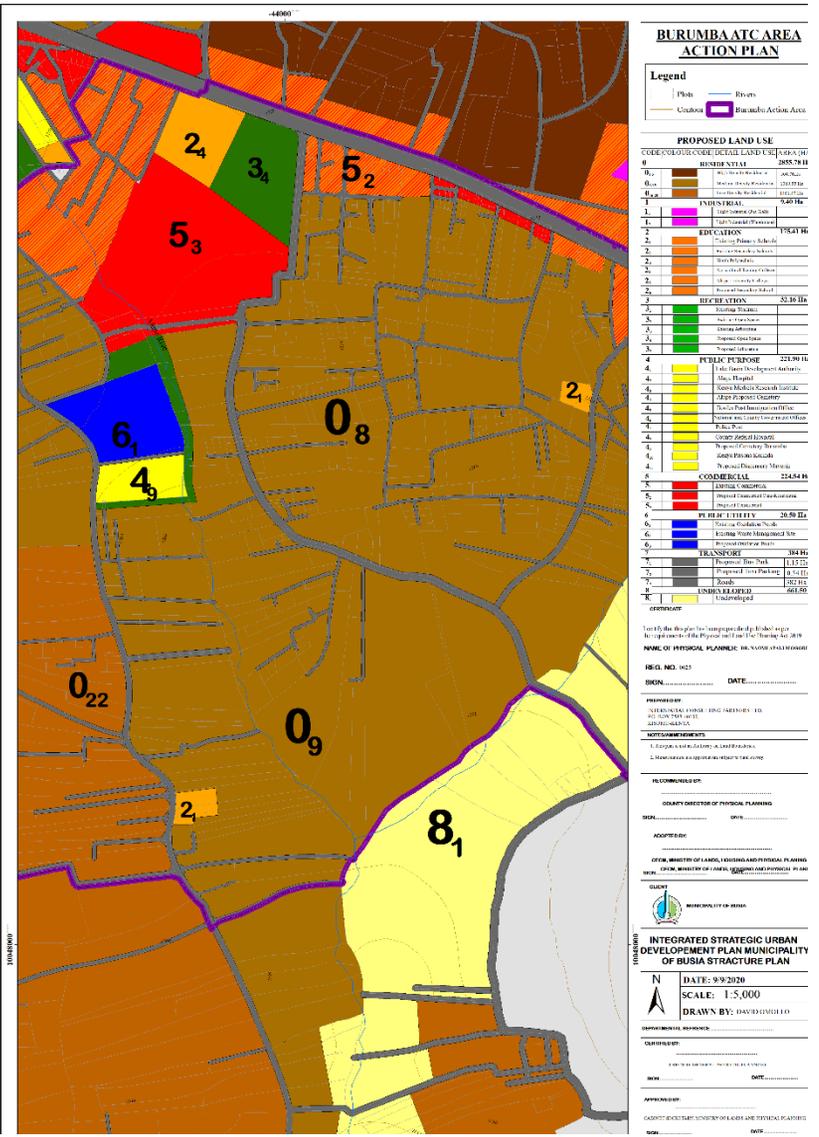
- Extend the sewerage network to serve ATC To Burumba zone.
- Adopt the PPPs strategy in solid waste management
- Construct slip roads and zebra cross/flyover on B-1 road near ATC.

- Provide cycle lanes, parking and footpaths

Table 16- 6: Planning standards for Burumba action area plan

Area	User	Minimum Size	Land	Maximum Coverage	Services Required
ATC	Educational	50.0Ha		40%	<ul style="list-style-type: none"> Storm Drainage, relocate some functions to Alupe or Mayenje Adequate roads and lanes
	Recreation	10Ha		60%	<ul style="list-style-type: none"> Sewerage network Solid waste disposal sites
	Commercial Park	0.2Ha		75%	<ul style="list-style-type: none"> Constant electricity Supply Adequate parking Recreational facilities Electricity and water supply
Sewerage Treatment Works Burumba Estate	Public Utility	2.0Ha		90%	<ul style="list-style-type: none"> Buffer-planted, fencing, maintenance
	Residential-Medium and Low density	0.05Ha		60%	<ul style="list-style-type: none"> Maintain minimum road size to 9m Open roads and stop encroachment Improve road condition and sewerage network Intensify development control Provide both Primary and secondary school
	Educational	6.0Ha		60%	<ul style="list-style-type: none"> Provide sporting facilities Provide nature park
B2 Road	Transportation	Maintain 60m		-	<ul style="list-style-type: none"> Design and construct slip road serving the County Headquarters Provide zebra crossings, signages, and or underground passes
Satellite academy to Mosques area	Agricultural	2.5Ha		100%	<ul style="list-style-type: none"> Demarcate/define buffer and maintain wetlands Irrigate land

Busia Dispensary to Bwamani Primary school Red Cross Area	Agricultural	2.5Ha	100%	<ul style="list-style-type: none"> ▪ Demarcate/define buffer and maintain wetlands ▪ Irrigate land ▪ Open up and maintain roads to required standards ▪ Provide proper storm drainage ▪ Provide spaces for recreation ▪ Expand sewer connections, Improve existing educational facilities ▪ Site and prepare solid waste holding grounds ▪ Provide adequate parking
	Residential-Low and Medium Density	0.5Ha	50%	
	Commercial Park	0.1Ha	70%	



Map 16- 5: Burumba area action plan

16.3.5 Mayenje Area Action Plan

Mayenje area is instrumental in the development of Busia since it occupies a bigger portion of the wetland. The area is slow in development due to poor road network, distance to the CBD and marshy areas which have hindered development. In order to ignite its functionality, the following actions should be undertaken:

Short Term Interventions

- Encourage the development of low density and medium density residential developments around Mayenje.
- Open all roads and lanes to standard sizes of not less than 9m and 6m wide respectively
- Install adequate solid waste collection bins at the commercial node.
- Minimize high density residential developments in the zone.
- Restrict development and encroachment along the stream's riparian reserves
- Intensify solid waste collection and disposal
- Improve on the conditions of the existing schools and other public facilities

Medium Term Interventions

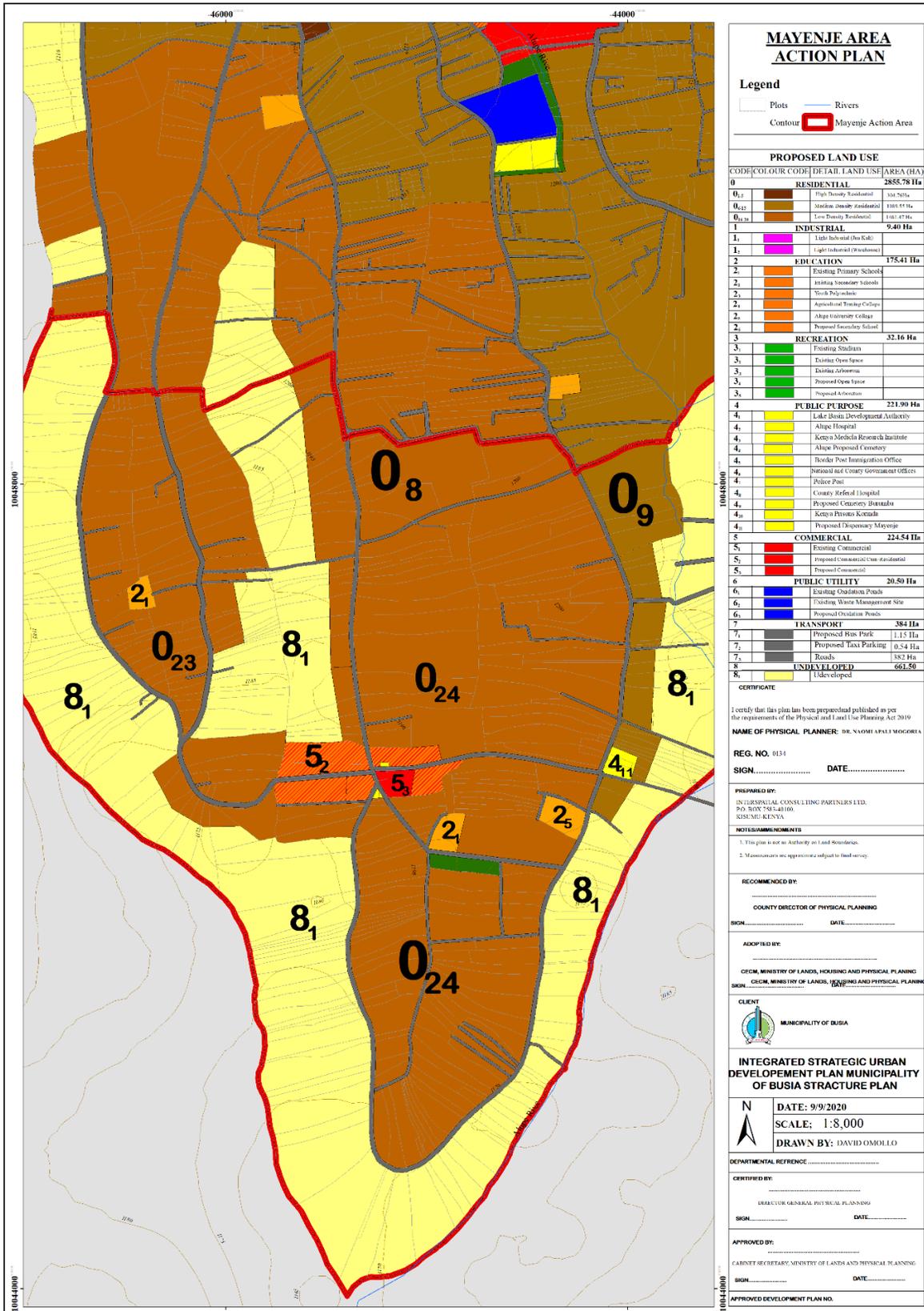
- Prepare a local physical development plan for Mayenje commercial node.
- Provide cycle lanes, parking and footpaths.

Long Term Interventions

- Acquire land for relocation of stadium and St. Mathias Secondary school.
- Introduce fish farming and green houses for commercial purposes
- Plan for a commercial node around Mabale Primary School
- Provide cycle lanes, parking and footpaths

Table 16- 7: Planning standards for Mayenje area action plan

Area	User	Minimum Size	Land	Maximum Coverage	Required Services
KAG church towards Steko Primary school	Agricultural	2.5Ha		100%	Irrigate land, define buffer, maintain wetlands
	Education –St. Mathias Sec. School	5 Ha		100%	Storm drainage, common sports facility, water and sanitation, electricity, accommodation
Mabale Primary School	Recreation-Busia stadium	2 Ha		100%	Storm drainage, common sports facility, water and sanitation, electricity,
Marshy Areas	Agricultural – Greenhouses	2.5Ha		100%	Irrigate land, define buffer, maintain wetlands
	Commercial – Fish ponds				



MAYENJE AREA ACTION PLAN

Legend

- Plots
- Rivers
- Contour
- Mayenje Action Area

PROPOSED LAND USE

CODE	COLOUR CODE	DETAIL	LAND USE	AREA (HA)
RESIDENTIAL 2855.78 Ha				
0 ₁			High Density Residential	104.76 Ha
0 ₂			Medium Density Residential	1188.55 Ha
0 ₃			Low Density Residential	1662.47 Ha
INDUSTRIAL 9.40 Ha				
1 ₁			Light Industrial (Use Kabi)	
1 ₂			Light Industrial (Use Kabi)	
EDUCATION 175.41 Ha				
2 ₁			Existing Primary Schools	
2 ₂			Existing Secondary Schools	
2 ₃			Technical Institutions	
2 ₄			Agricultural Training College	
2 ₅			Albino University College	
2 ₆			Proposed Secondary School	
RECREATION 32.16 Ha				
3 ₁			Existing Stadium	
3 ₂			Existing Open Space	
3 ₃			Existing Stadium	
3 ₄			Proposed Open Space	
3 ₅			Proposed Recreation	
PUBLIC PURPOSE 221.90 Ha				
4 ₁			Lake Basin Development Authority	
4 ₂			Albino Hospital	
4 ₃			Kenya Medical Research Institute	
4 ₄			Albino Proposed Cemetery	
4 ₅			Border Post Immigration Office	
4 ₆			National and County Government Offices	
4 ₇			Police Post	
4 ₈			County Referral Hospital	
4 ₉			Proposed Cemetery Butarika	
4 ₁₀			Kenya Private Kottadi	
4 ₁₁			Proposed Dispensary Mayenje	
COMMERCIAL 224.54 Ha				
5 ₁			Existing Commercial	
5 ₂			Proposed Commercial (Non-residential)	
5 ₃			Proposed Commercial	
PUBLIC UTILITY 20.50 Ha				
6 ₁			Existing Oxidation Ponds	
6 ₂			Existing Waste Management Site	
6 ₃			Proposed Oxidation Ponds	
TRANSPORT 384 Ha				
7 ₁			Proposed Bus Park	1.15 Ha
7 ₂			Proposed Taxi Parking	0.54 Ha
7 ₃			Roads	382 Ha
UNDEVELOPED 661.50 Ha				
8 ₁			Undeveloped	

CERTIFICATE

I certify that this plan has been prepared/published as per the requirements of the Physical and Land Use Planning Act 2019

NAME OF PHYSICAL PLANNER: DR. NAOMI APALI MUGORRA

REG. NO. 0134

SIGN..... DATE.....

PREPARED BY:
INTEGRATED CONSULTING PARTNERS LTD.
P.O. BOX 7581-40100
KISUMU, KENYA

NOTES/COMMENTS

1. This plan is not an Authority or Land Secretary's
2. Measurements are approximate and subject to final survey.

RECOMMENDED BY:

COUNTY DIRECTOR OF PHYSICAL PLANNING

SIGN..... DATE.....

ADOPTED BY:

CECM, MINISTRY OF LANDS, HOUSING AND PHYSICAL PLANNING
SIGN: CECM, MINISTRY OF LANDS, HOUSING AND PHYSICAL PLANNING

CLIENT
MUNICIPALITY OF BUSIA

INTEGRATED STRATEGIC URBAN DEVELOPEMENT PLAN MUNICIPALITY OF BUSIA STRACTURE PLAN

N
DATE: 9/9/2020
SCALE: 1:8,000
DRAWN BY: DAVID OMOLLO

DEPARTMENTAL REFERENCE:.....

CERTIFIED BY:

DIRECTOR GENERAL PHYSICAL PLANNING

SIGN..... DATE.....

APPROVED BY:

CABINET SECRETARY, MINISTRY OF LANDS AND PHYSICAL PLANNING

SIGN..... DATE.....

APPROVED DEVELOPEMENT PLAN NO.

Map 16-6: Mayenje area action plan

CHAPTER SEVENTEEN: STRATEGIES

17.1 Overview

The purpose of this chapter is to provide for strategies and their specific measures/actions and creating a framework for implementation

17.2 Transportation Strategy

Transportation recommendations focuses on the broad objective of improving access, mobility, comfort, reduced travel time, convenience, efficiency and low transport costs.

17.2.1 Strategy 1: Improve Road Connectivity and Efficiency

Activities:

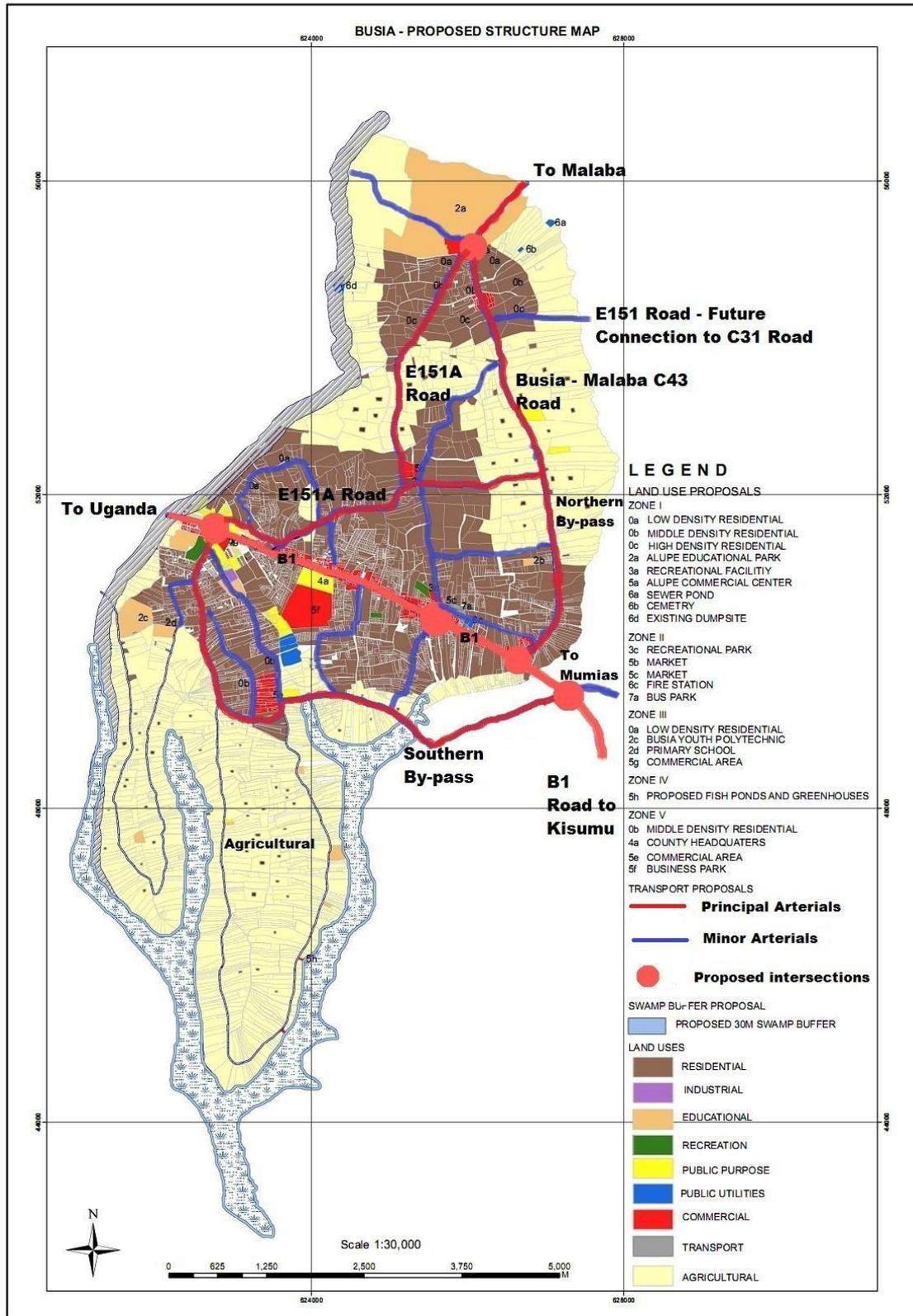
- Expanding the Kisumu-Busia B-1 road to dual carriage multi-modal highway.
- Opening up of the access roads within the municipality.
- Construct to standard all the bridges and culverts within the municipality.
- Relocate the activities within the road reserves.
- Establish a transportation unit within the Municipality to plan, supervise development and operation of the urban transport system.
- Enact traffic by-laws that will enhance effective use of road space.
- Lobby KURA to fasten the design and development of the proposed by-passes.
- Develop the minor arterials and the urban streets to all-weather roads.
- Re-structure public transport to allow for bus rapid transit (BRT) in the municipality;

17.2.2 Strategy 2: Modernize transport support infrastructure

- Acquire land for relocating the bus park and develop it to recommended standard.
- Improve the existing taxi park and expand it to the current bus park location.
- Provide parking lots in strategic areas within the CBD and in all the other commercial nodes.
- Develop and enforce heavy trucks parking.
- Encourage private investors to invest in transport infrastructure (e.g. buying land for trailer park).

17.2.3 Strategy 3: Improve Air Transport

- Acquire adequate land for the development of the airstrip.
- Provide air transport support services and infrastructure.
- Open and construct access roads to the proposed airstrip.



Map 17- 1: Proposed road classification and circulation

17.3 Environmental Management strategy

The municipality of Busia aims at providing quality life to its citizens through sustainable management of the environment and natural resources. This can be achieved through the following:

Strategy 1: Protection and conservation of environmentally fragile areas.

Activities

- Restricting developments on the riparian reserves.
- Controlling activities within the wetlands, only allowing environmentally friendly activities.
- Zone and restrict development to low density on steep slopes in Alupe and Mayenje.
- Constructing drainage channels along major roads as a priority in areas prone to flooding especially in the CBD and Burumba.

Strategy 2: Pollution control.

Activities:

- Fencing off Alupe solid wastes management site.
- Regular wastes collection and proper wastes disposal
- Treatment of liquid wastes to the recommended standards before disposal.
- Provision of litter bins in strategic areas within the municipality.
- Expanding the sewerage network in the municipality.

17.4 Housing Improvement Strategy

The aim is to provide adequate housing for both high, medium and low-income earners by providing low-cost housing and mortgage finance.

Strategy1: upgrading of informal settlement

Activities

- Acquire land to relocate and resettle informal settlement dwellers of Marachi

- Installing or improving water reticulation in all the informal settlement
- Eliminate pit latrines and connect the household to the sewer system.
- Provide Skips and waste bins in all the informal settlement.
- Construct drainage channels along roads in Marachi to prevent storm water flooding
- Install flood lights and security lights in major roads in all the informal settlement.

Strategy 2: Residential planning of the municipality

Activities

- Redevelop Burumba and Alupe-angorom junction into mixed-use development
- Restrict housing construction to high density in low and medium housing in Marachi, Alupe and Amerikwai
- Redevelop the dilapidated government housing into modern standard.
- Designating residential estates into low, medium and high
- Controlling the intensity of residential developments in estates with specific housing typology
- Provision of site and serviced plots for residential development with requisite housing infrastructure
- Controlled sub-division for residential development

Strategy 3: Provision of affordable and decent housing

Activities

- Encourage joint ventures into the housing
- Improve and enhance the technology in the brick making industry
- Provision of mortgage for affordable housing.
- Encourage public private partnership i.e. public donating land for affordable housing construction.

17.6 Social Infrastructure Strategy

Development of social infrastructures translates to vibrant economy and enhance the growth a municipality. These infrastructures include health, education, recreation, energy and telecommunication.

17.6.1 Health

Strategy 1: Provide adequate, affordable and accessible health care

Activity;

- Budget for money for acquisition of more land for expansion of the County Referral Hospital.
- Construct a health center in Mayenje
- Equip all the health facilities with the necessary support material infrastructure.
- Expand the public mortuary at the County Referral Hospital.
- Construct a public mortuary at Alupe Sub-County Hospital

17.6.2 Cemetery

There is also a private cemetery called Malingu in Bulanda area. The municipality lacks a designated burial site for the Muslim Community.

Strategy1: Expanding the cemetery facilities

Activity

- Budget and acquire land for proposed cemetery at the sewer pond and demarcate between Christian, Muslim's and other religions.
- Acquiring land in Alupe for a public cemetery.

17.6.3 Education

The education sector within the municipality needs upgrading in order to cater for the ever-increasing urban population and to provide quality education. It can be achieved through:

Strategy 1: Provide adequate and well-equipped education facilities

Activities

- Constructing more classrooms in schools within the CBD.
- Provide supporting infrastructure like water, desks, toilets among others in all schools.
- Put up special schools for the PWD.
- Establish modern community libraries/Digital plays.
- Acquire land in Mayenje and construct a Secondary school.
- Improving access to educational facilities by opening up roads and restricting businesses along the road reserves e.g. on the way to St. Mathias Boys Secondary School.

Strategy 2: Promoting Busia as an educational and research hub

- Zoning land in Alupe as an education and research park.
- Lobby for public, private and international universities and research centres to establish campuses/offices in Alupe.

17.6.4 Recreational

These include Open spaces, Gardens, playgrounds, riparian reserves, social halls, cultural centre and stadium. These facilities need to be improved through:

Strategy 1: Revamp and upgrade the existing recreational infrastructure

- Install adequate outdoor infrastructure in the existing open spaces e.g. decent seats, litter bins, washrooms, security lights, podiums and shades among others.
- fence the existing spaces to improve their security.
- Reposes encroached open spaces e.g. Green park and riparian reserves.

Strategy 2: Manage and protect and/or enhance public open spaces

- Acquire land and provide additional open spaces in areas deficient in public open spaces i.e Alupe, Mayenje, Amerikwai, Burumba and Border post.
- Protect, maintain, and enhance the natural and organic character of the watercourses by planting a tree buffer e.g. KFS arboretum and Alupe stream riparian.
- Encourage public private partnership in provision of playgrounds and community halls.

Strategy 3: municipality beautification.

- Encourage and promote tree planting in the planning and development of urban spaces, streets, roads and infrastructure projects; as well as woodlots in peri-urban areas;

17.6.6 Security

Security is important in any urban growth. This will revamp the rate of investment in the municipality. Strategies considered to improve security include:

Strategy 1: Provide adequate security facilities

Activities:

- Acquire land in Alupe, Marachi, and Korinda for 3 more police post in.
- Developing friendly community policing strategies.

17.6.6 Electricity

Municipality's development trend will need high demand for electricity supply. Currently, Busia experiences regular power outage which is not good for investors. The following strategies will help in propelling the municipality into a regional economic hub:

Strategy 1: Upgrade electricity distribution within the municipality

- Expand road reserves to accommodate electric lines
- Increase the electricity network within the municipality.
- Connect the town to Rang'ala-Mumias sub-station

17.7 Economic Investment and Revenue Enhancement Strategy

The municipality of Busia Economic Investment and Revenue Enhancement Strategy is to guide actual economic investment and revenue enhancement as a regional economic hub. To revamp the economy and investment in the municipality, the following strategies were considered:

Strategy 1: Providing conducive environment for investments

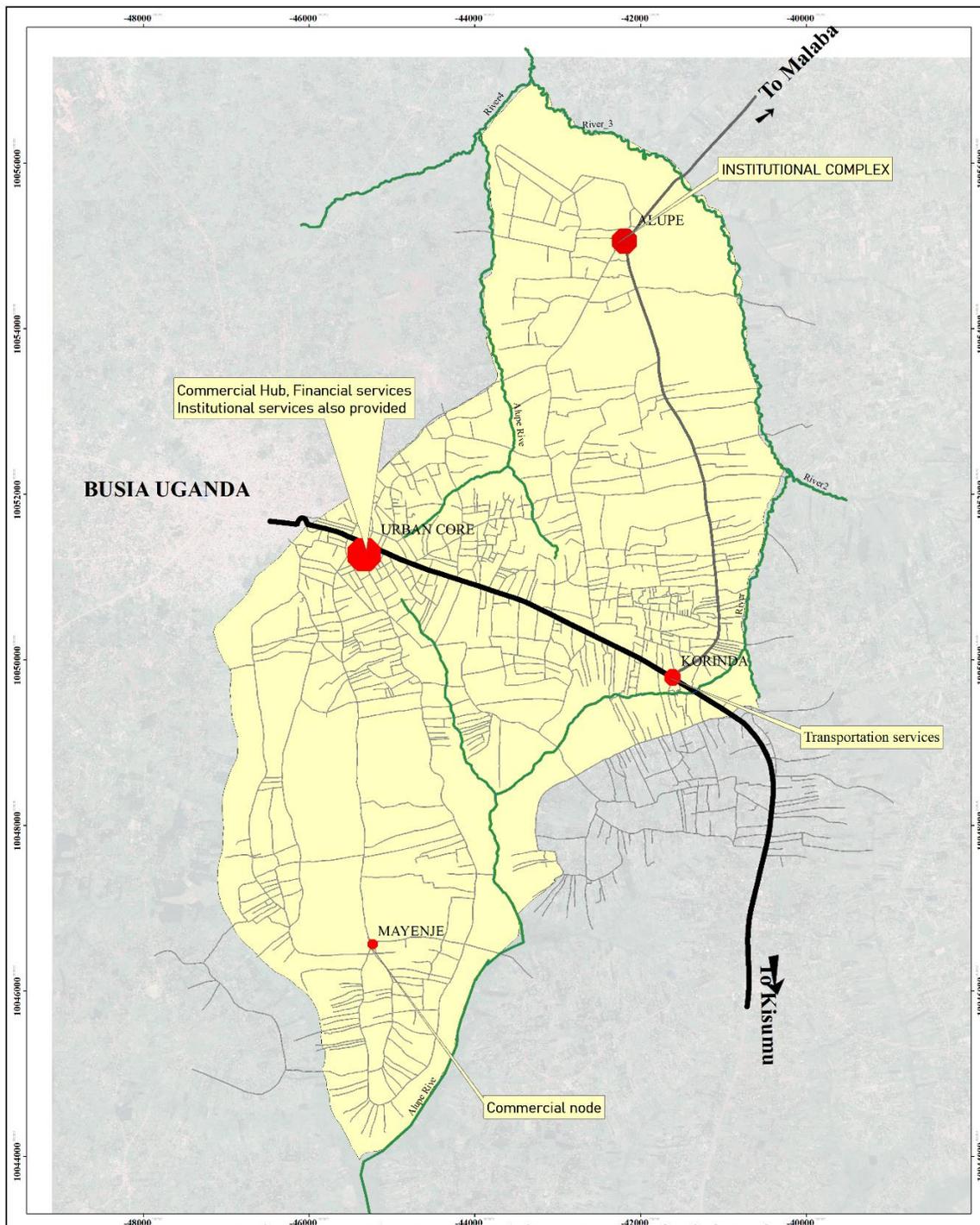
- Develop friendly policies that encourages investment and reducing bureaucracy.
- Improve infrastructure particularly roads, electricity, water and sanitation as catalyst for the Northern transport corridor.
- Promotion and advertisement of Busia as a Trade and Investment Hub.
- Improve security through provision of adequate police posts and security lights along major streets and markets.
- Improve access to financial loans from the many financial banks in the municipality.

Strategy 2: To enhance Regional Competitiveness of Busia as an economic and investment hub

- Develop a business park at ATC, trailer park at Mundika and a dry port at the current airstrip location.
- Modernize industrial park behind Sokoposta to include shades and workshops.
- Develop a strong support system for the retention of entrepreneurs and small businesses.
- Promote the accommodation and hospitality sector by providing basic amenities such as sewerage services, water supply and solid wastes management.

Strategy 3: To broaden the income base and increase the municipality's revenue.

- Construct modernized markets and stalls at the current airstrip location and at the commercial nodes.
- Digitalize collection of property rates, parking fees, business permits and daily market charges.
- Develop a business park at ATC, trailer park at Mundika and a dry port at the current airstrip location.
- Develop a modern bus park at Korinda and municipals parking lots within the CBD.



BUSIA MUNIPALITY HIERACHY FUNCTIONS OF NODES

Legend

- Rivers
- Kisumu_Busia_rd_Buffer
- Rivers_Buffer1
- Busia Malaba Class C
- Access Roads Class D and E
- Municipality

PROJECT
 PREPARATION OF MUNICIPALITY OF BUSIA
 INTEGRATED STRATEGIC URBAN
 DEVELOPEMTN PLAN

CLIENT:
 GOVERNMENT OF KENYA
 COUNTY GOVERNMENT OF BUSIA
 MUNICIPALITY OF BUSIA

Coordinate System: Arc 1960 UTM Zone 37S
 Projection: Transverse Mercator
 Datum: Arc 1960
 False Easting: 500,000.0000
 False Northing: 10,000,000.0000
 Central Meridian: 39.0000
 Scale Factor: 0.9996
 Latitude of Origin: 0.0000
 Units: Meters



PREPARED BY:
 INTERSPATION CONSULTING PARTNERS LTD.

SCALE
 1:20,897

Map 17- 2: Nodal functionality and linkage

CHAPTER EIGHTEEN: PLAN IMPLEMENTATION MATRIX

18.1 Overview

This chapter provides a platform to ensure that all the proposals are implemented in the manner proposed and within the period indicated in the strategies. The overall implementation of the integrated strategic urban development plan will be absorbed by the identified existing institutions, which will require strong leadership and coordination.

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

18.2 Factors supporting the Implementation of the Plan

Effective implementation of Busia ISUDP 2020-2030 will largely depend on various factors. These include;

- Land availability – these can be achieved through land acquisition, land pooling, developing a land revolving fund, Public-private partnerships on land, leasing of land and land banking
- Political will from the municipality, county and national government.
- Availability of funds – this can be achieved through donor funding, PPPs, national government grants and improved revenue generation.
- Availability of capable human resource – this will be achieved through recruitment of skilled labor, regular training and capacity building. Clear institutional and governance structures outlining departmental mandate will also enhance the implementation of the plan.
- Zoning plan – full implementation and adherence to development control standards of the area.

18.3 Plan Implementation Matrix

The Plan Implementation Matrix highlights the individual programmes of action which need to be implemented towards achieving the proposals which have been put forward in the Plan. The area specific programmes or actions have been phased accordingly and have indicated the actors

who will spearhead the implementation process. Detailed programmes are outlined in detailed sectoral plans and area action plans.

18.3.1 Project implementation timeframe

The projects will be implemented in a three phased time frame namely;

- a) Short term (quick wins in a period of between 1-3 years).
- b) Medium term (a period of between 4-7) and
- c) Long term (a period of between 8-10 years)

18.4 Monitoring and Evaluation

The M&E matrix draws indicators in order to measure the objectives and activities of the urban development plan period. These indicators were constructed based on the logical framework and its specific activities. The objectives as well as its indicators are classified by the correspondent development themes proposed at the national level.

The M&E matrix indicates the specific sources of the data required to monitor the indicators. The sources include governmental institutions, departments or agencies in the municipality, communities and information derived from field work. The frequency of monitoring is specified to follow the implementation of every activity.

The team responsible for monitoring and evaluation works in collaboration with other project staff from other departments. Additionally, target groups can be involved in the monitoring and evaluation process as a means to ensure wider participation of stakeholders which can guarantee sustainability of the projects. The comparison of the baseline, targets and the achieved result will ensure easy evaluation of the projects.

Table 18- 1: Housing and informal settlement implementation matrix

Emerging Issues	Housing and Informal Settlement						
	Objectives	Strategies	Projects/Actions	Actor	Time Frame Years		
					1-3	4-7	8-10
Poor road network; Poor accessibility; Encroachment into road reserve	To improve accessibility within the informal settlements	Develop proper road networks within informal settlements	Remove encroachments on road reserves	Municipality of Busia/KURA			
			Widen the roads within all the informal settlements to standard size	Municipality of Busia /KURA/			
Insecurity	To improve security in within the municipality	Improve safety within municipality	Provide adequate flood lights within the informal settlements	Municipality of Busia, NGO's			
			Establish police post within Marachi Estate	Kenya Police			
			Implement community policing measures	Kenya Police/Community			
			Initiate the formation of economic self- help groups	Municipality of Busia, CBO's, NGO's			
Poor housing development	To improve housing condition within all the informal settlements	Develop proper housing units within all the informal settlements	-Initiate informal settlement improvement programmes	Municipality of Busia /state department of housing, CGB,			

			Encourage private sector financial institutions to provide housing finance for housing improvement	Private sector/Financial Institutions			
			Designing a standard low-cost house	Ministry of Housing/ Municipality of Busia			
Inadequate water supply	To increase access to water within the informal settlements	Expand water coverage within the informal settlements	Extend piped water to informal settlements through existing water lines or boreholes	BUWASCO/ Municipality of Busia			
			Establishing water kiosks within a radius of 50 metres in informal settlements	Municipality of Busia /Community/Private Sector/BUWASCO			
Poor drainage system	To improve drainage system in the informal settlements	Develop proper drainage system in informal settlements	-Opening up blocked drainage channels. -Construct drainage channels along the major roads.	KURA/ Municipality of Busia			
Inadequate sewerage coverage	To improve the sewerage coverage in informal settlements	Develop a proper sewerage system in informal settlement	-connect the informal settlements to the sewerage line	BUWASCO/ Municipality of Busia			

			-Neighborhood toilets to be connected to the sewer	BUWASCO/ Municipality of Busia			
Poor solid management system	To improve solid waste management	Develop proper solid wastes disposal mechanism	Provide solid waste collection bins	Municipality of Busia			
			Regular collection of solid waste	Municipality of Busia			
			Encourage public private partnership in solid wastes management and collection	Municipality of Busia			

Table 18- 2: Environmental issues implementation matrix

Environmental Issues							
Emerging Issues	Objectives	Strategies/ Proposals	Projects/Actions	Actors	Time Frame		
					1-3	4-7	8-10
Degradation of Natural Water resources	To reduce degradation of natural water resources	Protect and preserve natural water resources	Awareness campaigns and community sensitization; Tree planting along the water courses; prepare a land use plan Prosecutions of offenders;	Municipality of Busia NEMA WARMA MOA			
Emerging Issues	Objectives	Strategies/ Proposals	Projects/Actions	Actors	Time Frame		

Inadequate water supply system	To provide adequate water supply	Improve access of portable water	Protection of the spring; Construction of additional collection points; Expand water supply Networks	BUWASCO, Community Voluntary Agencies			
Emerging Issues	Objectives	Strategies/ Proposals	Projects/Actions	Actors	Time Frame		
Inadequate Sewerage coverage	To improve sewerage coverage	Expanding sewer coverage	Improve screening/ grit; Repair of damaged embankments; Expanding the Opening sewerage ponds capacity Construct perimeter fence; Desludge the sewage ponds	Municipality of Busia, BUWASCO			
Emerging Issues	Objectives	Strategies/ Proposals	Projects/Actions	Actors	Time Frame		

Poor Solid waste management	To improve on solid waste management system To improve effectiveness and efficiency in solid waste management	Provide solid waste management	-Fence off the Alupe designated site for the landfill -Encourage sustainable solid waste handling techniques -Provide for essential personnel to manage solid waste equipment's and vehicles -Provide waste collection bins -Buy more trucks for collecting wastes -Sensitize the residents on proper waste disposal -Prosecution of waste polluters -Encourage public-private partnership in waste management - Enact relevant policies and legislations concerning solid wastes management force relevant	Municipality of Busia, Private sector			
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Emerging Issues	Objectives	Strategies/Proposals	Projects/Actions	Actors	Time Frame		
In adequate recreational, and open spaces	To provide adequate recreational space	Designate areas as recreational parks.	-Acquire land for four (4) additional recreation areas -Tree planting along major streets and designated parks -Enforce by-laws on sub-division -Encourage greening of the municipality	Municipality of Busia, Forestry Department, NEMA, Community			

Emerging Issues	Objectives	Strategies/Proposals	Projects/Actions	Actors	Time Frame		
Environmental Hazards and Disasters	To reduce environmental hazards and disasters	Develop environmental hazards and disaster system.	<ul style="list-style-type: none"> -Designing the storm water drainage system -Open the blocked drains -Enforcement of biodiversity regulations -Develop and implement effective early warning systems -Creation of awareness and educating the community -Encourage community participation in flood control 	Department Of Meteorology, Ministry of Special Programs, WARMA Municipality of Busia, KURA			

Table 18- 3: Transportation implementation matrix

Transportation							
Emerging Issues	Objectives	Proposal/Strategy	Projects/Activities	Actors	Time Frame		
					1-3	4-7	8-10
-Traffic congestion on the B-1 highway that links Kenya and Uganda.	To ease traffic congestion on the B-1 highway	<ul style="list-style-type: none"> Create alternative access routes. Upgrade the B-1 road to international standards class A road. -Make the B-1 a dual carriageway -Extension of feeder roads and opening up of new feeder roads 	<ul style="list-style-type: none"> -zoning to influence origin and destination of users, especially on the location of residential clusters and market centres -opening up the missing links and expanding narrow 	KENHA/KURA/ KERRA Municipality of Busia			

		Polytechnic road Provision of storm-water drainage channels of the main access roads Connectivity to	that passes through Public Works, Highrock estate, Ojarii and Omeri.					
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<p>Lack of access/missing links in rural areas</p> <p>- Inadequate parking</p> <p>-<i>Bodaboda</i> menace</p> <p>Environmental hazards-air pollution, noise, dust, water (car wash)</p> <p>-Accidents prone zones</p> <p>-Location of</p>	<p>To Reduce traffic menace</p> <p>To create integrated transport system</p> <p>To enforce planning standards</p>	<p>-Designate appropriate locations for <i>BodaBoda</i> operators, informal traders, and Lorry Parking</p> <p>- Enhancing public transport</p> <p>-Integrating non-motorized transport into the transport system</p> <p>- expanding all road reserves to accommodate</p>	<p>-Creation of convergence zones</p> <p>-Zoning areas appropriate for users-municipality to acquire the land</p> <p>-buying, eminent domain, business venture</p> <p>- Sensitization for local community and leaders</p> <p>-Redesign</p>	<p>KENHA/KUR</p> <p>A/KERRA</p> <p>Municipality of Busia</p>				
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<p>-Inadequate transportation support services and facilities</p> <p>-blocked access roads</p>	<p>Haphazard/random dumping of solid waste in the municipality</p> <p>Blocked storm - water</p>	<p>-Clear all blocked roads in Busia municipality to enable proper storm-water drainage.</p>	<p>-zoning to identify appropriate framework for acquisition of land</p> <p>-provision of collection bins in different areas-residential, markets, terminal</p>	<p>KENHA/KUR</p> <p>A/ KERRA Municipality of Busia</p>			
<p>-Poor accessibility</p>	<p>Improve accessibility</p>	<p>-Reorganize the municipality of Busia through planning to allow for effective servicing with transportation and attendant services.</p> <p>-Create and open up access roads and orientation of plots during subdivisions</p> <p>- expand access in all informal</p>	<p>-Proposal to identify land for resettlement of displaced land owners</p> <p>-Planning as a framework to facilitate services-water reticulation, electricity and sewer lines among others.</p>	<p>KENHA/KUR</p> <p>A/ KERRA Municipality of Busia</p> <p>/Kenya Power/ BUWASCO</p>			

<p>-Informal commercial activities located on road reserves. -Lack of vehicular parking space</p>	<p>Provide for vehicular parking and relocating the business people on the road reserve.</p>	<p>Incorporate planning and zoning to: create buffer to control ribbon development and optimize space use within CBD set aside land for hawkers/informal</p>	<p>-Capacity building -Awareness creation -create space for open air markets at appropriate locations</p>	<p>Municipality of Busia</p>			
		<p>development control- minimum plot sizes, set-backs, plot density, plot ratios</p>					

<p>- Parking along major road B-1 highway</p> <p>-Missing links</p> <p>-Some roads not designed to accommodate other users' cyclists, pedestrians</p> <p>-Bad road conditions</p>	<p>Designate parking lots</p> <p>Provide interlinkage and road hierarchy network.</p> <p>-Lack of parking for lorries</p> <p>-Lack of well reticulated roads network</p> <p>- Poor road management</p>	<p>-Proposing by-passes, including one to the north of the B-1 Highway through government quarters, Ojarii and Omeri.</p> <p>-Propose hierarchy of roads connecting all major land users as required by law. The main land uses in Busia are residential, commercial and public purpose around which other land uses are organized.</p> <p>-Designing roads aimed at enhancing permeability of railway</p> <p>-Provide terminal facilities at appropriate locations</p> <p>-Joining missing links</p> <p>-integrate all road users in road transport</p> <p>- extension of the railway from Malabo</p>	<p>-Provide well reticulated road system to act as a framework for negotiations for land acquisition</p> <p>-Sensitization of the public</p> <p>-Framework for acquiring/borrowing funds</p> <p>- If difficult, there should be applied compulsory acquisition for land adjacent to the 4-metre roads for expansion to at least 9 metres in residential areas.</p>	<p>KENHA/KUR A/ KERRA Municipality of Busia</p>			
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Table 18- 4: Social infrastructure implementation matrix

Social Infrastructure							
Emerging Planning Issues	Objectives	Proposals/Strategies	Projects/Actions	Actor	Time Frame		
					1-3	4-7	8-10
-Congestion at the Busia Referral Hospital; -poor condition of public mortuary -Inadequate health facilities in the peri-urban	To better the quality of health facilities To increase health facilities to peri-urban	Improving access to effective and efficient health services	Acquire land for expansion of Busia Referral Hospital	Ministry of Health/ County Government of Busia			
			Construct a Medical Training College next to Busia County Referral Hospital	Ministry of Health			
			Post adequate medical personnel to the health facilities	Ministry of Health, County Government of Busia			
			Expand the public mortuary at the Referral Hospital and Alupe health centre	Ministry of Health and County Government of Busia			
Inadequate space at the public cemetery	To improve The condition of cemetery facilities in Busia	Expanding cemetery facilities in Busia	Acquire land for expansion of the cemetery next to the sewer pond	Municipality of Busia			

			Fence the cemetery at the sewer pond and demarcate between the Muslim, Christian & Hindu area	Municipality of Busia			
			Acquire land in Alupe for a designated cemetery	Municipality of Busia /Community			
Poor pre-primary and ECD facilities	To ensure appropriate standards for the provision of pre-primary/ECD facilities in Busia municipality	Improved standards of pre-primary/ECD education	Regular monitoring and supervision to ensure education standards are maintained	County Government of Busia			
			Provide standards for building pre-primary/ECD facilities	Ministry of Education & county Government of Busia			
			Improve facilities for the public pre-primary facilities	Ministry of Education & county Government of Busia			
Congestion in primary schools; poor facilities in public primary schools	To improve/maintain efficient standards in primary education	Provide quality primary education	Build additional classrooms in Primary schools (More so Bulanda and Township)	Ministry of Education, Development partners			
			Acquire land for construction of a new primary school in Amerikwai & Marachi	County Government of Busia/Community/Ministry of Education			

Inadequate secondary schools	To increase the number secondary schools in the municipality of Busia	Provide adequate facilities for secondary education	Construct a new secondary school (along Busia- Malaba road) next to Amerikwai commercial centre	County Government of Busia/Ministry of Education			
			Construct additional classrooms in the existing secondary schools	County Government of Busia/Ministry of Education			
Inadequately Equipped tertiary education facilities.	To fully equip tertiary education facilities. To transform tertiary educational facilities to be functional and effective.	Promote Busia as an educational Hub	Zone land in Alupe for establishing an Education and Research Complex	County Government of Busia/Ministry of Higher Education			
Few and Inadequate recreational facilities; Poor condition of recreational facilities	To improve the condition of recreational facilities	Provide sustainable and aesthetic recreational facilities	Construct offices and spectator stands in Busia Stadium	Ministry of Sports, County Government of Busia municipality			
			Acquire land and begin beautification plans for the four (4) new parks	County Government of Busia, Municipality of Busia			

			Undertake a one (1) county sports day in a year	County Government of Busia/Ministry of Sports/municipality of Busia			
Cross-border insecurity	To improve security in the municipality of Busia	Providing adequate human and investment security	Construct a police post in Alupe	Kenya Police			
			Establish a police post in Marachi	Kenya Police/municipality of Busia/ Community			
			Increase the number of police officers to appropriate standard	Kenya Police, Ministry of internal security			
			Implement community policy strategies	Kenya Police/ municipality of Busia /Community			
Frequent power blackouts	To improve the capacity of electricity supply in Busia municipality	Increasing the quantity of electric supply to attract investors Installation of modernized electric system.	Expand road reserves to accommodate electric lines.	Kenya Power/KURA/ municipality of Busia			
			Increase electric network within Busia municipality	Kenya Power			
			Connect the municipality to either Rang'ala or Mumias Sub-station	Kenya Power/KETRACO			

Table 18- 5: Economic & Investment Implementation Matrix

Economic and Investment							
Emerging Issues	Objectives	Strategy/Proposal	Actions/Activities	Actors	Time Frame		
					1-3	4-7	8-10
Poor infrastructure	To improve basic infrastructure for economic development	Improve infrastructure particularly roads, electricity, housing, water and sanitation as catalyst for economic development.	<ul style="list-style-type: none"> -Construction of new and quality roads around the municipality and county roads connected to the municipality of Busia . -Maintenance and expansion of access roads. -Increase capacity of electricity supply to the municipality. -Increase of water supply to the municipality. -Construction of sanitation facilities. -Improvement of drainage systems in the municipality. - Ease access to loans for housing and doing 	<ul style="list-style-type: none"> KENHA, KURA, KeRRA. Kenya Power, KETRACO, BUWASCO, Municipality of Busia, NHC, Private Sector 			

Long bureaucratic red- tape	To improve service delivery	Reduce Legal, Regular and Bureaucratic Red Tape	<ul style="list-style-type: none"> -Develop, review and implement a regulatory framework that reduces the time taken to acquire development permits. -Coordinate and build public and private partnerships -Uphold the integrity measures in the constitution. 	Municipality of Busia, EACC, Private Sector				
Lack of development plan	To provide a development plan	Prepare a development plan	<ul style="list-style-type: none"> -Zoning of land for the Business Park and the dry port. -Develop and provide basic infrastructures to the open spaces. -Develop a Master -Plan for the Business Park and dry port -Seek proposals 	Municipality of Busia, CGB				

<p>Poor publicity for municipality investment potential</p>	<p>-To promote the municipality of Busia as a trade and investment hub.</p>	<p>Promote and advertise the municipality of Busia as a Trade and Investment Hub</p>	<p>-Develop municipal website for easy access of Information about the municipality. -Host financial and business roundtable meetings between the public and private sector. - Coordinate with the media companies to air investment and economic programmes on the municipality of Busia. -Propose to host financial and business roundtable meetings in the municipality for the nation and East African</p>	<p>Municipality of Busia, Private Sector, Media Houses Financial institutions</p>			
<p>Lack of transparency and accountability</p>	<p>To improve the municipality's transparency & accountability</p>	<p>-put in place measures for combating corruption</p>	<p>- Institute a transparent, trusted and effective governance and regulatory framework</p>	<p>Media Houses, Municipality of Busia, Private Sector, Financial Institutions</p>			

High incidences of insecurity	To improve measures for combating crime and insecurity in the municipality of Busia	Enhance security in the region.	<ul style="list-style-type: none"> -Install and extend street lights along the Kisumu-Busia road and along the Busia-Malaba road. -Increase police patrols in the municipality. -Purchase police patrol car for Alupe area. - Create a police base/station at Alupe area. - Reinforce community policing in Busia municipality. 	Kenya Police/Provincial Administration/ municipality of Busia /Kenya Power			
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<p>-High unemployment rate.</p> <p>-High number of unskilled labors.</p> <p>Lack of on-job training programmes</p>	<p>-Improving skilled and rate of employment</p> <p>-To develop a strong support System for entrepreneurs and SMEs</p>	<p>-Promotion of employment opportunities and promoting tertiary institutions.</p> <p>-Develop a strong support system for entrepreneurs and small businesses</p>	<p>-creation of employment opportunities.</p> <p>-provision of learning institutions to improve skilled labor.</p> <p>- Establish new and modernized markets in the municipality of Busia.</p> <p>- Gazette and expand areas to locate jua kali enterprises.</p> <p>- Organize at least two capacity building workshops annually to strengthen SMEs, and co-operative societies in the municipality.</p> <p>- Encourage establishment and registration of marketing groups such as savings and credit and industrial co-operative societies among different economic sectors.</p>	<p>Ministry of Labor/Ministry of Trade and Industry/Ministry of Education/Municipality of Busia/Regional Trade Association</p>			
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Food insecurity	To promote the development of urban and peri-urban agriculture, and fisheries	Promote the development and retention of urban and peri-urban agriculture, fisheries and livestock	Promote use of appropriate agricultural and livestock technologies that are suitable for reduced land for agriculture - Promote the establishment of green houses - Promote the development of fish farming along wetland. - Integration of urban agriculture as a component of urban land planning. - Modernize existing and build additional markets specifically meant for food commodities.	Ministry of Agriculture, Livestock and Fisheries/NEMA/Municipality of Busia/Private sector.			
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<p>Inadequate tourism activities</p>	<p>To promote tourism development in the municipality of Busia</p>	<p>Developing the tourism sector</p>	<p>Promote conference tourism in the municipality. -Create land for the construction of a community hall in the municipality. -Promote the municipality of Busia as a regional conference/workshop hub. -Promote culinary tourism (Luhya and Teso traditional foods). -Create land for the Preservation of heritage sites.</p>	<p>Ministry of Tourism/Ministry of Culture/Ministry of Fisheries, Ministry of Agriculture, municipality of Busia</p>			
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Table 18- 6: Revenue Enhancement Implementation Matrix

Revenue Enhancement							
Emerging Issues	Objectives	Strategies	Actions/Activities	Actors	Time Frame		
					1-3	4-7	8-10
Inadequate market stalls at the open-air markets	To broaden the income base and increase the municipality's revenue.	Increase the number of market stalls	<ul style="list-style-type: none"> -Demarcate market stalls to know the number available in each market -Improve infrastructure within the markets 	Municipality of Busia			
Poor spatial distribution of market facilities	To offer equal distribution of markets in all regions	Construction of new modernized markets in areas lacking and upgrading the existing ones	<ul style="list-style-type: none"> -Expand the commercial nodes and markets in Mayenje, Angorom, Amerikwai and Alupe area. -Upgrade temporary markets to permanent status. -Build a market at the current airstrip. -Incorporated hawkers within the existing markets. 	Municipality of Busia			

Non-collection of property rates and rents	To broaden the income base and increase the municipality's revenue.	Improve the collection of property rates and rents	<p>Undertake valuation of properties within the municipality boundaries to determine appropriate property value rate.</p> <p>Undertake valuation to ascertain rent to be collected from stall, kiosks, municipal houses, municipal offices etc.</p> <p>Prosecute/punish/auction properties of rate defaulters</p>	Municipality of Busia			
Inadequate revenue sources	To increase the sources of revenue	Development of a business park and a dry port	-Coordinate and facilitate the construction of a business park at the ATC and a dry port at the airstrip.	County Government of Busia Municipality of Busia			
<p>Congestion at the border point.</p> <p>Insecurity posed by the oil tankers</p> <p>Reduced revenue at the bus park</p>	To broaden the income base and increase the municipality's revenue.	Develop a trailer and bus park	<p>Develop a trailer park away from the CBD</p> <p>Develop a bus park at Korinda</p> <p>Introduce electronic ticketing at the trailer and bus parks</p>	Municipality of Busia			

Inadequate staff	To increase the number of staff	Beefing up the workforce	Higher more technical staff Improve capacity of the workers	Municipality of Busia			
Inadequate/lack of ICT knowledge	To adopt ICT usage	Introduce ICT to reduce paper work	Develop municipality website Develop an e-investment portal as part of the website .	Municipality of Busia			
Uncontrolled dumping of waste in the markets	Improve sanitation	Waste management at the markets	-Distributing garbage bins at designate garbage collection points. -Regular collection of garbage in the markets. -Construct public toilets/bathrooms in the markets, commercial centres and bus/trailer	Municipality of Busia			

REFERENCES

1. Government of Kenya (2010); The Kenya Constitution 2010
2. Government of Kenya (2019); The Physical and Land Use Planning Act No. 13 of 2019, Government Printer, Nairobi
3. Government of Kenya (2012); County Governments Act 2012
4. Government of Kenya (2011); Urban Areas and Cities Act 2011
5. Government of Kenya (2012); Land Act 2012
6. Government of Kenya (2009); Sessional Paper Number 3 of 2009 on National Land Policy;
7. Government of Kenya (2011); Vision 2030
8. Government of Kenya (2009), Busia District Development Plan (2008-2012). Government Printer, Nairobi. GoK
9. Government of Kenya (2018), Busia County Integrated Development Plan.

APPENDICES

1. Notice of intention to plan advert.
2. Minutes of board of management consultative meeting
3. Stakeholders meetings minutes
4. Key informants' interviews

Appendix 1: The municipality of Busia Gazettement

4352 THE KENYA GAZETTE 14th December, 2018

CORRIGENDA

IN Gazette Notice No. 11450 of 2018, Cause No. 561 of 2018, amend the petitioner's name printed as "Annah Chaber Baris" to read "Annah Chabet Baris".

IN Gazette Notice No. 4543 of 2017, Cause No. 717 of 2016, amend the place of death printed as "Moi Teaching and Referral Hospital in Kenya" to read "Olluwamba Sub-location" and the date of death printed as "8th April, 2005" to read "16th March, 2015".

GAZETTE NOTICE NO. 12771

THE SACCO SOCIETIES ACT
(No. 14 of 2008)

APPOINTMENT

IT IS notified that the Cabinet Secretary for Industry, Trade and Co-operatives, intends to make regulations pursuant to section 3 (2) of the Sacco Societies Act, 2008 as read with section 68 (1) thereof:

- Specifying the non-deposit taking business to which section 39 (1) (b) of the Sacco Societies Act, 2008 shall apply; and
- Prescribing measures for the conduct of the specified non-deposit taking business under section 3 (1) (b) of the Sacco Societies Act, 2008.

Consequently, it is further notified that the Cabinet Secretary for Industry, Trade and Co-operatives has constituted a taskforce to develop the regulations under section 3 (2) of the Sacco Societies Act, and appointed the persons listed in the schedule hereunder to be members of the taskforce with the mandate to formulate the regulations—

(a) specifying the non-deposit taking business to which section 39 (1) (b) of the Sacco Societies Act, 2008 shall apply; and	
(b) prescribing measures for the conduct of the specified non-deposit taking business under section 39 (1) (b) of the Sacco Societies Act, 2008	

Members of the taskforce

Peter Njuguna	-SASRA (Convenor)
Jamresh Ware	-SASRA
Peter Owino	-SASRA
Geoffrey Njagombi	-SDC (Co-Convenor)
Aaron Omwenga	-SDC
Joseph Kuzge	-COG
Barbara Awor	-COG
MacInud Makanga	-CAK
Muny Njeru	-Kusacco
Eliud Nkula	-Co-op Bank

The taskforce shall develop its own rules of procedure and submit its report to the Cabinet Secretary within three (3) months.

Dated the 2nd December, 2018.

PETER MUNYA,
Cabinet Secretary for Industry, Trade and Co-operatives.

GAZETTE NOTICE NO. 12772

THE CONSTITUTION OF KENYA
THE NATIONAL ASSEMBLY STANDING ORDERS

NOTIFICATION OF SPECIAL SITTING OF THE NATIONAL ASSEMBLY

PURSUANT to the provisions of Standing Order 29 (3) of the Standing Order of the National Assembly, it is notified for the information of the Members of the National Assembly and the general public that special sittings of the Assembly shall be held in the National Assembly Chamber in the Main Parliament Buildings, Nairobi on Tuesday, 18th December, 2018 commencing at 9:30 a.m. and at 2:30 p.m. for purposes of—

- notification on the Report of the Departmental Committee on Justice and Legal Affairs on vetting of the nominee for Secretary/Chief Executive Officer of the Ethics and Anti-Corruption Commission;
- considering the following business—
 - the Fourth Report of the Special Funds Accounts Committee on Audited Financial Statements for the Kenya Roads Board Fund for the Year ended June, 2017;
 - the Report of the Departmental Committee on Transport, Public Works and Housing on the ratification of Bilateral Air Service Agreements between Kenya and Jordan; Kenya and Jamaica; Kenya and Bahamas and the Protocol amending Air Services Agreement between Kenya and Turkey; and
 - the Report of the Departmental Committee on Justice and Legal Affairs on vetting of the nominee for Secretary/Chief Executive Officer of the Ethics and Anti-Corruption Commission.

Dated the 10th December, 2018.

JUSTIN MUTURI,
Speaker of the National Assembly.

GAZETTE NOTICE NO. 12773

THE CONSTITUTION OF KENYA
COUNTY GOVERNMENT OF BUSIA

APPOINTMENT

PURSUANT to the Fourth Schedule of the Constitution of Kenya, 2010, Gazette Notice No. 117 of 2013 and section 77 (1) of the Water Act, No. 43 of 2016, the Governor of Busia County appoints—

George Kweba (Dr.)—(Chairperson)
CRCM in-charge of Water Affairs
CBGM, in-charge of Finance
Francis Ojipondi
Susan Davis (Ma.)
Hellen Mwikanda (Ma.)
Joseph Baeme

to be the Chairperson and members of the Board of Directors of Busia Water and Sewerage Services Company, for a term of three (3) years, with effect from the 1st December, 2018.

Dated the 21st November, 2018.

S. O. OJAAAMONG,
Governor, Busia County.

MR/SS20051
*Gazette Notice No. 8395 of 2016 is evoked.

GAZETTE NOTICE NO. 12774

THE CONSTITUTION OF KENYA
THE URBAN AREAS AND CITIES
(No. 13 of 2011)

IT IS notified for information of the general public that, in exercise of the powers conferred by section 9 (1) of Urban Areas and Cities Act, 2011 and vide a resolution of Busia County Assembly in its 125th sitting of the second session of the second County Assembly held on Thursday, 1st November, 2018, I, Hon. Sospeter Odeke Ojiamong, confer status of a Municipality on Busia Town.

Dated the 2nd November, 2018.

S. O. OJAAAMONG,
MR/FR/11010



REPUBLIC OF KENYA
COUNTY GOVERNMENT OF BUSIA
MUNICIPALITY OF BUSIA
OFFICE OF THE MANAGER



Mobile: 0719856717/0722658881
Email: municipalityofbusia@gmail.com
Website: <https://busiacity.go.ke>

P.O. BOX PRIVATE BAG, 50400,
BUSIA.

NOTICE OF INTENTION TO PLAN

Reference is made to the constitution of Kenya article 6,60,66,67,184,186 and the First and fourth schedules; Physical and land use planning act, 2019; urban areas and cities act (amendment) 2019; National Land Commission Act, County Government act and other enabling legislations.

Notice is hereby given that the county government of Busia is in the process of developing a strategic plan for the Municipality and reviewing the Municipal Integrated Strategic Urban Development Plan (ISUDP) as follows:-

- 1) The integrated strategic urban development plan (ISUDP). The plan will cover the following areas; Busia Border post, Angoromo, Alupe, Burumba and Mayenje areas with a total of approximately 44 km². The plan under review can be downloaded at <https://busiacity.go.ke/busia-municipality/>.
- 2) A 5 year Municipal strategic plan **for purposes of establishing a policy defining the strategy, or direction, and making decisions on allocating its resources to pursue this strategy.**

It is a constitutional and statutory requirement that stakeholders and members of the public do participate in all planning and development activities in the county as **we seek to develop a unified framework to guide development in the Municipality.**

The county government of Busia therefore invites stakeholders and members of the general public to participate in the formulation and review of these planning tools. Stakeholders and any other interested person(s) who wish to participate or raise any concerns can do so in writing to the undersigned within 21 DAYS from the date hereof through the address given below.

The county Executive Committee Member,
Lands, Housing and Urban Development
County Government of Busia
P.O Box Private Bag,
Busia (k)
Email: municipalityofbusia@gmail.com
Website: <https://busiacity.go.ke/busia-municipality>

MINUTES OF THE SECOND STAKEHOLDERS MEETING FOR MID-TERM REVIEW OF THE BUSIA MUNICIPALITY INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN HELD AT FARM VIEW HOTEL IN BUSIA ON WEDNESDAY, 23RD SEPTEMBER 2020

ATTENDEES

The list of those in attendance is attached to this Minutes

AGENDA

1. Introduction.
2. Consultant presentation.
3. plenary.

AGENDA 1: INTRODUCTION

The meeting was brought to order at 10:10am by the deputy municipal manager. She asked the members present to introduce themselves after which she introduced the municipal manager and invited him to give a speech. The municipal manager stated that the intention of the meeting was to present the zero draft and to give the stakeholders an opportunity to confirm the issues captured and give more ideas. He welcomed all the stakeholders present and asked them to be free to contribute their ideas. Deputy municipal manager then invited Interspatial consultants to present.

AGENDA 2: CONSULTANT'S PRESENTATION

Planner David Omollo outlined the format of the presentation which was divided into: Introduction, Opportunities and Constraints, Area action plans, Strategies and Implementation matrix.

He presented the vision of the plan (ISUDP 2020) and of the previous plan (ISUDP 2010):

Previous Vision

- *To be a vibrant, sustainable and competitive gateway to Kenya with an edge in the areas of hospitality, safety, housing and efficient infrastructure.*

New Vision

- *A leading competitive regional economic hub.*

He continued by presenting the planning area which was 43.31Km², opportunities and challenges per thematic area which consisted of: Physiography, population and demography, land, land use and tenure, housing and human settlement, environment and

natural resources, economy, utility infrastructure, social infrastructure and transportation system. He concluded by presenting the action area plans for FIVE zones within the municipality. The zones are: Alupe, Amerikwai, Burumba, Border post and Mayenje.

The lead consultant, Dr. Naomi Apali then clarified that the plan being presented adopted 70% of what was in the previous plan and 30% changes. The plan was to incorporate new ideas from the residents therefore it was the residents to state how they need their municipality to be.

AGENDA 3: PLENARY SESSION

The session was guided by the municipal planner.

A member asked that the vision be revised because it was broad. He gave an example of a simple vision such as: *A food safe county*. Another member, who also participated in the preparation of the previous plan said he was okay with the new vision as it was.

Dr. Naomy explained how the vision was developed. She stated that the vision was arrived at after conducting THREE stakeholders' forums. The key forum being the first meeting with the board members where each member wrote his/her proposed vision on a piece of paper. She concluded by stating that the vision can be shortened and made simple but without altering its meaning.

ALUPE AREA

The short, medium- and long-term interventions of Alupe area action plan were presented to the stakeholders after which they raised the following issues:

- Alupe area to be expanded to the neighboring areas of Adungosi and Okiludi for the area to be able to accommodate more institutions being proposed.
- Street lights to be provided in the area.
- Dumpsite to be relocated.

AMERIKWAI AREA

The municipal planner presented the short, medium and long terms interventions of the Amerikwai area.

Mr. Richard Okello who is the ward manager for Mayenje stated that airstrip land belongs to individuals and that there is no legally gazetted airstrip in Busia region. He proposed that recreational centres for youths should be provided in every area.

There was an issue with the proposals on land within the airstrip area as members felt that the parcels around there are privately owned and that some of the proposals were not compatible with the airstrip. The consultant and the municipal planner explained that the

plan being prepared is based on the previous plan (ISUDP 2010) and the base map. They also explained that the airstrip is to be relocated. Another stakeholder added that the Kenya Airports Authority had condemned the location of the airstrip.

BORDER POST AREA

Municipal planner presented the short, medium- and long-term interventions. Key issues raised were:

- Relocate the polytechnic.
- Provide adequate ablution blocks in strategic areas.
- Provide timeline for painting (beautifying) the buildings within the municipality.
- Properly plan the sewerage system.
- Busia stadium to be used as a sports ground. Stadium to be provided elsewhere.
- Relocate St. Mathias secondary school.
- Establish a cereal board along the border.
- Involve government of Uganda in carrying out developments along the border.
- Relocate the markets to St. Mathias secondary school land.
- Expand the sewerage system to cover the entire area.

Chief officer asked why developments along the Border post area are restricted to 2 floors and Dr. Naomi explained that it is for security reasons. The consult also stated that a zoning plan and relevant by-laws should be developed to support the implementation of the plan.

A member suggested that politicians from Angorom and Burumba and members of parliament for Teso south and Matayos constituencies should be involved in the process of preparing the plan.

Business associations chairman asked that whenever there is a proposed development, they should be informed in advance so that they can communicate the same to their members on time.

A member said that the taxi park is on the road reserve. Dr. Naomi stated that the taxi park will be expanded to the current bus park. She also stated that a cross-border committee should be formed to handle the cross-border issues.

A member proposed that in order to decongest the municipality the southern by-pass to go through Mundika-Mayenje-Obola's home-Nango instead of the proposed Busia Referral Hospital-Red Cross-Burumba-Prisons. Another member felt that because Mayenje-Bulanda-Stadium road has been expanded in bits in order to cater for the by-pass, introducing a different road will delay the construction of the by-pass and increase the costs.

BURUMBA AREA

Municipal planner presented Burumba area action plan. Issues raised were:

- Mapping out the wetlands in the area.
- Trailers to be diverted to go through Angorom.
- Land to be set aside for development by the municipality.
- All the leases to be revoked.
- Temporary structures menace.
- Lack of large parcels of land in Burumba, 50 by 100 are the common sizes.
- Lack of an investment policy which defines what investment incentives the municipality offers.

A member explained that diverting trailers need a partnership with other relevant authorities as the law does not allow for diversion of transit trucks.

The chief officer explained that there are funds set aside for acquiring land however the problem has been that the locals do not have ownership documents for their parcels. Most parcels need succession which is a tedious process.

A member suggested that the municipality lacks a land inventory but the chief officer explained that it is being prepared.

MAYENJE AREA

It was presented by the municipal planner. Key issues discussed were:

- The municipal boundary to be extended to Suo.
- Youths to be involved in the development and leadership of the County.
- Need for sensitization on land processing.
- A proposal to have approximately 10Ha of land for the youths.
- Roads in the peri-urban to be opened up while those within the CBD to be tarmacked.
- The plan to be linked to other previous plans.

The municipal planner stated that there will be gazettelement of notice of completion of the plan and that the stakeholders will have 21 days to give their views. He then invited the chief officer to give closing remarks. The chief officer thanked members present for attending and for their contributions. The meeting was closed by a word of prayer.

The meeting was adjourned at 1:30pm

List of Attendees for the Second Stakeholders Meeting

DEPT. LANDS BUSIA.

FARMVIEW HOTEL
CONFERENCE GROUP REGISTRATION

NAME OF GROUP/ORG. INTERSPATI DATE 23/7/2020
CONSTITUTIVE MEETING VENUE FARMVIEW HOTEL NAMES HERE

NO	NAMES	ID/PP NO	STATION	PHONE NO.	SIGN
1	Venally Ismail	2495558	Busia	072030094	[Signature]
2	TOX-W- OCHUKA	7230452	Busia	072163772	[Signature]
3	Michael Osiyoo	5135148	"	071118081	[Signature]
4	ERICK ADOME	11327456	"	072022331	[Signature]
5	EVANS GITHO	2854049	"	071740498	[Signature]
6	LAWRENCE AMUNGI	6071129	"	0720040227	[Signature]
7	WILLOUGH WAMBARI	9340537	Busia	072273702	[Signature]
8	SILWANKUS AMUNGI	1142341	"	072159069	[Signature]
9	KEVIN AMUNGI	1121029	Busia	072160881	[Signature]
10	STEPHEN O. ORALA	11537257	BUSIA	072160775	[Signature]
11	TITUS O. OKETCH	2147456	BUSIA	071497884	[Signature]
12	BARNABAS WELINGA	242454	Busia	071497884	[Signature]
13	DANIEL OKINA	2511472	Busia	072022331	[Signature]
14	LAPINEL EMUSALA	11277657	Busia	072077777	[Signature]
15	STEPHEN O. ORALA	2110010	Busia	072022331	[Signature]
16	STELLA MERIT NABUNDA	2637139	Busia	072022331	[Signature]
17	GIMNEL NTAIEMI	914984	Busia	072022331	[Signature]
18	BRIAN MARIKO	29367162	Busia	071216070	[Signature]
19	AGAPEY LUGUCHO	5525120	Busia	072022331	[Signature]
20	PETER JUMS	2331722	Busia	072017019	[Signature]
21	DAVID OMBI	20912520	Interspatil	072022331	[Signature]
22	ONJON OMBANDA	21236617	BUSIA	072022331	[Signature]
23	BRIAN ABWAKI	2946517	Busia	072022331	[Signature]
24	ERICK WAMBARI	2623500	Busia	072022331	[Signature]
25	OKORE BERNARD	2152117	Interspatil	071216070	[Signature]
26	PAUL B. SANDI	0513731	Mufungu	0722334371	[Signature]

No of participants _____

Official Rubber Stamp _____

FARMVIEW HOTEL
CONFERENCE GROUP REGISTRATION

NAME OF GROUP/ORG: Inter-agency DATE: 23/1/2020
community meeting VENUE: _____

NO	NAMES	IDPP NO	STATION	PHONE NO.	SIGN
37	DAMES OLWA	241272	BUSA	0727618616	[Signature]
38	Eudocia KEMWA	3281768	"	072923181	[Signature]
39	Brian Khambo	301013	BUSA	072405744	[Signature]
40	Shadrach Makiya	1262671	BUSA	072244214	[Signature]
41	A. Allan F. Ogenda	2371951	BUSA	072211876	[Signature]
42	Ashante B. Rishia	995703	MALABA	072442212	[Signature]
33	ha FRED PAPA	752328	MALABA	072607945	[Signature]
44	STEVEN PAMBA	2721790	BUSA	0724904	[Signature]
35	Anthony Malokha	2214241	MAYENGE	072123541	[Signature]
46	Charles Tumb	289580	MAYENGE	072121288	[Signature]
37	Richard Walekhus	9228785	MAYENGE	072082912	[Signature]
33	ED. KWA-MWA	027850	BUSA	072370914	[Signature]
39	Franco Othimbo	2481214	BUSA	072056744	[Signature]
40	Eustace Ibrahim Mbingi	2482025	BUSA	072090251	[Signature]
41	Titus Ojidi	2194726	BUSA	072144187	[Signature]
42	John W. Mwangi	232675	BUSA	072054483	[Signature]
43					
44					
45					
46					
47					
48					
49					
50					

No of participants: _____
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23/1/20

MINUTES OF STAKEHOLDERS MEETING FOR MID-TERM REVIEW OF THE MUNICIPALITY OF BUSIA INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN HELD AT FARM VIEW HOTEL IN BUSIA ON TUESDAY, 25TH AUGUST 2020
ATTENDEES

The list of attendees is attached to this Minutes

AGENDA

1. Introduction.
2. Consultant presentation.
3. Plenary.

AGENDA I: INTRODUCTION

The meeting begun at 10:12am. The meeting was brought to order by the municipal planner. He stated that there was a previous Integrated Strategic Urban Development Plan (ISUDP) prepared in 2010 and was to last for a period of 20 years (2010-2030). He explained that the current exercise was a mid-term (2020-2030) review of the 2010 plan and that the purpose of the meeting was to provide a vision for the municipality, identify challenges and propose solutions.

The municipal planner introduced Mr. Richard Okello, a ward manager who offered a word of prayer. He then asked members present in the meeting to introduce themselves.

CEC LANDS, HOUSING AND URBAN DEVELOPMENT SPEECH

After the introductions, the municipal planner invited the CEC for public service administration who is also the acting CEC for land, housing and urban development to introduce himself. He introduced himself and stated that the intention of the plan is to guide the development trend of the municipality as there were mushrooming structures which needed controlling. He explained that the previous plan was prepared before the start of the devolution hence there have been changes in terms of legislative frameworks guiding the plan preparation and implementation. He also said that there have been demographic changes for the last 10 years which needs to be incorporated in the plan. He explained that the meeting was attended by only a handful people because of the Covid 19 regulations but recommended that written submission of views by those who were unable to join the meeting is welcomed.

He continued by stating that the municipality of Busia should be viewed as a tomorrow's city and not as a small town, a view most stakeholders agreed with. He called upon everyone in the municipality to come in and help in the plan preparation.

The key planning issues he identified were; traders who block roads during the market day an example of the road leading to Huduma centre, whenever the public are temporarily given a space to construct their structures for businesses they refuse to vacate whenever there is need to

develop those areas and lastly he called upon all the county government and the municipal officers to come together and talk to their people whenever there is need to develop the areas.

The municipal planner thanked the CEC for his words of wisdom and then invited the consultant, Dr. Naomi to make her presentation.

AGENDA II: CONSULTANT'S PRESENTATION

Dr. Naomi introduced herself, her team and gave a brief background of herself. She stated that the meeting is for the people of Busia and that they are the people who understand their municipality better. She said that the planner's role is only to facilitate the meeting.

She made a presentation on the legislative frameworks and institutional frameworks guiding the plan preparation and management of the county. She stated that stakeholders' interests are different, varying and conflicting. The aim is to build a consensus. It is a give and take. For the plan to be realistic all stakeholders have to be involved. She then explained the planning process. She gave an example of Kisumu City in terms of its vibrancy and trade mark and challenged Busia residents to dream and give Busia its trade mark.

AGENDA III: PLENARY SESSION

The session involved discussing the opportunities and constraints within the municipality. The session was guided by the municipal planner.

Sheikh stated that Uganda is the biggest consumer of Kenya's goods. He proposed having warehouses in Busia that will create jobs to the youths and revenue to the municipality. He also proposed having a trailer park that is currently lacking in the municipality. He finalized by the phrase 'Failure to plan is planning to fail'.

Another member requested the survey department to adopt the current development standards in carrying out their work. The issue of uncontrolled development in Mayenje and Mauko was brought up. There is need to properly plan the freehold lands and that the issue of the high poverty index in the County should also be factored in planning.

There was need for assurance of the approval of the current plan as the previous plan was never approved. A proposal to have a floodlight at Mayenje.

Uncontrolled dumping within the municipality. Rules and regulations to be made that are helpful in the management of wastes. Public private partnership to be encouraged in solid wastes management. The road leading to Alupe solid wastes management site to be opened up and murramed.

Another member proposed opening up of all feeder roads within the municipality, provision of health centres in Angorom and Mayenje, expansion of the referral hospital as it is small in size currently, relocation of the solid wastes' management site from Alupe and establishment of an industrial park.

A member brought up the issue of maintaining the previous ISUDP prepared in 2010 because he believed it was the best and the consultant clarified to members stating that the current exercise is a mid-term review of the previous ISUDP so as to make it relevant in terms of updating the legislative changes since the plan was prepared before the start of devolution and incorporation of demographic changes so far among others.

Another member proposed the need to have wastes recycling plant and a dry port.

The representative for cross border businesses and Trade Mark East Africa (TMEA) stated that TMEA has been clearing borders and currently are proposing to build modern stalls and buy four wastes handling trucks for the municipality, a project that will cost \$650 million. She proposed setting up land for investors and establishment of an industrial park.

Another member felt that the meeting was not taking the right direction thus proposed that members should give direct points and to stop narrating stories. He continued by proposing that the municipality should identify land suitable for development and secure it only for that particular purpose. The municipality should also be prepared to compensate the owners of the identified parcels.

Another member listed the following challenges as the key issues affecting the municipality; poor wastes management and disposal, poor public participation and or sensitization, poor drainage system more so where co-operative bank is, inadequate coverage of the sewerage system, infiltration of polythene papers from Uganda, poor law enforcement, corruption and nepotism, poor policies and legislations which supports development and political interference in the municipal boards operations. He proposed the following solutions; extension of the municipal boundary up to River Suo, relocation of all churches along the Kisumu-Busia highway and other institutions such as the police post, public works offices and agricultural training college (ATC).

The youths representative proposed decongestion of the municipality more so Burumba ward, improvement on the implementation strategies available, re-acquisition of all the public lands, county officials and politicians to work together.

Another one proposed the establishment of a trailer park in Mundika.

The meeting was adjourned at 1:15pm

List of Attendees

**FARMVIEW HOTEL
CONFERENCE GROUP REGISTRATION**

NAME OF GROUP/ORG... Municipality DATE 25/8/2020
Busia County Government VENUE

NO	NAMES	ID/PP NO	STATION	PHONE NO.	SIGN
1	MICHAEL OSHIWAHA	8137147	Busia	071418081	[Signature]
2	JORW. DCHUKU	7230453	Busia	0721631772	[Signature]
3	LAWRENCE ADUNGOSI	167823	Busia	072054627	[Signature]
4	CHRISANTUS O. ERESA	1012063	Kenya	076985777	[Signature]
5	STEPHEN O. OBALA	1153728	Busia	072266775	[Signature]
6	OTUK. MOHAMMED A. OYUOLA	2366866	Busia	0716007000	[Signature]
7	Oktel Mandoh	2857115	Busia	092118009	[Signature]
8	PHILIP BOY	2142704	Busia	072278722	[Signature]
9	NAPOLEON N. NYONGU	1245267	Busia	072232064	[Signature]
10	Omoloh Billy	2311182	Busia	071866502	[Signature]
11	STELLA MERCY NARUMBA	2637138	Busia	075907300	[Signature]
12	JAMES OMYINUKA	2482413	Busia	072152114	[Signature]
13	ERIC NDEDA	10694784	NLC	074333209	[Signature]
14	Ojor Okello Obano	2326647	Busia	072111111	[Signature]
15	BRIAN ABWAKU	2921547	Busia	072111111	[Signature]
16	AKORE BERNARD	2782597	Busia	071121554	[Signature]
17	Ondugi Kevin	3363176	Busia	072173102	[Signature]
18	David Ombi	2244526	Busia	072255576	[Signature]
19	Daniel Okana	2191478	Busia	071298374	[Signature]
20	BENJAMIN SIRREKA	2616411	Busia	072468481	[Signature]
21	MERINE LINDY	2666894	Busia	0726313513	[Signature]
22	Ruth N. Nkhango	23813923	Busia	072248566	[Signature]
23	ERIC O. ADOME	11839456	Busia	072027308	[Signature]
24	FLORENCE ATANGU	13169283	Busia	072520413	[Signature]
25	SANTALUS A. OPAKAS	9223943	Busia	079888956	[Signature]
26	OJIOLOH WAMBANA	934057	Busia	072273762	[Signature]

No of
 Date
 Official Rubber Stamp

FARMVIEW HOTEL
CONFERENCE GROUP REGISTRATION

NAME OF GROUP/ORG..... DATE.....
..... VENEUE.....

NO	NAMES	ID/PP NO	STATUS	PHONE NO.	SIGN
27	BASIL M. O. FIYAN	740089	BUSA	072152533	[Signature]
28	STEPHEN EKISA	21073610	BUSA	072406633	[Signature]
29	BONIFACE ENRI	53154014	BUSA	071521335	[Signature]
30	OMOLO BENARD	24624673	BUSA	072529193	[Signature]
31	PATRICK O. DPOLA	9104042	ANSA	071616571	[Signature]
32	PETER OMERI	11596262	BUSA	072574667	[Signature]
33	Leonard Bukuru	2091103	BUSA	07236943	[Signature]
34	Hon. James Ogole		BUSA		[Signature]
35	Richard Walekising	9228765	BUSA	07089900	[Signature]
36	Hon. Moses Ochieng	2229285	BUSA	072294059	[Signature]
37	Edwin Odum	1357933	BUSA	072125749	[Signature]
38	Hon. Doreen Shauri	2263706	BUSA	0721757070	[Signature]
39	Stephen Ojara	2260200	BUSA	0723901164	[Signature]
40	KENNETH MABUKINDI	107222	BUSA	072265577	[Signature]
41	Andrew N. Ochi	146009	CGB	07449702	[Signature]
42	Everlyne Teresah Moringi	2423025	CO-UNIS	072392022	[Signature]
43	Maurice Omba	2553949	B.C.A	072791130	[Signature]
44	Hon. DAVID K. KEMBA	664607	BCA	0728158786	[Signature]
45	Bamabar Wera	2124852	Burumbi	072276270	[Signature]
46	Vencilly Isuru	2495816	BUSA	0725300561	[Signature]
47	Leonard Opolo	22447019	BUSA	0722669316	[Signature]
48	BENARD Omba	2002842	BUSA	0722838244	[Signature]
49	DAPHNE EMMANUELA	117910	BUSA	0720717192	[Signature]
50	DR. PETER FERRELL	235874	BUSA	0723071573	[Signature]
51	John W. Mwami	830675	BUSA	0721844583	[Signature]
52	Alejo B. Rosalia	9955703	MORABA	0721148292	[Signature]

No of participants.....
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MINUTES OF BOARD OF MANAGEMENT CONSULTATIVE MEETING HELD AT VICTORIA COMFORT INN KISUMU ON 14TH AUGUST 2020

ATTENDEES

Attendance list is attached below

AGENDA

4. Introduction of the consultant.
5. Overview of the municipality of Busia Spatial Plan and what ISUDP entails
6. Visioning process.

The meeting was brought to order at 10:47am by the Executive Committee Member for Land, Survey, Physical Planning, Housing and Urban Development; Mr. Chris S. Nambanya. He thereby requesting one of the community members to pray before commencing any discussion(s). The Chamber of commerce member was then offered. After praying, the municipal planner welcomed everyone who was present at the meeting and requested everyone to introduce themselves.

After introduction from everyone, the municipal planner briefed the meeting on the main agenda and emphasized that it was a consultative meeting and consultant responsibility was to brief the board on what an ISUDP entails and later on proceed and get opinions of members aimed at addressing emerging issues concerning ISUDP and Visioning. The consultant; planner Naomi presented an overview of what an ISUDP is, what it entails and the process of preparing an ISUDP. The planner then encouraged the members to give their opinion on spatial plan of the municipality. The chamber of commerce member elaborated that the municipality houses intergovernmental agencies and therefore a sustainable plan should be prepared. A plan takes into consideration the needs of the locals and the position of the town to host the biggest inland port in Kenya for export and import. Planner Naomi the encourage the board members that resource mobilization is important to actualization of the plan. The board chair added that integrity and fidelity is also an important virtue that attracts investors into the municipality. The municipal manager also supported the idea adding that the KUPS financiers World Bank is also keen on the integrity issues.

After a long discussion planner Naomi, the introduced the visioning session. Members were allowed to write their ideas about the municipality. The ideas include:

Wish list for Environment thematic group

Group One: Environment and Conservation

- Municipality with proper waste collection points
- Construction of a modern public lavatories
- Construction of septic tanks or sewerage system
- Construction of drainage system to curb soil erosion and flooding
- Setting of proper cemetery site
- Setting a recreation center or park
- Planting of trees along the roads.

Wish list for Infrastructure thematic group

Group Two: Infrastructure

- Proper drainage network along the road
- Modern roads of sizable width and thickness
- Modern bus park
- Modern security lights along the road

Wish list for Public facility thematic group

Group Three: Public facilities

- ECDE equitably distributed in the area
- Social hall to be strategically located in the settlement
- Shopping center to be strategically located in the settlement
- Playground preferably near the social hall

Wish list for Public Utility thematic group

Group Four: Public Utility

- The settlement to have piped clean water
- Sewerage system to be constructed in the settlement
- Water hydrants to be strategically located in the settlement for quick emergency response
- Public toilets to be constructed in the settlement
- Bathrooms to be constructed in the settlement

Community Vision

- Modern the municipality of Busia that is well lite
- A well planned the municipality of Busia with proper development
- A healthy and secure the municipality of Busia
- An attractive the municipality of Busia that attracts both local and regional
- The municipality of Busia with Adequate and clean water for home consumption
- Better accessibility of each household
- Well drained village
- A municipality with better buildings
- A municipality with land tenure security to all beneficiaries.

- A municipality with basic infrastructure and services, leading ultimately a good quality of life for its inhabitants
- Municipality with emergency response facilities.

Overall Vision

From the discussion and the board member's desires we come up with the overall vision statement as follows.

To become an excellent and a well-organized municipality that will promote effective and efficient service delivery to the citizens.

Way Forward

It was agreed that the group discussions would be consolidated in the report. The Vision Statement would be validated at the next Validation Workshop.

List of Attendees

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CONFERENCE LIST

ORGANIZATION: BUSIA MUNICIPALITY DATE: 13/8/2020

NAME OF THE TRAINING: ROAD TRAINING

CONTACT PERSON: _____ CELL NO: _____ SIGN: _____

	NAMES	ID NO	PHONE NO.	SIGN
1	John W. Mwami	8373675	074854983	<i>[Signature]</i>
2	Chris S. Nambanga	742612	0722741998	<i>[Signature]</i>
3	Andrew N. Otho	1432243	072277028	<i>[Signature]</i>
4	Peter Oleta Omeri	11596262	0725774607	<i>[Signature]</i>
5	Kenneth Nkubito	1012028	072265881	<i>[Signature]</i>
6	BRIAN ABWAKU	29218454	0705182962	<i>[Signature]</i>
7	Omorosho Paul	2601054	0718666502	<i>[Signature]</i>
8	Venally Iswaci	24955316	0728300864	<i>[Signature]</i>
9	Klangelwa Qund	10413580	072271560	<i>[Signature]</i>
10	Dr. George Kweolho	0283050	0723709174	<i>[Signature]</i>
11	Dr. Naomi Apali	10413523 072564006	0725645288	<i>[Signature]</i>
12	David Omollo	03499526	0727553573	<i>[Signature]</i>
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