



## REPUBLIC OF KENYA

### Participatory Slum Upgrading Programme (PSUP) Financed by the European Commission



## PHASE II – OUTPUTS

### **PROJECT CONCEPT NOTE**

#### **1) Mtwapa Informal Settlements Upgrading Programme**



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## A. Introduction

The PSUP seeks to contribute to the MDGs, particularly MDG 7, *“to reduce by half the proportion of people without sustainable access to safe drinking water by 2015”* and *“achieving significant improvement in the lives of at least 100 million slum dwellers by 2020”*.

The PSUP, with the assistance from the European Commission (EC) and the African, Caribbean and Pacific (ACP) Secretariat, is one of UN-HABITAT's key initiatives to mobilise partners and resources to commonly contribute to urban poverty reduction.

In many cities in ACP countries, the urban poor live in slums. UN-HABITAT defines a slum household as a group of individuals living under the same roof in an urban area who lack one or more of the following UN-HABITAT (2010), *State of the World's Cities 2010/2011 - Cities for All: Bridging the Urban Divide* (available at [http://www.unhabitat.org/pmss/pmss/electronic\\_books/2917\\_alt.pdf](http://www.unhabitat.org/pmss/pmss/electronic_books/2917_alt.pdf))

- 1) Durable housing (a permanent structure providing protection from extreme climatic conditions);
  - 2) Sufficient living area (no more than three people sharing a room);
  - 3) Access to improved water (water that is sufficient, affordable and can be obtained without extreme effort);
  - 4) Access to improved sanitation facilities (a private or public toilet shared with a reasonable number of people); and
  - 5) Secure tenure (de facto or de jure secure tenure status and protection against forced eviction)
- Since information on secure tenure is not available for most countries included in the UN-HABITAT database, only the first four indicators are used to define slum households and to estimate the proportion of the urban population living in slums..

Not all slums are homogeneous and not all slum dwellers suffer from the same degree of deprivation. The degree of deprivation depends on how many of the five conditions that define slums are prevalent within a slum household.

The term ‘slum upgrading’ refers to the improvement of slum households’ living conditions which can be achieved through better water supply, sanitation and other basic urban services; housing improvements; and provision of tenure security. The PSUP promotes improvements of existing settlements (*in-situ* upgrading). This form of slum upgrading is not to be confused with slum ‘clearance’ or ‘eradication’, which is sometimes misinterpreted as a tool for achieving the objective of ‘cities without slums’. Slum clearance is based on the redevelopment of slums and requires the resettlement of its residents. Considering the high economic and social costs of resettlement, the PSUP recommends slum clearance/redevelopment only if *in-situ* upgrading is not possible and not wanted by the affected community (e.g. in cases of hazardous locations), and if the resettlement process leads to all affected households living in adequate housing, with no one being worse off than before. Generally, critical success factors for city-wide upgrading are the right policies, an effective institutional set-up with participation of all stakeholders, adequate regulatory frameworks, and allocation of sufficient resources.

## **A.1 Site Selection**

Informal settlements in Kenya exist in all major towns. They mostly comprise of dwellings put up on Government or private land without authority of the owner of the land, usually without a formal design and without conforming to any specification as to lay down rules and regulations, planning standards, generally accepted methods of workmanship, construction and is more often than not temporary. These settlements are characterized by lack of access to public utilities like electricity, clean running piped water, sewerage and drainage systems. Social services (schools, hospitals, entertainment, churches, mosques, markets) public amenities like access roads also lack.

Mtwapa town is one of the fastest growing towns in Kenya located in Kilifi District in the Coastal region of Kenya. The town is dotted with several informal settlements with most of the above-mentioned characteristics. In this regard, the Government of Kenya through the Office of the Deputy Prime Minister and Ministry of Local government, line Ministries and stakeholders embarked on an initiative to arrest this situation through consultative preparation of the Mtwapa Integrated Strategic Urban Development Plan (ISUDP) 2009 – 2030 to guide and control development of the town.

One of the main outputs of the Mtwapa ISUDP was an informal settlement upgrading strategy for the entire town. The PSUP Mtwapa Informal Settlement Upgrading Programme is an implementation of the ISUDP informal settlement strategy. Eleven (11) informal settlements namely Mzambarauni, Maweni, Kwa Be CharoYaa, Soweto, Kwa Gowa, Kwa Nyambura, Mwadowa Panya, Four farm, Kwa Mwavitswa/Kwa Samira,

Mtomondoni and Majengo were identified, documented and earmarked for upgrading.

These settlements experience land tenure issues as they have squatted on Government or privately owned land. Two are on Government land while nine settlements are on private land, with all having problems in regularizing land tenure. This has largely contributed to most of the dwelling units being temporary, made of mud walls and tin roofs or mud walls and Makuti (palm leaves with a few being permanent, in concrete walls and iron sheet roofing. Some settlements are composed of up-to 95% temporary structures. Insecure land tenure denies the residents collateral for credit for improved livelihood.

In terms of services, most households have no piped water in the house, with an estimated 80% depending on communal boreholes/shallow wells and hand cart water vendors. Access roads in all the settlements are inadequate in terms of the number, width and condition. The poor access roads contribute to poor transport circulation, insecurity, and poor disaster response. Sanitation standards are largely low with common use of pit latrines in the absence of a sewer system. One settlement, Kwa Mwavitswa/Kwa Samira completely lacks sanitation facilities, while four of them have makeshift facilities. The poor sanitation results in contamination of underground water sources, used by up to 80% of the informal settlement population.

Electricity distribution network is adequate in most villages, but some settlements have very low connection rate and all lack street light. This has contributed to high insecurity at night. There exists a perennial problem of flooding in the entire town during rains, largely due to the flat terrain. Informal settlements endure the most of flooding due to haphazard development and lack proper storm water drainage infrastructure. All settlements suffer from poor solid waste management system although some settlements have organized waste collection by youth groups but suffer lack of capacity of both the youth groups and the council. The poor solid waste management has contributed to environmental degradation, a health hazard, pollution, and to blockage of the existing drain channels.

## **A2. Stakeholders Involved**

Stakeholders for the Participatory Kenya PSUP Mtwapa Informal Settlements Upgrading Programme include the Ministry of Local Government (MoLG), the Ministry of Lands, Local Authorities of Kilifi and Mombasa, Local CBOs and donors, Community groups, local business owners and the UN-HABITAT.

## **B. Phase 2 Outputs**

The Mtwapa slum upgrading Programme covers 11 settlements in Mtwapa and is funded by the UN Habitat under the Participatory Slum Upgrading Programme (PSUP). The outputs that were targeted after initial consultation with stakeholders and achieved include;

- Slum Situation Analysis,
- Review of Policies and Regulatory Framework,
- City-wide Slum Upgrading and Prevention Strategy,
- Resource Mobilization Strategy and
- the Programme Concept Notes.

Under the slum situation analysis and city-wide slum upgrading and prevention strategy, data gaps were identified and it was necessary to fill this data gaps before proceeding to the other outputs. The purpose of the field work was to;

- Fill data gaps identified during the regional training workshop
- Identify and sensitize the settlements representatives on the Programme
- Carry out a stakeholders analysis
- Identification of priority projects

## **B.1**

### **Situation Analysis**

## B1: SLUM SITUATION ANALYSIS

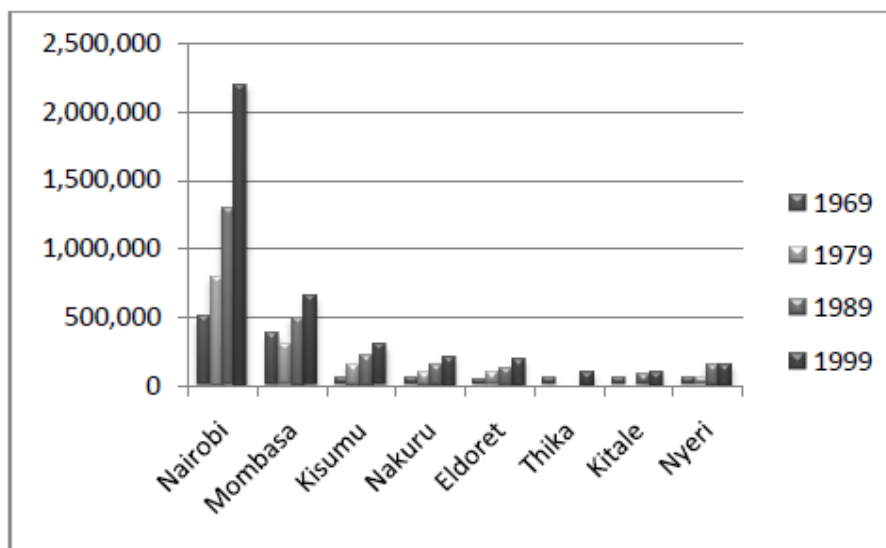
### 1.1 Background

Rapid urbanization process and the spectacular physical growth of towns have emerged as major development planning issues in Kenya. The country's urbanization has proceeded at a tremendous pace over the past four decades and projections indicate that it is set to grow even further in the next few years. It is expected to urbanise at an average growth rate of 3.9 per cent per year for the period 2005-2010

In 1962, it was estimated that only one Kenyan out of every 12 lived in urban centres. By the year 1999, the proportion of the urban population had increased to 34.5 per cent which is close to 10 million people. This implies that one out of every three Kenyans lived in urban areas. By the year 2015, the level of urbanisation will have reached 44.5% with an estimated 16.5 million people living in urban areas and eventually percentage is set to reach 54% by 2030 with about 23.6 million people living in urban areas (Kenya Vision 2030).

Urbanization has been accelerated by natural population growth, rural urban migration and boundary extension and expansion. The poor performance of agriculture and rural development is making small trading centres to urbanize faster due to reliance on urban based activities for their livelihoods leading to demands in more urban basic and infrastructure services. The growth has been witnessed in the major urban centres in Kenya including Nairobi, Mombasa, Kisumu, Kakamega, Eldoret, Thika, Nyeri, Kericho, Nakuru and Bungoma among others.

Kenya's urban growth trends during the period 1969-1999



*Source: CBS Population Census 1999*

The unprecedented urban growth rate has manifested itself in terms of the proliferation of a host of urbanization-related problems. The major problems besetting Kenyan urban centres include: poor housing and neighbourhood quality; already weak and fragile local economic basis; high rate of unemployment and ever-increasing level of poverty; a host of social problems including crime, violence and juvenile delinquency; an ever deteriorating environmental conditions; serious shortage and limited coverage of basic infrastructure and services; and weak institutional, management and financial capacity to deal with these problems. In particular, the high rate of urbanization has created intense pressure on the already weak capacity of urban centres to offer job opportunities and basic infrastructure and services

Rapid urbanization in Kenya has not been accompanied by the necessary growth of infrastructure and services and industrialisation. Of particular concern is the inadequate supply of housing for a majority of the urban dwellers that are mainly urban low-income groups, providing themselves with substandard housing in



unplanned settlements. In terms of planning, only 30% of urban towns are planned (Kenya Country Report to 4th World Urban Forum, 2008). The situation is even worse in informal settlements. It is currently estimated that about 50 percent of Kenya's urban population live in unplanned settlements lacking in basic infrastructure provision and services. In Nairobi, three out of every five or 60 percent of the population live in the informal settlements, occupying only 5 percent of residential land. The problem of "squatters" and "informal" or people's settlements continue to present a challenge for sustainable development in Kenya. The current state of our towns in terms of the above noted challenges needs to be well guided and managed for the present and future generations.

It is however important to note that urbanization offers opportunities to be exploited for the benefit of the citizens. In Kenya urban areas remain symbols of prosperity and thus are engines of growth. They account for more than 70% of country's Gross Domestic Product, with Nairobi alone accounting for 47.5 per cent of total national GDP (GoK, 2006& 2008-Kenya Country Reports to 3<sup>rd</sup> & 4<sup>th</sup> World Urban Fora)

It is worth noting at this juncture that the relative success to be achieved in terms of exploiting the potentials offered by urban centres as motors of socio-economic development depends, among others, on the presence of a well-articulated urban development policy, which is currently lacking in Kenyan. This has remained a major bottleneck for the proper guidance of and coordination between the various activities to be carried out within the urban setting by the various development actors (i.e. governmental, non- governmental and community based organizations, the business community, etc.).

The Government of Kenya, through the Office of Deputy Prime Minister and Ministry of Local Government has been carrying out several initiatives to bridge the so called urban divide, in a country increasingly more urbanized. To improve the lives of slum dwellers in the country, several projects have been implemented in various urban centres with different level of success, among the most significant are Tanzania Bondeni (Voi), Mtaani Kisumu Ndogo (Kilifi), Ol Kalou and Korogocho (Nairobi). This has been done in conjunction with other partners including the Ministry of Lands, Local CBOs and donors.

The initiatives have seen residents of these settlements acquire ownership of land, demarcation and opening of roads seeing the overall face of the settlements improved also through the boost given to private investments from the same communities and from the formal private sector. Many of these interventions also proved that the socio-economic dimension of the problems cannot be underestimated and the holistic, integrated and participatory approach the best option.

The Ministry has recently initiated, completed and launched the "Digital Mapping and Preparation of Integrated Strategic Urban Development Plans" for five pilot towns namely Othaya, Mtwapa, Bungoma, Eldoret, and partly Garissa. This initiative was extended to a second set of eighteen towns currently being implemented.

This is an initiative aimed at guiding the towns towards a strategic and sustainable development, controlling their spontaneous growth, which has been one of the major recipes of slum development.

One of the outputs of this initiative is preparation of informal settlements upgrading strategies for each of the five towns. The strategies will guide the Ministry, the Councils and any other organizations in the quest to improve living conditions of the residents in these towns.

## **1.2 The Project Area**

Mtwapa lies about 15 Kilometers North East of Mombasa Town along Malindi road. It extends from the bridge to about 1km past Majengo. It lies between Northing 9562750 and Easting 577250 and Northing 9570500 and Easting 587500 with the highest and lowest points at Mtepeni (56m) and the area along the creek and ocean front (2m) above sea level respectively. Figure 1 shows the location of Mtwapa on map of Kenya.

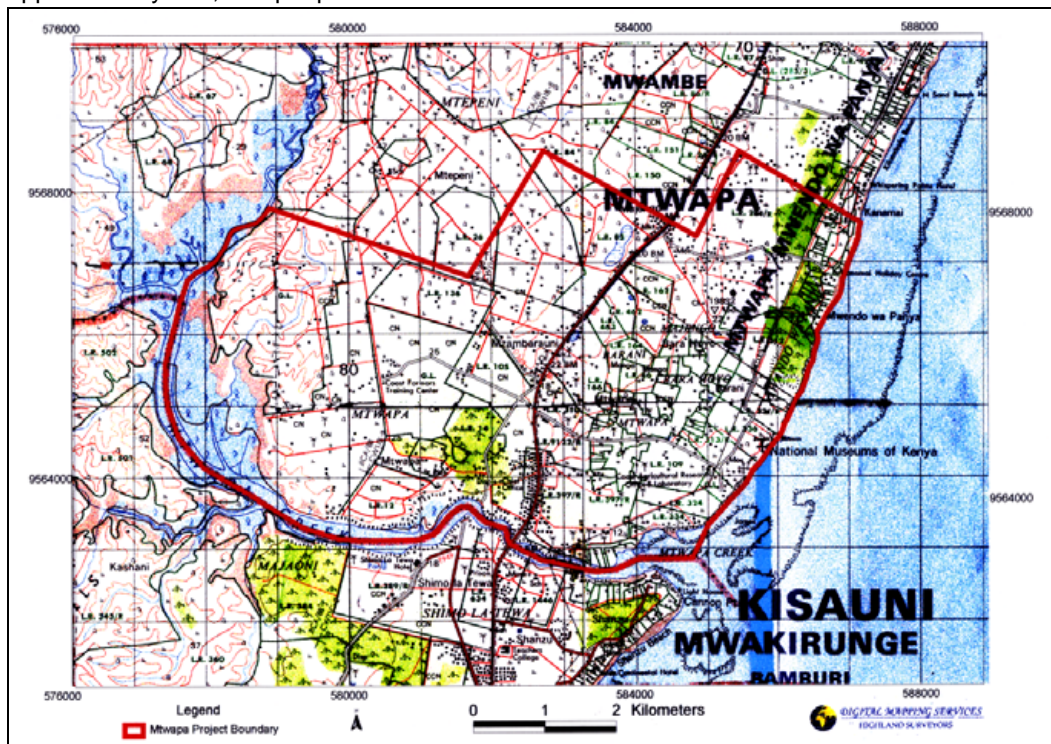


**Figure 1 Location of Mtwapa Town**

Administratively it lies within Kilifi district, Kikambala division and covers Shimo La Tewa Sub-location and parts of Kanamai and Kidutani sub-locations. It borders Mombasa's Shanzu area across the creek to the west, Indian Ocean to the south, Kikambala area to the north and Kijipwa area to the east as shown in the context map Figure 2

Mtwapa is not a designated town, municipality or city but is only an emerging urban centre within the area of jurisdiction of the County Council of Kilifi.

The current population stands at 62, 680 with about 19,541 households. This averages about 1,385 persons per km<sup>2</sup>. Out of this population, 48.30% are males while the other 52.52% are females. Currently, the male-female ratio for Mtwapa is 100:108. By the year 2030, at a 4.5% growth rate population projection, the population could reach 155,700 while at a higher growth rate of 6%, the population could exceed to approximately 207, 053 people.



**Figure 2 Mtwapa Town**

### 1.3 The Mtwapa Informal Settlement Upgrading Programme

This program is one of the efforts to implement the Mtwapa Integrated Strategic Urban Development Plan (2008-2030) recently prepared by the Office of the Deputy Prime Minister and Ministry of Local Government, and the County council of Kilifi with full stakeholder participation (extract attached). The program has been designed to address challenges facing unplanned settlements through a project strategy, which encompasses Community empowerment, capacity building and professionalization of the support agencies (in particular the local ones) and establishment of a partnership among beneficiaries, the government, donors and collaborating NGOs. The concept is based on a systematic and progressive improvement of the socio-economic and physical environment of existing unplanned settlements through the provision of appropriate secure tenure and provision of basic infrastructure and services. A highly participatory approach will be used at every step of the process.

The project will enhance the community participation by facilitating the organization of the community; training in leadership, communication, self-sufficiency skills; and the preparation of the Part Development Plans (PDPs) through participatory approach. Other areas of training will include sanitation, development control and legal framework for various land tenure models and options.

**A Resident Committee (RC)** will be democratically elected at the grassroots level to represent the target groups and to guide the project in each settlement; they will respond to a list of shared principles and terms of reference.

**A Technical Task Force (TTF)** representing the Council, the relevant District personnel, donor agencies, and Urban Development Department will be constituted at the County Council to be chaired by the Town Clerk or the Urban Development Department, UDD.

**A Steering Committee** comprising of the various partners, the Council, donors, line ministries and representatives of the RC would be setup chaired by the UDD.

The community is expected to take the leading role in implementing the informal settlements upgrading. Initially, the main activities will involve undertaking formation of a community organization, identification of perimeter boundaries, updating of topographical surveys, preparation of physical development plans, and later improvement of public infrastructure. The structure owners will be the primary beneficiaries if the majority reside in the community and own single structure. The tenants and the LA will be the secondary beneficiaries of the project. The emphasis is on the development of partnership for implementation of the project.

The project will be executed by the Department of Urban Development and the County Council of Kilifi. Various donors will be approached to finance the program. The UNHABITAT will be approached to both assist in soliciting for donors and for sharing international experiences and best practices in similar programs.

The scope of the program is the whole Mtwapa Town, which contains eleven informal settlements, and it aims at upgrading them in order to comprehensively integrate the same and their residents in the formal town, contributing to the outlined strategic development of the entire urban region.

Mtwapa is one of the towns that have recently launched its Integrated Strategic Urban Development Plan (ISUDP). The planning process has identified and profiled eleven informal settlements in Mtwapa town. The Informal Settlements are:

- Mzambarauni
- Makadara
- Mtomodoni
- Four Farm
- Kwa Nyambura
- Kwa Gowa
- Kanamai Majengo
- Maweni
- Kwa Mavitswa/ Kwa Samira
- Soweto

- [illegible]

## 1.4 Summary of Community Consultative Processes

## Community Participation under the ISUDP Process

The Comprehensive Informal Settlement Strategy covered identification of the informal settlements, analyses of development challenges formulation of upgrading proposals. Eleven informal settlements were identified with a current population of about 37,483 persons. This is projected to increase to 46,614 persons in 5 years time if adequate corrective measures are not put in place. The informal settlements identified include Mzambarauni, Kwa Goa, Kwa Mavitswa/ Kwa Samira, Makadara, Mtomondoni, Four Farm, Kwa Nyambura, Majengo, Maweni, Soweto and Mwando wa Panya.

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a briefing session that involved the Town Planning Committee of County Council of Kilifi followed by a preliminary consultative session with the Mtwapa stakeholders Forum held on 16<sup>th</sup> October 2008. Thereafter, three other broader stakeholders' workshops and similar sessions held on 7<sup>th</sup> April, 2010, 13<sup>th</sup> April, 2010 and 22 April, 2010. Those involved in the process included County Council officials, councilors, district departmental heads, officials from various ministries including office of the Deputy prime Minister and Ministry of Local Government, Ministries of Lands and Settlement, Environment, Livestock, and Nairobi Metropolitan Development based in Nairobi, Ministry representatives were based from the Head offices in Nairobi, Provincial offices in Mombasa, District offices in Kilifi and Kikambala Divisional offices based in Mtwapa. A strong contingent of the stakeholders included Members of the Mtwapa Stakeholders Forum and other local area based representatives and the general public. Further consultations were held at village/settlement level during feasibility studies. The studies were undertaken to collect and analyse data to inform the formulation of the ISDUP.

The Stakeholder field verification of planning proposals held on 22<sup>nd</sup> April 2010 was undertaken by 39 participants consisting 17 Mtwapa based stakeholders, 9 County Council of Kilifi officials, 5 County Council of Kilifi councilors including the Chairman to Council, chairmen of various committees and a team of the planning consultants. The objectives of the ground verification exercise was to make field visits to the proposed public facility sites, to visit and ascertain the appropriateness of the proposed road widening proposals, the number and type of developments to be affected by road widening.

The final stakeholder's workshop for approval of the final plan proposals was held on 17<sup>th</sup> May 2010 at Club Lambada, the venue for the previous 3 workshops. This was the final stakeholder's workshop and had presentations on all the planning proposals incorporating stakeholder's comments from the other workshops. The aim of the workshop was to present the Strategic Urban Development Plan to the stakeholders for comments and adoption and to explain actions to be taken for the successful finalization and implementation of the project. The workshop was attended by a total of 104 participants consisting 29 Mtwapa based stakeholders, 12 County Council of Kilifi officials, 27 County Council of Kilifi councilors, 4 district departmental heads, 12 County Council of Kilifi officials, 21 officials from the Office of the Deputy Prime Minister and Ministry of Local Government and 11 council officers. During the workshop the stakeholders were quite satisfied with the plan proposals and the plan was thus unanimously approved by stakeholders.

The PSUP Mtwapa Informal Settlement Programme is an implementation of the ISUDP output, specifically the Settlement Upgrading Strategy.

### **Community Participation under the PSUP Process**

The Mtwapa slum upgrading Programme covers 11 settlements in Mtwapa and is funded by the UN Habitat under the Participatory Slum Upgrading Programme (PSUP). The country team was involved in a regional training workshop organized by the PSUP in Ghana on slum upgrading. During this workshop, five key outputs emerged under the process of slum upgrading: Slum Situation Analysis, Review of Policies and Regulatory Framework, City-wide Slum Upgrading and Prevention Strategy, Resource Mobilization Strategy and the Programme Concept Notes.

Under the slum situation analysis and city-wide slum upgrading and prevention strategy, data gaps were identified and it was necessary to fill this data gaps before proceeding to the other outputs. The purpose of the field work was to

- Fill data gaps identified during the regional training workshop
- Identify and sensitize the settlements representatives on the Programme
- Carry out a stakeholders analysis
- Identification of priority projects

The exercise was done jointly by officers from the Urban Development Department (UDD) and County Council of Kilifi (CCK) from 23<sup>rd</sup> to 29<sup>th</sup> October 2011. The activities included meetings with settlement/village representatives and other stakeholders





Meetings with village representatives were organized in two sessions. The first session involved representatives from Shimo La Tewa who represented the following seven settlements Mzambarauni, Mtomondoni, Kwa Gowa,



Kwa Nyambura, Kwa Mavitswa/Kwa Masira, Four Farm and Maweni. The second session involved representatives from the other four settlements, that is, Majengo, Mwando Wa Panyo, Makadara and Soweto.

The village representatives were given a brief on PSUP, the objectives and goals of the Programme, current progress and the expected outputs. They were also informed on their roles as representatives of the settlements. The representatives were given an opportunity to, and did express the challenges being faced in the settlements and prioritize them from the most pressing issues. The village representatives appreciated the Program and promised to participate in its implementation and give it their support. From discussions held with the settlement representatives and the review of existing documents, it was observed that there were some issues that were cross cutting for all the settlements while there were other issues that were unique for different areas. It was also observed that the characteristics of the settlements vary widely in terms of services being provided and other facilities. The comparative slum situation analysis resulted from these observations.

Further Consultations were held with the Mtwapa Stakeholders Forum, a registered association that mainly deals with the socio-economic issues of Mtwapa. It is one of the stakeholders that played an instrumental role in the preparation of the Mtwapa ISUDP. They were taken through the Programme's objectives and the expectations. The association appreciated the initiative both by the Ministry and the Council in actualizing the ISUDP. They observed that the initiative by PSUP will go a long way in uplifting the living standards of the settlements. The association expressed the need for resources to actualize more of the Mtwapa ISUDP and reiterated that since the project involved the 11 settlements in Mtwapa, the settlement representatives would take the lead role while the Forum plays an advocacy role during the implementation stage for the residents of the settlement.



From the consultation above, the team was able to fill the main data gaps and also come up with priority project as given by the settlement representatives. The main challenge that cuts across most of the settlements and the residents feel needs urgent intervention is the issue of tenure. There are squatters who are on council land while there are others who are on private land. Other challenges that emerge include the issues of accessibility, drainage and

solid waste management. One of the settlements, Kwa Mavitswa/Kwa Samira experiences the problem of lack of sanitation facilities. This is unique for this settlement and it is a matter that was seen as urgent as it is something that is really causing problems for the residents.

The observations were analyzed in a comparative format to develop priority projects that benefit most of the settlements.

Continuous community consultations and participation shall be promoted during the project implementation to ensure ownership and sustainability of the programme.

1.5 Informal Settlement Situation

Following the consultative processes above, the slum situation of the eleven (11) settlements in Mtwapa Town are summarized in the table below.

Data	Mzambarauni	Majengo	Maweni	Mtomondoni	Makadara	Kwa Nyambura	Kwa Gowa	Sdweto	Mwando Wa Panya	Kwa Mwavitswa/ Kwa Samira	Four Farm
Slum population (persons disaggregated by sex)	1000	5200	644	2000	1000	7550 (General area)		660	1296	2000	
Land area covered by slums (hectares)	6.7	17.7		56.8	6.6	25(General area)	36.7	1.7	15.6	8.3	
Number of dwellings	166	1783	186	1600	179	1053	1339	65		162	
Population density (persons/hectares)											
Average household size (number of persons per household)	3.8	2.9	3.5	3.2	6	2.6	2.9	6	5.4		
Room occupancy (number of persons per room)											
Average residential plot size (meters squared)	300	300	300	300	300	300	300			300	300
Proportion of permanent dwellings (cement block or burnt brick walls; iron sheet or other permanent roof ) (percentage or number)	10%	10%	30%	50%	90%	90%	90%			20%	20%
Proportion of semi-permanent dwellings (mud/poles walls; iron sheet roof) (percentage or number)	30%	20%	30%	30%	5%	5%	5%			30%	30%
Proportion of temporary dwellings (mud/poles or other temporary wall materials; thatched roof) (percentage or number)	60%	70%	40%	20%	5%	5%	5%			50%	50%
Average construction cost of permanent dwelling (local currency and USD)	Kshs. 1-1.5 million (USD 12000 to 17900)										
Average construction cost of semi-permanent dwelling (local currency and USD)	Kshs 200,000 (USD 2400)										
Average construction cost of temporary dwelling (local currency and USD)	Kshs. 100,000 (USD 1200)										
Availability of piped water on plot (percentage or number)	Less than 20%	40%(pipes fitted but no water flowing)		30%(pipes fitted but no water flowing)	80%	30% (pipes fitted but no water flowing)	30% (pipes fitted but no water flowing)				
Distance to piped water (if not on plot) (meters)										1Km	1-1.5Km
Proportion of households depending on sources other than piped water (water vendors, rivers, wells) (percentage or number)	80% (borehole)	70% (borehol		70% (Boreh	(Boreholes)	80% (Boreh	80% (Boreh			80% (only one	80% (only one

Data											
	Mzambarauni	Majengo	Maweni	Mtomondoni	Makadara	Kwa Nyambura	Kwa Gowa	Soweto	Mwando Wa Panya	Kwa Mwavitswa/ Kwa Samira	Four Farm
	s, water vendors)	es, water vendors)		oles, water vendors)		oles, water vendors)	oles, water vendors)			borehole, water vendors)	borehole, water vendors)
Availability of electricity connection (formal connection) in dwelling (percentage or number)	Less than 20%	30%		50%	80%	80%	70%			Less than 3%	Less than 3%
Average monthly household income (local currency and USD)	USD 50 (Kshs. 5000)	USD 4.5 (Kshs.4500)	USD 3.5 (Kshs.3500)	USD 50 (Kshs. 5000)	USD 90 (Kshs. 9000)	USD 50 (Kshs. 5000)	75US\$ (Kshs. 7500)			USD 50 (Kshs. 5000)	USD 50 (Kshs. 5000)
Households with permanent source of income (employed in the formal sector) (percentage or number)	Less than 10%	20% (Umoja, Sweets & Fish processing, Coca-cola)	Less than 10%	30%	Less than 10%	30%	20%			50% (Horticulture Farm)	50% (Horticulture Farm)
Households with main income or productive activity at home/plot (small shop, dressmaker, shoemaker, etc) (percentage or number)	60%	60%	30%	50%	70% (landlords, small scale businesses)	70%	70%			Less than 10%	Less than 10%
Proportion of rental housing (percentage or number)	30%	Over 70%	Less than 10%	50%	50%	70%	65%			Most are owners	Most are owners
Average monthly rent per room (local currency and USD)	USD 7.5 (Kshs. 750)	USD 9 (Kshs. 900)	USD 1.2 (Kshs. 1200)	USD 10 (Kshs. 1000)	USD 15 (Kshs. 1500)	USD 18 (Kshs. 1800)	15 US\$ (Kshs. 1500)				
HIV/AIDS prevalence (percentage or number of persons infected)	6.3%	6.3%		6.3%	6.3%	6.3%	6.3%			6.3%	6.3%
Proportion of population receiving food assistance (percentage or number)		Less than 5% (not in totality)	Less than 5% (not in totality)	Less than 5% (not in totality)	N/A	N/A	N/A	N/A	N/A	Less than 5% (not in totality)	Less than 5% (not in totality)
Female headed households (percentage or number)											
Main environmental hazards (floods, landslides, pollution from surroundings) (name and frequency)	Floods, Garbage	Floods, Garbage		Floods, Garbage		Floods, Garbage	Floods			Lack of sanitation facilities (Toilets), Garbage	Lack of sanitation facilities (Toilets), Garbage



Data											
	Mzambarauni	Majengo	Maweni	Mtomondoni	Makadara	Kwa Nyambura	Kwa Gowa	Soweto	Mwando Wa Panya	Kwa Mwavitswa/ Kwa Samira	Four Farm
Other								<p>Squatters are on private land and the developer has already fenced in the squatters, with the promise of resettlement to another area by the developer.</p> <ul style="list-style-type: none"> <li>The squatters are on private land and there is a case in court.</li> <li>Efforts are ongoing to get more data on this settlement.</li> </ul>			
General comments and comparisons by different slums											

- NOTE:**
- Most of the rental houses are rented on the basis of per room and the standard room size for all the areas is 12 x 12ft.
  - The cost of building a house within Mtwapa will not vary from settlement to settlement, it is standard for Mtwapa as a town
  - The data of room occupancy would vary for each settlement and is also dependant on whether the houses are rental or self owned. Most of the families have an average of five (5) members (range from 1 to 8)

Some of the challenges existing in informal settlements in Mtwapa town



## 1.6 Slum Situation Analysis

The data above was analyzed and the resulting observations are summarized in the table below

No.	Issues	Description
I.	Formalization of tenure	Two (2) of the settlements lie on Council/Government land while nine(9) others lie on private land, in one of the settlements (Makadara), most residents have ownership documents.
II.	Accessibility	Apart from the villages which have the main tarmac as the boundary, there is no tarmac road as one moves to the interior and in other places there lacks motorable roads. The existing murram road (where there exists) are in poor condition as they are not well maintained
III.	Drainage	Six (6) of the settlements face flooding at varying levels especially when it rains. Two(2) of the settlements are located near swamps which overflow when it rains causing havoc within the settlements
IV.	Lighting (leading to insecurity)	There lack adequate lighting in the settlements which has resulted in insecurity at night. Considering Mtwapa is known for its 24hr economic activities, lack of lighting in these settlements hinders this achievement. There are already initiatives by the council of putting up street lights and urban mast. This programme would greatly enhance this initiative.

- Kwa Nyambura has an area of 25 ha and a population of 7550 inhabitants, which makes it the place where the average monthly rent per room is the most expensive (18 USD), and it has the highest proportion of rental housing.
- Kwa Mwavitswa/Samira has a slum population of 2000 and an area of 8.3 ha. with a number of dwellings of 162. Compared to Mtomondoni: its population is 2000, and it has the highest land area covered by slums (56.8), and the second largest number of dwellings (1600), the percentage of households with main income or productive activity at home is equal to 50% and 10% for Kwa Mwavitswa.
- Comparing Kwa Nyambura to Makadara, which has the highest average monthly income per household: the data are nearly the same as for Kwa Nyambura, and its slum population is only 1000 inhabitants (and the land area is only 6.6 ha). There is also a better availability of piped water on plot in Makadara than in Kwa Nyambura.
- Comparing Mzambarauni, to Makadara, the data are the less impressive and they both have the same slum population and nearly the same area.
- Majengo has the lowest proportion of permanent dwellings (10%), and the highest proportion of temporary dwellings (70%), among all the other locations, followed by Mzambarauni.
- Majengo, with the second higher number of slum inhabitants has the lowest average monthly income per household.
- Comparing Majengo to Makadara has the highest average monthly income per inhabitants, and the population of Makadara is five time less than the one of Majengo.
- There is no data on the slum population of Kwa Goa, which has the second highest average monthly income per household (75 USD) but one of the highest proportion of households depending on sources other than piped water.
- Generally, the percentage of availability of piped water on plot in most of the locations is under 50%, except in Makadara (80%). The proportion of households depending on sources other than piped water in these same locations is higher than 60 %.
- Generally the percentage of households with main income or productive activity at home is higher than 50%, except for Kwa Mwavitswa where it is less than 10%.
- In most locations, the percentage of households with permanent source of income is lower than 30%, except this time in Kwa Mwavitswa, where it is equal to 50 % (Horticulture farm).
- The percentages of the availability of electricity connection are the highest in Makadara, Kwa Nyambura and Kwa Gowa. They are the lowest in Kwa Mwavitswa (less than 3%); compared to Mtomondoni, with the same slum population (50%).

No.	Settlement Name	Major Challenges
1.	Mzambarauni	<ul style="list-style-type: none"> <li>• It is the location with the lowest availability of piped water on plot</li> <li>• It is among the location with the lowest availability of electricity connection.</li> <li>• Among the locations with the lowest percentage of households with permanent source of income.</li> <li>• Lowest proportion of rental housing.</li> <li>• High percentage of households depending on sources other than piped water.</li> </ul>
2.	Majengo	<ul style="list-style-type: none"> <li>• The proportion of permanent dwellings is lower than the temporary dwellings.</li> <li>• Among the locations with the lowest proportion of permanent dwellings.</li> <li>• Average availability of electricity connection.</li> <li>• Second lowest average monthly rent per room.</li> <li>• Lowest average income per household.</li> <li>• High percentage of households depending on sources other than piped water.</li> </ul>
3.	Maweni	<ul style="list-style-type: none"> <li>• Average proportion of permanent dwellings.</li> <li>• Lowest average income per household.</li> </ul>
4.	Mtomondoni	<ul style="list-style-type: none"> <li>• The land covered by slums is the highest, with the number of dwellings.</li> <li>• High percentage of households depending on sources other than piped water.</li> <li>• Average availability of electricity connection.</li> </ul>
5.	Makadara	<ul style="list-style-type: none"> <li>• Lowest percentage of households with permanent source of income.</li> <li>• But highest average monthly income per household.</li> </ul>
6.	Kwa Nyambura	<ul style="list-style-type: none"> <li>• Low availability of piped water on plot.</li> <li>• High percentage of households depending on sources other than piped water.</li> </ul>
7.	Kwa Gowa	<ul style="list-style-type: none"> <li>• Low availability of piped water on plot.</li> <li>• High percentage of households depending on sources other than piped water.</li> <li>• Among the locations with the lowest percentage of households with a permanent source of income.</li> </ul>
8.	Soweto	<ul style="list-style-type: none"> <li>• Highest average household size.</li> </ul>
9.	Mwando Wa Panya	<ul style="list-style-type: none"> <li>• The average household size is the highest.</li> </ul>
10.	Kwa Mavitswa/Kwa Masira	<ul style="list-style-type: none"> <li>• Lowest percentage of households with main income or productive activity at home.</li> <li>• Lowest availability of electricity connection.</li> <li>• High percentage of households depending on sources other than piped water.</li> <li>• Lowest proportion of permanent dwellings.</li> </ul>
11.	Four farm	<ul style="list-style-type: none"> <li>• Lowest percentage of households with main income or productive activity at home.</li> <li>• Lowest availability of electricity connection.</li> <li>• High percentage of households depending on sources other than piped water.</li> <li>• Lowest proportion of permanent dwellings.</li> </ul>

### 1.7 Priority Interventions for each Settlements

Following the consultations by the informal settlements residents, projects were then prioritized for each settlement based on the community needs as shown on the table below.

No.	Settlement Name	Major Challenges	Priority Intervention
12.	Mzambarauni	<ul style="list-style-type: none"> <li>• Insecurity of tenure</li> <li>• Poor accessibility</li> <li>• Congestion</li> <li>• Insecurity</li> <li>• No drainage systems</li> <li>• Poor lighting (at night)</li> <li>• Poor waste management</li> <li>• Poor electricity connection</li> </ul>	I. Formalization of tenure II. Improved roads & drainage III. Lighting (urban masts)
13.	Majengo	<ul style="list-style-type: none"> <li>• Insecurity of tenure</li> <li>• Congestion</li> <li>• Poor accessibility</li> <li>• Insecurity</li> <li>• Poor lighting</li> <li>• No drainage system</li> <li>• Poor waste management</li> <li>• Flooding (Makweza swamp overflows when it rains)</li> </ul>	I. Formalization of tenure II. Improved roads & drainage III. Lighting (urban mast)
14.	Mtomondoni	<ul style="list-style-type: none"> <li>• Poor accessibility</li> <li>• Poor street lighting</li> <li>• Poor waste management</li> <li>• Lack of drainage system</li> <li>• Congestion</li> <li>• Poor housing &amp; amenities</li> <li>• Flooding (when it rains)</li> </ul>	I. Improved roads & drainage II. Lighting III. Construction of a secondary school block
15.	Makadara	<ul style="list-style-type: none"> <li>• Poor accessibility</li> <li>• Poor lighting</li> </ul>	I. Market sheds II. Street lighting (on the existing roads)
16.	Kwa Nyambura	<ul style="list-style-type: none"> <li>• Poor accessibility</li> <li>• Poor street lighting</li> <li>• Poor waste management</li> <li>• Inadequate drainage system</li> </ul>	I. Improved drainage systems II. Lighting (street lighting and urban masts) III. Sustainable solid waste management system
17.	Kwa Gowa	<ul style="list-style-type: none"> <li>• Poor accessibility</li> <li>• Poor street lighting</li> <li>• Poor waste management</li> <li>• Inadequate drainage system</li> <li>• Flooding when it rains</li> </ul>	I. Improved roads & drainage II. Lighting III. Sustainable solid waste management systems
18.	Kwa Mavitswa/Kwa Masira	<ul style="list-style-type: none"> <li>• Insecurity of tenure</li> <li>• Poor accessibility</li> <li>• Lack of sanitation facilities (especially toilets)</li> <li>• Poor waste management</li> <li>• Inadequate clean water</li> <li>• Poor lighting/electricity connection</li> </ul>	I. Formalization of tenure II. Provision of sanitation facilities III. Improved roads
19.	Four Farm	<ul style="list-style-type: none"> <li>• Insecurity of tenure</li> <li>• Poor accessibility</li> <li>• Lack of sanitation facilities (especially toilets)</li> <li>• Poor waste management</li> <li>• Inadequate clean water</li> <li>• Poor lighting/electricity connection</li> </ul>	I. Formalization of tenure II. Provision of sanitation facilities III. Improved roads

20.	Maweni	<ul style="list-style-type: none"> <li>• Insecurity of tenure</li> <li>• Poor lighting</li> <li>• Inadequate health facilities (existing far from the settlement)</li> </ul>	I. Formalization of tenure II. Health facility III. Lighting
21.	Mwando Wa Panya		
22.	Soweto	The settlement was under private land and the owner has fenced in the resident with a promise to resettle them later.	

### 1.8 Stakeholders analysis

A stakeholder analysis was done to reveal their roles in relation to Mtwapa slum upgrading and prevention. It looked at the various actors and their respective roles and responsibilities at the different levels, including community organization in the slum settlement, local authority, core line ministries and Government agencies, development partners and top leadership as shown on the table below

Stakeholders	Level of Interest	Ability to influence or impact project	What we want from stakeholders	What stakeholders want from us	Our strategic relationship objectives
Local Communities	Medium/High	Low/medium	<ul style="list-style-type: none"> <li>• Cooperation</li> <li>• Ownership</li> <li>• Mobilise local resources</li> </ul>	<ul style="list-style-type: none"> <li>• Improved living conditions and service delivery</li> <li>• Security of tenure</li> <li>• Recognition and participation in governance</li> </ul>	<ul style="list-style-type: none"> <li>• Better living conditions and quality service delivery</li> <li>• An empowered community</li> </ul>
Local Authorities	High	Medium/High	<ul style="list-style-type: none"> <li>• Cooperation</li> <li>• Data and information maintenance and updating</li> <li>• Local political support</li> <li>• Counterpart funding</li> </ul>	<ul style="list-style-type: none"> <li>• Capacity building</li> <li>• Financial support</li> <li>• Exposure</li> </ul>	<ul style="list-style-type: none"> <li>• Enhancing efficiency in service delivery</li> </ul>
Core line ministries and Government Agencies: MOL, MOHg, Kenya Power, CDF.	Medium/High	Medium	<ul style="list-style-type: none"> <li>• Collaboration</li> <li>• Support</li> <li>• Data and information</li> <li>• Facilitation</li> </ul>	<ul style="list-style-type: none"> <li>• Collaboration</li> <li>• Support</li> <li>• Data and information</li> <li>• Facilitation</li> </ul>	Collaboration and mutual consultation
Development Partners: UNHABITAT, EU	High	Medium	<ul style="list-style-type: none"> <li>• Collaboration</li> <li>• Resource mobilization</li> <li>• Technical support</li> <li>• Sharing of best practices</li> <li>• Capacity building</li> </ul>	<ul style="list-style-type: none"> <li>• Collaboration</li> <li>• Support</li> <li>• Experience sharing</li> <li>• Data and information</li> <li>• Facilitation</li> <li>• Accountability</li> </ul>	Mutual support

Top leadership: Political, top managers, ambassadors etc	High	High	<ul style="list-style-type: none"> <li>• Political goodwill</li> <li>• Advocacy</li> <li>• Resource mobilization</li> <li>• Support</li> </ul>	<ul style="list-style-type: none"> <li>• Collaboration</li> <li>• Support</li> <li>• Data and information</li> <li>• Involvement</li> </ul>	Collaboration and mutual support
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## **B.2**

### **Policy and Regulatory Framework Review**



## B2: REVIEW OF POLICY AND REGULATORY FRAMEWORK

The issue of slums is a national problem and the Government of Kenya has various policies and legislations that are relevant and give guidelines to the Mtwapa Informal Settlement Upgrading Program. These are as follows:

### **1. Vision 2030**

The Kenya government Vision 2030 seeks to transform the country to a developed nation by the year 2030. The Programme seeks to contribute by providing an appropriate framework for the realization of government objectives.

This Vision spells out various broad national aspirations such as achieving the millennium development goals. It is relevant to the upgrading of informal settlements in Mtwapa Kenya Vision 2030 since it aims at providing the country's population with adequate and decent housing in a sustainable environment.

The Mtwapa Informal Settlement Upgrading Programme recognizes that overcrowding, lack of adequate sanitation and pollution in urban slums poses serious health risks to residents. This is due to poor planning in the country's urban areas, which has resulted in the proliferation of informal settlements with poor housing and little or no infrastructure services. The overall goal therefore of the vision 2030 is to provide the country's population with adequate and decent housing in a sustainable environment.

### **2. The Constitution of Kenya**

The Programme will take cognizance of the provisions of the new constitution and any relevant statutes that may be prepared enacted. The Constitution vests development of a housing policy for the Country in the hands of the National Government while provision of housing is left to individual Counties.

Section 43 part 1(b) states that everyone has the right to accessible and adequate housing, and to reasonable standards of sanitation.

Section 44 (4) of the Constitution of Kenya stipulates that Public land shall not be disposed of or otherwise used except in terms of an Act of Parliament specifying the nature and terms of that disposal or use.

### **3. Government Lands Act, Cap 280**

The Land under question in Mtwapa is Government land and therefore falls under the stipulations of the Act. The Commissioner of Lands acts on behalf of the President, is in charge of all Government lands, and as such is the Chief Officer in the Land alienation process.

The land allocations expected as the culmination of the upgrading exercise will be pursuant to the Act. The government will be the leaser of the land while the beneficiaries in Mtwapa will be the lessees. The roads and public amenities will also revert to the government.

### **4. Physical Planning Act, Cap 286**

Enacted in 1996, the Physical Planning Act provides for Planning of all land in Kenya. The planning of Mtwapa is within the framework of the Physical Planning Act and the Physical Planners Registration Act. Preparation of the Action Area Plans for Mtwapa is provided for in the third schedule of the Act under short-term plans.

It gives power to local authorities to regulate development within their areas of Jurisdiction. Further, it empowers the Director of Physical Planning to prepare various types of Physical Development plans.

## **5. The Local Government Act, cap 265**

It provides for the establishment of Local Authorities and empowers them to make by-laws, carry out development control, and approve land subdivision plans among other functions of Local Authorities. The establishments and management of the County Council of Kilifi draws its mandate from provisions of the local Government Act.

## **6. Building Code**

The various Local Authorities in the country have their own Building code specific to their individual needs. They are Laws put in place by the Local Authorities empowered by the Local Government Act. The Building Code gives guidelines on Development of Buildings for various uses including Industrial, Commercial, and Residential. It controls the accesses, building height, the provision of open areas and other issues pertinent to development of sustainable living environments. However, the same should be reviewed to accommodate the use of affordable locally available materials.

## **7. The Physical Planning Handbook, 2005**

Development control is an important aspect of Land-use Planning as it ensures that Physical Development Plans are implemented as stipulated. The Physical Planning Handbook, 2005, gives general guidelines as to the standards to be followed when developing various Land uses. It is a tool used by Local Authorities in carrying out development control and in the preparation of Physical Development Plans.

For this project to succeed, stringent development control measures have to be put in place by the County Council of Kilifi. The handbook helps to ensure that strong controls are exercised so to secure proper use of land and ensure that planning objectives are achieved.

## **8. Environmental Management and Co-Ordination Act (EMCA), 1999**

The Environmental Management and Co-ordination Act (EMCA, 1999) is the umbrella legislation governing the management of natural resources in the country. A unique legislation upholds the importance of environmental protection.

The Act opens the way for substantial public involvement in any major development decisions, which have an environmental bearing. The public shall have recourse to law and shall be listened to. Land use change, shall only be undertaken after Environmental Impact Assessment (EIA) by an independent body. The Act has also made provisions for addressing the environmental offences including the establishment of a tribunal to deal with such offences and the due process.

Developers should comply with its provisions and planning design should take cognizance of its spirit.

## **9. National Land Policy**

One of the key components of the Mtwapa Slum upgrading programme is provision of secure land tenure. This complies to one of the key guiding principles of the recently formulated National Land Policy is equitable access to land for subsistence, commercial productivity, settlement, and the need to achieve a sustainable balance between these uses.

## **10. Urban Centers and Cities Act**

Upgrading of Mtwapa Informal settlements will take into consideration the provisions of the recently enacted Urban areas and Cities Act, 2011.

One of the key thrusts of the Act is to promote participation by residents in the governance of urban areas and cities. This is an important requirement to adopt in the upgrading of Mtwapa informal settlements. This makes the residents of Mtwapa and any urban area feel ownership of their urban environment and therefore be inclined to make efforts to better it.

The Programme will be the basis of development control and provision of physical and social infrastructure and transportation among other development matters.

## **11. The National Land Commission Bill**

The completion of the establishment of the National land Commission could influence the Mtwapa Informal Settlement Upgrading Programme and the implementation process. Efforts are already underway to formulate the bill which once enacted could impact on the KSUP process

## 12. National Urban Policy- Under Preparation

During the last four decades, Kenya has witnessed rapid urban growth rates of around 5%, which have seen the urban population rise from 8% at independence to 34% in 2011. It is projected that about 50% of the Kenyan population will be urbanized by the year 2030. The rapid rate of urbanization continues to increase pressure on urban authorities to meet the needs of growing urban populations. The major challenges facing urban areas include: inadequate infrastructure and services; poor housing; environmental degradation; high rates of unemployment; and increasing prevalence of urban poverty and inequality. Despite these challenges, urban areas continue to play a critical role in national development; it is estimated that they contribute 70% of the gross domestic product (GDP). Therefore, it is important to harness the huge potential of urbanization as a vehicle for growth and development, while at the same time fully addressing these challenges.

The Government of Kenya in view of the above, with support from the Swedish Embassy, through the Office of the Deputy Prime Minister and Ministry of Local Government (ODPM-MoLG) is currently undertaking a stakeholder-driven process for the formulation of a National Urban Development Policy (NUDP) for Kenya.

NUDP's vision is to have **secure, well governed, competitive and sustainable cities and urban areas** that contribute to the achievement of the broader national development goals articulated in the Constitution and *Vision 2030*, while, the mission is to facilitate sustainable urbanisation through good governance and delivery of accessible and efficient infrastructure and services.

The broad objectives of the NUDP are directed at facilitating and enhancing the role and contributions of urban centres in national socio-economic development. It is envisaged to strengthen governance, development planning and delivery of infrastructure and related services, and to contribute towards poverty reduction, economic growth and faster realization of Kenya's Vision 2030.

The specific objectives include

- a) Mainstream good governance, gender, environment, and HIV/AIDS in all aspects of urban development;
- b) Foster timely, and adequate delivery/management of land for urban development;
- c) Promote integrated environmental planning and management;
- d) Promote technological innovation leading to more effective mitigation and adaptation to climate change;
- e) Facilitate accessibility to the full range of social services that improve the health, education, skills development, and recreational needs of citizens in urban areas;
- f) Foster safe, secure and liveable urban areas; and
- g) Ensure adequate housing for all urban income groups.

The NUDP seeks to create a framework for sustainable urban development in the country and addresses the following thematic areas: Urban Economy; Urban Finance; Urban Governance and Management; National and County Urban Planning; Land, Environment and Climate Change; Social Infrastructure and Services; Physical Infrastructure and Services; Urban Housing; Urban Safety and Disaster Risk Management; and Marginalized and Vulnerable groups.

The preparation of the National Urban Development Policy has been alive to the requirements of the Constitution of Kenya 2010 on public participation. Therefore, efforts have been made to ensure effective stakeholder participation in the preparation of this policy, ranging from public, private, and civil society sectors. Effective stakeholder participation was achieved through the following institutional arrangements: National Steering Committee; Technical Committee, and Thematic Groups. A National Steering Committee comprising Permanent Secretaries with mandates related to urban development is responsible for overseeing policy preparation as well as facilitating the participation of their respective ministries. Policy preparation was driven by the Thematic Groups under the guidance of a Technical Committee. Thematic Groups comprised experts from government departments, universities, research institutions, the private sector and civil society. Stakeholder consultations covered all the 47 Counties and a number of professional associations. The Preparation Process has reached the "Draft Policy" stage.

Implementation of the NUDP should catapult the country towards the path of sustained growth and development. It is envisaged that the Policy will be a key milestone in guiding urban development

countrywide and in harnessing urban residents' creativity and productivity.

In summary, it is clear that urbanization is a positive force of development and should be a national priority as the country embarks on implementing a new constitution under a devolved system of governance. However, in doing so, the Government recognizes the various challenges associated with rapid urbanization and is committed to mitigating them. It is envisaged that the National Urban Development Policy will be a key milestone in guiding urban development countrywide in, among other issues, land use planning and management, environmental conservation, urban governance and management, urban investment and delivery of infrastructure services. The adoption and implementation of the Policy is therefore of vital importance at this stage in Kenya's development.

### **B.3**

## **City-wide Slum Upgrading and Prevention Strategy**

## B3: CITYWIDE SLUM UPGRADING AND PREVENTION STRATEGY

Resulting from the ISUDP process, the following table shows the Mtwapa Informal Settlements Upgrading Strategy and Action Plan Proposals as agreed upon and adopted.

PROBLEMS	OBJECTIVES	STRATEGIES	ACTION PLANS	ACTOR	TIME FRAME
<b>Poor road networks and accessibility</b>  <b>Encroachment on road reserves</b>	To open up roads of access and construction of proposed ones  To clear all encroachments on road reserves	Road Network Proposals  Demarcation and mapping of all roads (new and old)	Adhere to development policies and planning regulations Develop standardized road networks	County Council of Kilifi  Ministry of Roads	Planning Period
<b>Lack of security of tenure</b>	To establish land tenure security  To address matters of squatter development	Work out modalities on security of tenure of the settlers Address land matters and issues related to land ownership	Issue of certificates of titles  Issue of lease agreements	County Council of Kilifi  Ministry of Lands and Settlements	Planning Period
<b>Unemployment and Poverty</b>	To create avenues for self employment To eliminate poverty by a	Income generating activities  Self help groups	Develop of Jua-kali sector  Fund of Community organizations and self help groups	CDF Committee CBOs NGOs	Planning Period
<b>Lack of sufficient fresh water</b>	To provide adequate fresh water for domestic and other uses	Exploit natural sources of water  Provision of piped water	Drilling of boreholes  Provide piped water  Construct fresh water reservoirs at designated areas	Local Authorities Private Drilling firms  CDF committee NGOs	Planning Period
<b>Dilapidated dwelling units</b>  <b>Poor and low quality building materials</b>  <b>Congestion in the informal settlements</b>	To reduce the number of informal settlements  To establish standards for housing	Housing policy for the informal settlements  Building code and standards	Rehabilitation of the informal settlements  Establish recommended building materials	County Council of Kilifi  Ministry of Housing	Planning Period

<b>Lack of proper liquid waste and solid waste systems</b>	To designate a public dumping site	Centralized dumping areas Waste management	Use of land fills as an alternative to hazardous burning	Local Authorities	Planning Period
<b>Indiscriminate dumping of solid waste – a health hazard to Mwando wa Panya residents</b>	To establish proper liquid waste management systems	Development of drainage systems	Establish sewage networks as well as septic tanks where feasible  Construct artificial surface drains	Local authorities/Private means  County Council of Kilifi	

Source: Mtwapa ISUD

Following further consultation and verification under the PSUP approach, the city-wide strategy was refined as below:

Upgrading Strategy	Strategic Intervention Area	Priority Actions
Land	Informal Settlements Regularization through security of tenure	Informal settlements mapping update
		Ownership registration
		Socio-economic survey & enumeration of the informal settlements
		Physical planning/layout planning for 11 settlements
		Cadastral survey & tenure registration
Basic Services	Accessibility and Drainage System	Improvement of 2.5 km road from Mzambarauni through Kwa Gowa & Mikanjuni up to Chief's camp and back to the Stage.
		Opening and grading of roads within the settlements (approx 1km per settlement)
		Construction of drainage systems along these roads to join the main drainage system
		Construction of soak pits at the flood affected areas
	Lighting	Installation of street lights along the roads
		Installation of high mast security light within the settlements
	Solid Waste Management System	Capacity build, especially youth groups, in establishment and management of a sustainable solid waste management system
	Sanitation Facilities	Provision of proper sanitation facilities at strategic points within the 2 settlements that lack the facilities
		Promote service charge for sustainability
		Promote service charge for sustainability of the initiative.

## **B.4**

### **Resource Mobilisation Strategy**



## B4: RESOURCE MOBILIZATION STRATEGY

The project is ***not conceived to be a massive infrastructure upgrading*** from the Government and donor agencies but is designed based on ***the Minimum Intervention Approach*** (MINA) that is necessary to get security of tenure for the informal settlements and improvement of basic infrastructures and services. ***The strategy relies on the evidence that once security of tenure is provided and basic infrastructures are in place, adequately guided investments at different levels can be mobilized contributing to the overall improvement with indirect repercussion on the revenue capacity for local authorities.***

***Based on the above***, option is also left open for improvement of houses subject to availability of funds, and only when equitable support mechanisms designed for different socio economic segments of the residents are in place . It is therefore envisaged that the primary responsibility of housing improvement is left to the structure owners / occupants, once land tenure and infrastructure is improved.

As a result of a participatory action planning exercise, donors will be requested to fund the sub-projects in their areas of interest and competence, based on sustainable mechanisms for community contributions appropriate to their respective ability and means.

Individual settlements will access funding opportunities in a competitive manner, based on Performance Indicators developed and adequate Monitoring and Evaluation mechanisms, as a way to foster their inclination towards problem solving and harmonious negotiations.

The criteria for the performance will be discussed and agreed with the residents, and may include milestones such as:

- Holding of elections
- Registration of Members
- Opening of Bank Account
- Clearing Road and Drainage Reserves of Encroachments
- Verification of enumeration results, etc

This project will require financial support and other resources from the beneficiaries, the Council, the Government and NGOs. The project is designed as a multi sectoral project that will require an inter-disciplinary approach to implementation.

One of the guiding principles of the project is that the costs of informal settlement upgrading; including the acquisition of plots should be met by the beneficiaries (Unless funded by a donor through a grant). The basic infrastructures are roads, footpaths, water rehabilitation, street/urban mass lighting, sanitary blocks and storm water drainage. The provision of these infrastructure services will require funding from outside the community. Standards, affordability and displacement are key variables, which shall be taken into consideration while calculating cost implication to alternative layout plans. Standards for any physical measures to be implemented should be affordable by the target group (unless a partner/donor offers to fund) but should be capable of being upgraded in the future.

Expensive measures that may lead to displacement of the target group and defeat project objective should be avoided at all costs. Therefore, in regard to this, step-by-step improvement of the upgrading areas should be preferable to a massive and generally not replicable investments programme. Therefore, the following are conditions, which both the Council and the community will have to understand and agree before the commencing of the project:

- i The Council will assist the structure owners to legalize their claim on land.
- ii The beneficiaries will be responsible for the improvement of their houses and that the Council will not put up houses for the residents but will link the community with NGOs' and other possible financiers who can assist in loans or other joint funding mechanisms. The experiences in Voi and Kilifi, as well as

elsewhere in Kenya, have shown that structures in unplanned settlements can improve by providing security of tenure.

- iii The beneficiaries will be responsible for paying the survey fees and other fees stated in the letter of allotment.
- iv Donors, GoK and the Council will develop and improve the infrastructure while the community are to corporate to ensure sustainability of the infrastructure.
- v The decision on who should move and how he/she will be assisted lies solely with the community. The beneficiaries will be responsible for formulating an action plan to facilitate the movement of residents affected by roads, power lines and overcrowding on settled plots as defined by the agreed layout plan. According to the project concept, the community will bear the cost for displaced structure owners whether resulting from road alignment, overcrowding of structures in one plot or to make way for other public infrastructure and facilities. This cost can be met either individually or collectively.

There are ongoing and planned activities being undertaken by the County Council of Kilifi as below:

Projects undertaken by the Council in Mtwapa in the FY 2010/2011

S/N	NAME OF PROJECT	BUDGET(Kshs.)	SOURCE OF FUNDS
1	Street lighting	2,000,000.00	LATF
2	Storm water drainage	3,500,000.00	LATF
3	Construction of a maternity wing at Mtwapa dispensary	3,500,000.00	LATF
4	Rehabilitation of access roads at Mtwapa	1,500,000.00	LATF
5	Construction of dispensary at Mtwapa primary	1,500,000.00	LATF
6	Solid waste Management	5,000,000	LATF

#### Ongoing Projects in FY 2011/2012

S/N	NAME OF PROJECT	BUDGET(Kshs.)	SOURCE OF FUNDS
1	Urban mass lighting	2,500,000.00	LATF
2	Rehabilitation of access roads at Mtwapa	20,000,000.00	Ministry of Housing
3	Construction of dispensary at Mtwapa primary(Continuation from previous year)	1,500,000.00	LATF
4	Solid waste Management	5,000,000	LATF



Initiatives by the County Council of Kilifi in informal settlements in Mtwapa

### Sources of Funds

The following is a summary of contributions by the key agencies in the Mtwapa upgrading programme:

AGENCY	CONTRIBUTION%
1. Partner 1: PSUP/EC	75%
2. County Council of Kilifi	10%
3. GOK/ ODPM&MOLG	10%
4. Community	5%
5. Partner 2	
6. Partner 3	
<b>TOTAL: Kshs. 632 Million = KES.75 Million</b>	<b>100%</b>

**PROPOSED WORK PLAN AND BUDGET**

No.	Activity	Sub - Activities	Main Actors	Time Frame	Costs (kshs.)
1.	Rapid Project Appraisal	<ul style="list-style-type: none"> <li>Review of secondary data</li> <li>Reconnaissance</li> <li>Fine tuning of project documents</li> <li>Verification of ISUD results</li> </ul>	County Council of Kilifi ODPM & MoLG Mtwapa Residents UN – Habitat/PSUP	1 month	2 Million
2.	Community Mobilization	<ul style="list-style-type: none"> <li>Awareness creation</li> <li>Community Organization/ Election and registration of Committees</li> <li>Training/ capacity building</li> </ul>	UN – Habitat/PSUP, County Council of Kilifi ODPM & MoLG Mtwapa Residents	3 months	15 Million
3.	Appreciation of existing situation	<ul style="list-style-type: none"> <li>Base mapping</li> <li>Ownership registers</li> <li>Socio economic survey and enumeration</li> </ul>	County Council of Kilifi ODPM & MoLG Mtwapa Residents UN – Habitat/PSUP	6 months	12 Million
4.	Participatory planning process (Physical Plans/ Layout plans)	<ul style="list-style-type: none"> <li>Visioning workshops</li> <li>Planning proposals drafts</li> <li>Final plans</li> </ul>	County Council of Kilifi ODPM & MoLG Mtwapa Residents UN – Habitat/PSUP	3 months	5 Million
5.	Cadastral Survey and Land tenure registration	<ul style="list-style-type: none"> <li>Cadastral survey</li> <li>Registration of titles</li> </ul>	ODPM & MoLG MoL Mtwapa residents, UN – Habitat/PSUP, other donors	12 months	30 Million
6.	Infrastructure Improvement	<ul style="list-style-type: none"> <li>2.5 km link road from Mzambarauni through Kwa Gowa and Kwa Nyambura to connect to the main Mombasa-Malindi road</li> <li>Access Roads (1 Km/ Village)</li> <li>Drainage systems</li> <li>Street lighting</li> <li>Water and sanitary blocks</li> </ul>	UN – Habitat/PSUP, ODPM & MoLG Mtwapa residents, Other Donors	24 months	450 million
7.	Environmental management	<ul style="list-style-type: none"> <li>Capacity building</li> <li>Solid waste management</li> <li>Greening and beautification</li> <li>Environmental conservation</li> </ul>	UN – Habitat/PSUP County Council of Kilifi ODPM & MoLG Mtwapa Residents	6 months	30 Million
8.	Preparation of a Land Information	<ul style="list-style-type: none"> <li>Data collection</li> <li>Capacity building</li> </ul>	UN – Habitat/PSUP, County Council of	6 months	

	System (LIS) and GIS	(Training and Equipment) • Establishment of a GIS/LIS	Kilifi PM& MoLG		20 Million
9.	Housing Improvement	• Formation of Housing Cooperatives • Building plans and standards	County Council of Kilifi PM& MoLG wapa Residents – Habitat/PSUP	3 months	10 Million
<b>Sub – TOTAL</b>					<b>574 Million</b>
Project Management (10%)					58 Million
<b>GRAND TOTAL</b>					<b>632 Million</b>

## **B.5**

### **Project Concept Notes**

## B5: CONCEPT NOTE

### CONCEPT NOTE FOR MTWAPA INFORMAL SETTLEMENT UPGRADING PROGRAMME

#### Summary of the action

Title of the action:	Mtwapa Informal Settlement Upgrading Programme
Location(s) of the action	Mtwapa town, Kenya, East Africa
Total duration of the action ( <i>months</i> ):	36 Months
Amount (in EUR) of requested EU contribution	6.32 Million (1 Euro=Kshs. 100)
Objectives of the action	<p>Overall objective: To create a sustainable and improved environment and living standards for the residents of all informal settlements in Mtwapa town as part of the implementation of the newly prepared Mtwapa Integrated Strategic Urban Development Plan.</p> <p>Specific objectives:</p> <ol style="list-style-type: none"> <li>1. To provide security of tenure to the 6500 Households</li> <li>2. To provide /improve basic infrastructure and service provision in the 11 settlements: Access roads, storm water drainage, security lighting, sanitation facilities, solid waste management, market sheds.</li> <li>3. To build capacity of various actors/Institutions in Mtwapa: County Council of Kilifi, Residents Organisations, Ministry of Local Government, CBOs</li> </ol>
Target group(s) <sup>1</sup>	Mtwapa Informal settlements residents, County Council of Kilifi
Final beneficiaries <sup>2</sup>	Estimated 62,000 residents of Mtwapa Town, the Ministry of Local Government, and when replicated in other informal settlements in Kenya.
Expected results	<ul style="list-style-type: none"> <li>• Planned Layouts and Security of tenure for the informal settlements residents</li> <li>• Improved infrastructure:</li> <li>• Improved security</li> <li>• Improved sanitation and solid waste management</li> <li>• Improved capacity of the Community and the Local Council</li> </ul>
Main activities	<ul style="list-style-type: none"> <li>• Community mobilization, organisation and capacity building</li> <li>• Regularization of land tenure</li> <li>• Provision/improvement of basic infrastructure</li> <li>• Capacity building in solid waste management</li> </ul>

## **Relevance of the action**

### **Relevance to the objectives/sectors/themes/specific priorities of the call for proposals**

This program is one of the efforts to implement the Mtwapa Integrated Strategic Urban Development Plan (2008-2030) recently prepared by the Office of the Deputy Prime Minister and Ministry of Local Government, and the County council of Kilifi with full stakeholder participation (extract attached). The program has been designed to address challenges facing unplanned settlements through a project strategy, which encompasses Community empowerment, capacity building and professionalization of the support agencies (in particular the local ones) and establishment of a partnership among beneficiaries, the government, donors and collaborating NGOs. The concept is based on a systematic and progressive improvement of the socio-economic and physical environment of existing unplanned settlements through the provision of appropriate secure tenure and provision of basic infrastructure and services. A highly participatory approach will be used at every step of the process.

The scope of the program is the whole Mtwapa Town, which contains eleven informal settlements, and it aims at upgrading them to comprehensively integrate them and their residents in the formal town, contributing to the outlined strategic development of the entire urban region.

### **Relevance to the particular needs and constraints of the target country/countries, region(s) and/or relevant sectors (including synergy with other EU initiatives and avoidance of duplication)**

Informal settlements in Kenya exist in all major towns. They mostly comprise of dwellings put up on Government or private land without authority of the owner of the land, usually without a formal design and without conforming to any specification as to laid down rules and regulations, planning standards, generally accepted methods of workmanship, construction and is more often than not temporary. These settlements are characterized by lack of access to public utilities like electricity, clean running piped water, sewerage and drainage systems. Social services (schools, hospitals, entertainment, churches, mosques, markets) public amenities like access roads also lack.

Mtwapa town is one of the fastest growing towns in Kenya located in Kilifi District in the Coastal region of Kenya. The town is dotted with several informal settlements with most of the above-mentioned characteristics. In this regard, the Government of Kenya through the Office of the Deputy Prime Ministry and Ministry of Local government, line Ministries and stakeholders embarked on an initiative to arrest this situation through consultative preparation of the Mtwapa Integrated Strategic Urban Development Plan (ISUDP) 2009 – 2030 to guide and control development of the town.

One of the main outputs of the Mtwapa ISUDP was an informal settlement upgrading strategy for the entire town. The PSUP Mtwapa Informal Settlement Upgrading Programme is an implementation of the ISUDP informal settlement strategy. Eleven (11) informal settlements namely Mzambarauni, Maweni, Kwa Be Charo Yaa, Soweto, Kwa Gowa, Kwa Nyambura, Mwando wa Panya, Four farm, Kwa Mwavitswa/Kwa Samira, Mtomondoni and Majengo were identified, documented and earmarked for upgrading. These settlements experience land tenure issues as they have squatted on Government or privately owned land. Two are on Government land while nine settlements are on private land, with all having problems in regularizing land tenure. This has largely contributed to most of the dwelling units being temporary, made of mud walls and tin roofs or mud walls and *Makuti* (palm leaves with a few being permanent, in concrete walls and iron sheet roofing. Some settlements are composed of up-to 95% temporary structures. Insecure land tenure denies the residents collateral for credit for improved livelihood.

In terms of services, most households have no piped water in the house, with an estimated 80% depending on communal boreholes/shallow wells and hand cart water vendors. Access roads in all the settlements are inadequate in terms of the number, width and condition. The poor access roads contribute to poor transport circulation, insecurity, and poor disaster response. Sanitation standards are largely low with common use of pit latrines in the absence of a sewer system. One settlement, Kwa Mwavitswa/Kwa Samira completely lacks sanitation facilities, while four of them have makeshift facilities. The poor sanitation results in contamination



of underground water sources, used by up to 80% of the informal settlement population. Electricity distribution network is adequate in most villages, but some settlements have very low connection rate and all lack street light. This has contributed to high insecurity at night. There exists a perennial problem of flooding in the entire town during rains, largely due to the flat terrain. Informal settlements endure the most of flooding due to haphazard development and lack proper storm water drainage infrastructure. All settlements suffer from poor solid waste management system although some settlements have organized waste collection by youth groups but suffer lack of capacity of both the youth groups and the council. The poor solid waste management has contributed to environmental degradation, a health hazard, pollution, and to blockage of the existing drain channels.

Indeed, over the years, the Government of Kenya has conducted several interventions to improve the living conditions of those living in informal settlements. Several implemented projects in various urban centres have different level of success and were done in conjunction with other partners. These initiatives resulted in the Minimum Intervention Approaches, MINA guidelines, some aspects of which will be applied in Mtwapa informal settlement upgrading. The Government, and in particular the Ministry of Local Government has developed staff capacity to implement Slum Upgrading Projects.

The Ministry, through the Urban Development Department, initiated, completed and launched the “Digital Mapping and Preparation of Integrated Strategic Urban Development Plans” (ISUDP), for five pilot towns namely Othaya, Mtwapa, Bungoma, Eldoret, and partly Garissa. This initiative has been extended to a second set of eighteen towns currently are being implemented. This is an initiative aimed at guiding the towns towards a strategic and sustainable development, controlling their spontaneous growth, which has been one of the major recipes of slum development. Preparation of the ISUDP was very participatory and involved all stakeholders, mainly residents. There were five major stakeholder workshops for the citywide issues, and several ward/village workshops for each settlement. One of the key outputs of this initiative is preparation of informal settlements upgrading strategies for each of the five towns. The strategies will guide the Ministry, the Councils and any other organizations in the quest to improve living conditions of the residents in these towns.

There are also other policies that will inform the Programme such as the National Land Policy, Physical Planning Act, Local Government Act and the National Housing Act. At the local level, the County Council of Kilifi has constructed several drainage systems to address the issues of flooding and provided street lighting and public toilets in some settlements. They have also carried out solid waste management initiatives by organizing youths to collect household waste, which they then dump in receptacles placed in designated areas.

#### **Description and definition of the target groups and final beneficiaries, their needs and constraints and how the action will address these needs**

The most important beneficiary of this initiative will be the residents living within the eleven settlements in the town. The settlements have a combined population of approximately 20,000 people living in poor conditions that include congestion, poor accessibility, insecurity, poor solid waste management among others. The project relies on the evidence that once security of tenure is provided and basic infrastructures are in place, adequately guided investments at different levels can be mobilized contributing to the overall improvement with indirect repercussion on the revenue capacity for local authorities.

Preparation of the ISUD was very participatory and involved all stakeholders, mainly residents. There were five major stakeholder workshops for the city- wide issues, and several ward/village workshops for each settlement. As part of the PSUP preparation process, further consultations with the residents at settlement level were held to fill data gaps, verification of problems and proposed solutions. This confirmed that residents understand the challenges they face better and also have better suggestions for solution to these problems. In this regard, the structures will be created within the informal settlements through election of representatives, Resident Committee (RC) who will further be engaged and empowered through various capacity building exercises to ensure ownership and active participation during implementation of projects for sustainability. The project will enhance the community participation by facilitating the organization of the community; training in leadership, communication, self-sufficiency skills; and the preparation of the Part Development Plans (PDPs) through participatory approach. Other areas of training will include sanitation,

development control and legal framework for various land tenure models and options to guide the project in each settlement; they will respond to a list of shared principles and terms of reference.

During and after implementation, it is expected that there will be use of local labour and other available resources like relevant raw materials. Given that unemployment level is very high in the target settlements, this would go a long way in providing gainful work and hence alleviating poverty.

The County Council of Kilifi (CCK) is the Local Authority under whose jurisdiction Mtwapa town and the 11 informal settlements lie. CCK is charged with managing the affairs of the town through provision of services to citizens and development control. The Council has over time initiated projects to improve the lives of slum dwellers in Mtwapa. However, these efforts have been hindered by insufficient funds and capacity gaps. With availability of funds, the capacity of the council staff will be enhanced and more improvements realized. This programme will therefore ensure that the capacity of the council is enhanced through engagement of key staff during implementation. This will involve engagement of the relevant Local Authority staff during the entire process. The council's revenue base will be enhanced since the newly upgraded settlements will provide conducive environment for investment while the regularization will enhance land based revenue. A Technical Task Force (TTF) representing the Council, the relevant District personnel, donor agencies, and Urban Development Department will be constituted at the County Council to be chaired by the Town Clerk or the Urban Development Department, UDD.

The lessons learnt and experiences shared will enhance the Ministry's capacity to replicate the project in other Urban areas currently undergoing the preparation of ISUD, and to inform the Government Policies on Informal Settlement Upgrading.

#### **Particular added-value elements**

Public/private partnerships will be initiated and improved by building the capacity of and engaging of the youths and other organized groups in partnership with the County Council of Kilifi to improve solid waste management in the newly planned settlements. Further to this, the programme will provide a forum where all the interested parties would come together and engage for betterment of living conditions in the slum areas.

Previous projects initiated by the Government of Kenya aimed at providing residents of informal settlements with secure tenure has been documented as Innovation and best practices in Voi town. These initiatives have enabled residents of informal settlements to unleash potentials to better themselves

Cross cutting issues like diseases and environmental issues like those that floods will be addressed through solid waste, sanitary and provision of infrastructure like proper drainage systems.

The project will further promotion of gender equality as the beneficiaries will include Female headed households who form majority of slum dwellers by offering new opportunities through improvement of the living and working conditions in the slums while children will be able to access social facilities and a conducive environment to grow in.

Planning of the settlements and provision of both social and physical infrastructure in the settlement will ensure opening up of the upgraded areas for economic activities thus equal opportunities for socioeconomic development.

## Description of the action

The Government of Kenya, through the Office of Deputy Prime Minister and Ministry of Local Government, has been carrying out several initiatives to bridge the urban divide; the initiatives have seen residents of informal settlements acquire ownership of land, demarcation and opening of roads, seeing the overall face of the settlements improved. The Ministry has recently, initiated, completed and launched the “Digital Mapping and Preparation of Integrated Strategic Urban Development Plans” for five pilot towns namely; Othaya, **Mtwapa**, Bungoma, Eldoret, and partly Garissa. One of the outputs of this initiative is preparation of **informal settlements upgrading strategies** for each of the five towns. The strategies will guide the Ministry, the Councils and any other organizations in the quest to improve living conditions of the residents in these towns

The overall objective of the Mtwapa Informal Settlements Program is **to improve the living conditions of people living in informal settlements in Mtwapa town** by regularizing land tenure in all informal Settlements, improving infrastructure services, and encouraging housing improvements by the owners resulting in a Slum Free Mtwapa. The specific objectives include:

- To provide security of tenure to 6500 households in the settlements through preparing and adopting of proper physical/layout plans, assisting the resident acquire land ownership documents and preparation of a Land/Geographical Information System (LIS/GIS) for storage, maintenance and updating of data.
- To provide/improve basic infrastructure and service provision through construction and improvement of Access roads, drainage and street lighting
- To build capacity of various actors and institutions; there will be creation of employment for the residents during the implementation of the Programme and also promotion of Youth Enterprises creation, communal asset management and service provision especially in solid waste management. The revenue base for the local council will be enhanced as a result of proper planning through land based revenues and other fees and charges accruing from developments and investments as a result of proper planning.

A stakeholder's analysis carried out identified key stakeholders, their roles and impact on the project. The major stakeholder is the local community as they are the ones directly affected by the Programme. Other key stakeholders include the County Council of Kilifi, core line Ministries, the political wing and the development partners. The preparation of the ISUDP entrenched a participatory approach with the stakeholders mentioned in five (5) stakeholders' workshops towards coming up with the final outputs. Under the PSUP Programme, consultations were held with the Council and the residents of the informal settlement with the aim of sensitization and data updating/verification. Both appreciated the proposed initiatives and gave full support of the Programme. The Ministry consulted with the core line ministries and Government agencies in terms of their roles and the expectations of the Programme.

The activities towards achievement of the objectives are as follows:

- Rapid Project Appraisal through carrying out a reconnaissance, reviewing of secondary data, verification of the ISUDP data and fine-tuning of the project document.
- Community mobilization by awareness creation, election and registration of the residents' committee, operationalization of the committees and capacity building
- Situation analysis through base mapping, socio-economic survey and owners registration
- Preparation of physical/layout plans and cadastral survey and title registration
- Infrastructure improvement by construction/improvement of access roads, drainage systems and street lighting/urban masts, and construction of sanitation facilities
- Capacity building of Youth enterprises in solid waste management
- Capacity building of the Ministry, Council and participating organizations
- Preparation of a Land/Geographical Information system.

The Programme is estimated to take a period of 36 months. The process of regularization of tenure is estimated to take 24 months due to the steps involved from planning to title registration. Other infrastructural

project can be ongoing simultaneously with the process of regularization of tenure. This include the improvement of the already existing access roads including drainage construction and installation of street lights along these roads, construction of sanitary facilities and putting up of high masts within the settlements. The other infrastructure developments like opening and construction of new access roads, drainage systems and lighting. will be implemented after the physical/layout planning These projects are expected to extend after the planning by an extra 12 months. The issue of capacity building will be undertaken throughout during the Programme.

#### **6.0 Annexes:**

- Annex 1: Mtwapa Upgrading Programme Proposal
- Annex 2: Extract from Mtwapa ISUD
- Annex 3: Urban Inventory Questionnaire
- Annex 4: Urban Inventory Nakuru Base map

**C.**  
**Annex**

# MTWAPA INFORMAL SETTLEMENT UPGRADING PROGRAMME

## PROJECT PROPOSAL

### 1.0 Background

The Government of Kenya, through the Office of Deputy Prime Minister and Ministry of Local Government has been carrying out several initiatives to bridge the so called urban divide, in a country increasingly more urbanized. To improve the lives of slum dwellers in the country, several projects have been implemented in various urban centres with different level of success, among the most significant are Tanzania Bondeni (Voi), Mtaani Kisumu Ndogo (Kilifi), Ol Kalou and Korogocho (Nairobi). This has been done in conjunction with other partners including the Ministry of Lands, Local CBOs and donors.

The initiatives have seen residents of these settlements acquire ownership of land, demarcation and opening of roads seeing the overall face of the settlements improved also through the boost given to private investments from the same communities and from the formal private sector. Many of these interventions also proved that the socio-economic dimension of the problems cannot be underestimated and the holistic, integrated and participatory approach the best option.

The Ministry has recently initiated, completed and launched the “Digital Mapping and Preparation of Integrated Strategic Urban Development Plans” for five pilot towns namely Othaya, Mtwapa, Bungoma, Eldoret, and partly Garissa. This initiative was extended to a second set of eighteen towns currently being implemented.

This is an initiative aimed at guiding the towns towards a strategic and sustainable development, controlling their spontaneous growth which has been one of the major recipes of slum development.

One of the outputs of this initiative is preparation of informal settlements upgrading strategies for each of the five towns. The strategies will guide the Ministry, the Councils and any other organizations in the quest to improve living conditions of the residents in these towns.

#### 1.1 Program's Strategy

This program is one of the efforts to implement the Mtwapa Integrated Strategic Urban Development Plan (2008-2030) recently prepared by the Office of the Deputy Prime Minister and Ministry of Local Government, and the County council of Kilifi with full stakeholder participation (extract attached). The program has been designed to address challenges facing unplanned settlements through a project strategy, which encompasses Community empowerment, capacity building and professionalization of the support agencies (in particular the local ones) and establishment of a partnership among beneficiaries, the government, donors and collaborating NGOs. The concept is based on a systematic and progressive improvement of the socio-economic and physical environment of existing unplanned settlements through the provision of appropriate secure tenure and provision of basic infrastructure and services. A highly participatory approach will be used at every step of the process.

The scope of the program is the whole Mtwapa Town, which contains eleven informal settlements, and it aims at upgrading them in order to comprehensively integrate the same and their residents in the formal town, contributing to the outlined strategic development of the entire urban region.

The project is *not conceived to be a massive infrastructure upgrading* from the Government and donor agencies but is designed based on *the minimum intervention approach* (MINA) that is necessary to get security of tenure for the informal settlements and improvement of basic infrastructures and services. *The strategy relies on the evidence that once security of tenure is provided and basic infrastructures are in place, adequately guided investments at different levels can be mobilized contributing to the overall improvement with indirect repercussion on the revenue capacity for local authorities.*

*Based on the above*, option is also left open for improvement of houses subject to availability of funds, and only when equitable support mechanisms designed for different socio economic segments of the residents are in place . It is therefore envisaged that the primary responsibility of housing improvement is left to the structure owners / occupants, once land tenure and infrastructure is improved.

As a result of a participatory action planning exercise, donors will be requested to fund the sub-projects in their areas of interest and competence, based on sustainable mechanisms for community contributions appropriate to their respective ability and means.

Individual settlements will access funding opportunities in a competitive manner, based on Performance Indicators developed and adequate Monitoring and Evaluation mechanisms, as a way to foster their inclination towards problem solving and harmonious negotiations.

The criteria for the performance will be discussed and agreed with the residents, and may include milestones such as:

- Holding of elections
- Registration of Members
- Opening of Bank Account
- Clearing Road and Drainage Reserves of Encroachments
- Verification of enumeration results, etc

The project will enhance the community participation by facilitating the organization of the community; training in leadership, communication, self-sufficiency skills; and the preparation of the Part Development Plans (PDPs) through participatory approach. Other areas of training will include sanitation, development control and legal framework for various land tenure models and options.

**A Resident Committee (RC)** will be democratically elected at the grassroots level to represent the target groups and to guide the project in each settlement; they will respond to a list of shared principles and terms of reference.

**A Technical Task Force (TTF)** representing the Council, the relevant District personnel, donor agencies, and Urban Development Department will be constituted at the County Council to be chaired by the Town Clerk or the Urban Development Department, UDD.

**A Steering Committee** comprising of the various partners, the Council, donors, line ministries and representatives of the RC would be setup chaired by the UDD.

The community is expected to take the leading role in implementing the informal settlements upgrading. Initially, the main activities will involve undertaking formation of a community organization, identification of perimeter boundaries, updating of topographical surveys,

preparation of physical development plans, and later improvement of public infrastructure. The structure owners will be the primary beneficiaries if the majority reside in the community and own single structure. The tenants and the LA will be the secondary beneficiaries of the project. The emphasis is on the development of partnership for implementation of the project.

The project will be executed by the Department of Urban Development and the County Council of Kilifi. Various donors will be approached to finance the program. The UNHABITAT will be approached to both assist in soliciting for donors and for sharing international experiences and best practices in similar programs.

## 2.0 MTWAPA INFORMAL SETTLEMENT UPGRADING PROGRAMME”.

Mtwapa in Coast province, Kilifi District is one of the towns that have recently launched its Integrated Strategic Urban Development Plan. The planning process has identified and profiled eleven informal settlements in Mtwapa town. The Informla Settlements are:

- Mzambarauni
- Makadara
- Mtomodoni
- Four Farm
- Kwa Nyambura
- Kwa Gowa
- Kanamai Majengo
- Maweni
- Kwa Mavitswa/ Kwa Samira
- Soweto
- Mwando wa Panya

The Ministry intends to undertake an initiative to improve the living conditions of dwellers in the above named slums, as recommended in the ISUDP. This initiative will be named “**Mtwapa Informal Settlement Upgrading Programme**”. This is a “City-wide” Informal Settlement Upgrading Program that would result in a Slum Free Mtwapa.

The Department of Urban Development will be overseeing this process in conjunction with other partners including the Ministry of Lands, Ministry of Housing, County Council of Kilifi, Local Communities and donors. The proposed Implementation Structure is illustrated in item 9.0 below. This will be done through a participatory process with extensive involvement of the resident community and the County Council.

## 3.0 Problem Statement

Informal settlements dot every part of Kenyan cities and towns. Most of these settlements, including those in Mtwapa, have similar characteristics. These include:

- Proliferation of diverse makeshift structures
- Self constructed structures often made of diverse materials
- Informal or traditional land tenure including squatting in private or government land
- Degradation of existing ecosystem
- Congestion
- Rapid unstructured and unplanned developments



- Poor sanitation networks
- Lack of basic services e.g. schools, medical services, fire fighting
- Poor access, very narrow roads/tracks

Several agencies have been undertaking activities in some these settlements aimed at improving the living conditions in the informal settlements. Most of these agencies fear that their investments in improving infrastructure facilities will go to waste if the Council or the Government demolishes the settlements.

## 4.0 Objectives

The overall objective is **to improve the living conditions of people living in informal settlements in Mtwapa town** by regularizing all informal Settlements, improving infrastructure services, and encouraging housing improvements by the owners resulting in a Slum Free Mtwapa.

The objective includes a cross cutting dimension of capacity building, community organization, mobilization and empowerment, the specific objectives include:

### A) To provide Security of Tenure to the residents –

- Preparing a Land/Geographic Information System (LIS/GIS)
- Assisting the informal settlement dwellers to acquire land ownership documents.
- Preparing/adopting proper physical/layout plans

### B) To Provide / improve basic infrastructure and service provision

- Access roads, Drainages and street lighting
- A sustainable SWM system
- Health and education facilities improvement

### C) To provide enabling environment and financial mechanisms for housing improvement/construction

- Explore subsidies and financial mechanisms; including formation of Housing Cooperatives
- Provide adequate typologies and appropriate technologies for house construction

### D) To improve the revenue collection and management capacity at local level

- Set up of a local revenue management system
- Training and Capacity building

### E) To improve the income generation opportunities focusing mainly on vulnerable groups

- Employment creation for the youth within the upgrading process
- Youth enterprises creation (ex: SWM, greening and conservation)
  - Investment opportunities and employment created through planning localization of land uses
  - Urban and peri-urban agriculture

### F) Environmental Ecosystem Conservation

- Encourage conservation of the fragile coastline ecosystem; through formation and capacity building of community groups focusing on environmental ecosystem conservation.
- Explore opportunities for turning conservation efforts into income generation activities. especially tourism related.

## 5.0 Expected Outputs

- Secure tenure and access to land for the disadvantaged provided
- Planned Layout plans prepared
- Improved infrastructure:
  - Develop clear – standardized road networks within the settlements
  - Street lighting
  - Drainage systems
- Environmental management improved
  - Solid waste management
  - Greening
- Community Empowered
- Council revenue improved
- LIS/ GIS set up
- Employment created during the upgrading process and beyond
- Improved housing

## 6.0 Key Activities

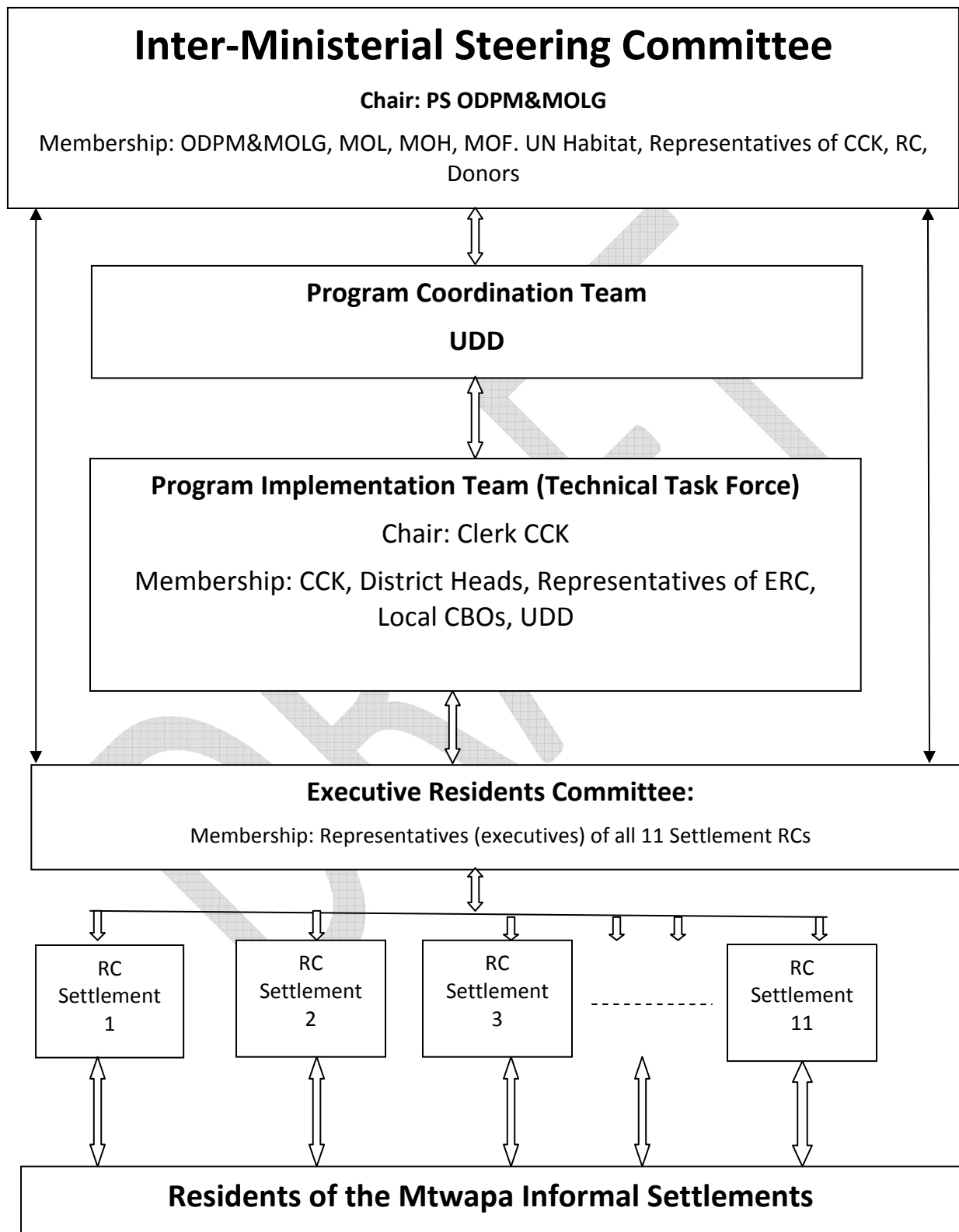
1. Rapid Project Appraisal
  - Review of secondary data
  - Reconnaissance
  - Verification of ISUD results
  - Fine tuning of project documents
2. Community Mobilization
  - Awareness creation
  - Community Organization/ Election and registration of Committees
  - Operationalization of the Resident Committees
  - Training and capacity building
3. Appreciation of existing situation:
  - Base mapping
  - Socio economic survey
  - Ownership registers/residents registers
4. Physical Plans/ Layout plans
5. Cadastral surveys and title registration
6. Infrastructure Improvement
  - Access Roads
  - Drainage systems
  - Street lighting
7. Environmental management
  - Solid waste management
  - Greening and beautification
8. Preparation of a Land Information System (LIS) and GIS
9. Housing improvement
  - Range of funding

- Formation of Housing Cooperatives
- Linking structure owners with possible financiers
- Provision of alternative type plans and typologies

## 7.0 Partnerships

Organization	Key Role
County Council of Kilifi	Local coordination and execution
ODPM & MoLG	Implementation, execution and overall coordination of the programme
Mtwapa Residents	Ownership, participation and co-funding
Ministry of Lands	Layout plans, Tenure regularization
Ministry of Housing	Housing improvements, infrastructure improvements
UN – Habitat	Fund raising, technical assistance, capacity building, good practices/experience sharing, networking
Donors	Financing

## 8.0 Implementation Structure



## 9.0 Project Financing

This project will require financial support and other resources from the beneficiaries, the Council, the Government and NGOs. The project is designed as a multi sectoral project that will require an inter-disciplinary approach to implementation.

One of the guiding principles of the project is that the costs of informal settlement upgrading; including the acquisition of plots should be paid by the beneficiaries (Unless funded by a donor through a grant). Therefore, investments will be scaled down according to what the majority can afford in each settlement. Standards, affordability and displacement are key variables, which will be taken into consideration while calculating cost implication to alternative layout plans. Standards for any physical measures to be implemented should be affordable by the target group (unless a partner/donor offers to fund) but should be capable of being upgraded in the future.

Expensive measures that may lead to displacement of the target group and defeat project objective should be avoided at all costs. Therefore, in regard to this, step-by-step improvement of the upgrading areas should be preferable to a massive and generally not replicable investments programme. Therefore, the following are conditions, which both the Council and the community will have to understand and agree before the commencing of the project:

- i The Council will assist the structure owners to legalize their claim on land.
- ii The beneficiaries will be responsible for the improvement of their houses and that the Council will not put up houses for the residents but will link the community with NGOs' and other possible financiers who can assist in loans or other joint funding mechanisms
- iii The beneficiaries will be responsible for paying the survey fees and other fees stated in the letter of allotment.
- iv The beneficiaries will be responsible for paying for the development of public infrastructures in the standards, which they will have an input in determining, except where a donor funds the infrastructure.
- v The beneficiaries will be responsible for formulating an action plan to facilitate the movement of residents affected by roads, power lines and overcrowding on settled plots as defined by the agreed lay-out plan.

**Table 2 Sources of Funds**

AGENCY	CONTRIBUTION
1. Community	
2. County Council of Kilifi	
3. GOK/ ODPM&MOLG	
4. Partner 1	
5. Partner 2	
6. Partner 3	
<b>TOTAL</b>	

According to the project concept, the community will bear the cost for displaced structure owners whether resulting from road alignment, overcrowding of structures in one plot or to make way for other public infrastructure and facilities. This cost can either be met individually or collectively.

The decision on who should move and how he/she will be assisted lies solely with the community. In addition, the community will bear the cost of any infrastructure development either directly or indirectly. The infrastructure desired by the community and their standards will contribute to the determination of final cost to each allottee.

Alternative cost should be worked out on different standards and degree of coverage. The basic infrastructures are roads, footpaths, water rehabilitation, and storm water drainage. The provision of these infrastructure services will require funding from outside the community. If this is not possible then a method of pre-financing the infrastructure improvement should be considered after agreement for repayment has been worked out and agreed by the beneficiaries.

Finally, one of the main contributions of the poor standards of structures in informal settlement is the insecurity of structure owners. The experiences in Voi and Kilifi, as well as elsewhere in Kenya, have shown that structures in unplanned settlements can improve by providing security of tenure. Individual beneficiaries will be responsible for improving their shelter based on the laid down standards and what they can afford. However, the Council should try to approach other partners who could provide assistance such as material loans for construction of improved shelter.

## Proposed Work Plan

No.	Activity	Sub - Activities	Actors	Time Frame	Costs (kshs.)
1.	Rapid Project Appraisal	<ul style="list-style-type: none"> <li>Review of secondary data</li> <li>Reconnaissance</li> <li>Fine tuning of project documents</li> <li>Verification of ISUD results</li> </ul>	County Council of Kilifi ODPM& MoLG Mtwapa Residents UN – Habitat	1 month	2 Million
2.	Community Mobilization	<ul style="list-style-type: none"> <li>Awareness creation</li> <li>Community Organization/ Election and registration of Committees</li> <li>Training/ capacity building</li> </ul>	County Council of Kilifi ODPM& MoLG Mtwapa Residents	3 months	15 Million
3.	Appreciation of existing situation	<ul style="list-style-type: none"> <li>Base mapping</li> <li>Ownership registers</li> <li>Socio economic survey and enumeration</li> </ul>	County Council of Kilifi ODPM& MoLG Mtwapa Residents UN – Habitat	6 months	12 Million
4.	Participatory planning process (Physical Plans/ Layout plans)	<ul style="list-style-type: none"> <li>Visioning workshops</li> <li>Planning proposals drafts</li> <li>Final plans</li> </ul>	County Council of Kilifi ODPM& MoLG Mtwapa Residents UN – Habitat MoL	3 months	5 Million
5.	Cadastral Survey and Land tenure registration	<ul style="list-style-type: none"> <li>Cadastral survey</li> <li>Registration of titles</li> </ul>	ODPM & MoLG MoL Mtwapa residents	12 months	30 Million
6.	Infrastructure Improvement	<ul style="list-style-type: none"> <li>Access Roads (1 Km/ Village)</li> <li>Drainage systems</li> <li>Street lighting</li> </ul>	ODPM & MoLG Mtwapa residents	24 months	450 million

		<ul style="list-style-type: none"> <li>Water and sanitation</li> </ul>			
7.	Environmental management	<ul style="list-style-type: none"> <li>Solid waste management</li> <li>Greening and beautification</li> <li>Environmental conservation</li> </ul>	County Council of Kilifi ODPM& MoLG Mtwapa Residents	6 months	30 Million
8.	Preparation of a Land Information System (LIS) and GIS	<ul style="list-style-type: none"> <li>Data collection</li> <li>Capacity building and (Training Equipment)</li> <li>Establishment of a GIS/LIS</li> </ul>	County Council of Kilifi ODPM& MoLG UN – Habitat	6 months	20 Million
9.	Housing Improvement	<ul style="list-style-type: none"> <li>Formation of Housing Cooperatives</li> <li>Building plans and standards</li> </ul>	County Council of Kilifi ODPM& MoLG Mtwapa Residents UN – Habitat	3 months	10 Million
Sub – TOTAL					574 Million
Project Management (10%)					58 Million
GRAND TOTAL					632 Million



## **CHAPTER 6**

### **SUBJECT PLAN - COMPREHENSIVE SETTLEMENT UPGRADING STRATEGY** (Ref No. MTP/2010/1/6)

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#### **6.1 INTRODUCTION**

It is generally accepted that one of the most important factors that hinders development in the third world is rapid population growth rates. In the developing countries, a considerable urban population is increasingly housed in informal settlements. This, together with continuing poverty and lack of basic needs of acceptable life (e.g. food, clean water, shelter, basic health care, security of tenure) imposes a great challenge for sustainable development.

Thus, a major focus in achieving sustainable development has also been directed towards informal settlements where most problems experienced in rapid urban growth area is strongly manifested.

#### **6.2 CHARACTERISTICS OF THE INFORMAL SETTLEMENTS**

The following were used as criteria for delineation of informal settlements:

- Proliferation of small diverse make – shift shelters;
- Self constructed shelters;
- Often diverse materials;
- Informal or traditional land tenure systems;
- Degradation of the prevailing ecosystem;
- Rapid, unstructured and unplanned developments;
- Informal road network grids;
- Poor sanitation networks;
- Lack of electricity; and
- Lack of basic services e.g. policing, schools, medical services, fire fighting etc

#### **6.3 IDENTIFICATION OF INFORMAL SETTLEMENTS**

One of the objectives of the strategic urban planning process was to identify the informal settlements in Mtwapa. Guided by the above stated characteristics, eleven (11) informal settlement areas were identified shown in figure 19 below. On each settlement, the existing situation and the development challenges were identified. Finally, proposals for the various interventions applicable to each settlement were suggested. The informal settlements are as follows:

- |               |                |
|---------------|----------------|
| • Mzambarauni | • Kwa Nyambura |
| • Makadara    | • Kwa Goa      |
| • Mtomondoni  | • Majengo      |
| • Four Farm   | • Maweni       |

- Kwa Mavitswa/Kwa Samira
- Soweto
- Mwando wa Panya

### **6.3.1 MZAMBARAUNI SETTLEMENT**

#### **LOCATION**

Mzambarauni is located along Malindi Road, opposite the sweets factory. It is located midway between Mtwapa and Majengo, the two key identified development nodes.

#### **ORIGIN**

Its name is derived from “Mzambaru” a local tree that was near the current main road hence the name Mzambarauni. The settlement lies on plot no. MN/III/53 of Mtwapa Settlement Scheme. The land on which the settlement lies was formerly government land and is under the ownership of the County Council. Thus, all the inhabitants in this settlement are squatters. Efforts to get titles have proven futile.

#### **POPULATION**

The settlement has grown with increasing population that stands at about 300 inhabitants living in 166 households on approximately 5 hectares.

#### **EXISTING DEVELOPMENTS**

The scheme consists of ‘self constructed dwellings’. It has a mixture of traditional Swahili mud houses and block houses made of mud walls and *makuti* roofs. Other dwelling units are made of coral stone walls and *mabati* sheets.

#### **SERVICES**

Solid waste is burnt in open spaces. There is widespread use of pit latrines which are usually about 3m deep and occasional septic tanks. The septic tanks are emptied by County Council exhausters.

The road network within the scheme is not developed. The roads are informal and not yet surveyed. Waste water disposal is by natural surface drains. There are four boreholes for water supply. Two boreholes are funded by CDF and the Royal Dutch Water Company, while the rest are privately owned and locally known as Kwa Lewa, Kwa Maganga, Nelly and Kahonzu boreholes.

The area does not have any educational institution. The children here school at nearby nursery, primary and secondary schools that include St. Nelly, Kanisani, Shimo, Mtomondoni and Mtepeni schools. The nearest health centre is the Mtwapa dispensary about 1.5km away. There is a communal cemetery (50 sq. m) next to the football pitch at the edge of the settlement.

#### **ECONOMIC ACTIVITIES**

The population is engaged in small scale businesses such as selling mahamri, running small food outlets and kiosks etc. A few work as casuals at the nearby Milly Factory and at the Coca Cola soft drink company.

#### **CHALLENGES**

The development challenges in this settlement include poor road networks, insecurity of tenure arising from lack of land ownership documents, unemployment, Poverty and inadequate social services.

### **PLANNING PROPOSALS**

The planning proposals put forward include:

- Formation of informal settlement upgrading committees to oversee the upgrading;
- Formulation of an efficient road network within the settlement;
- Opening of proposed access roads;
- General settlement upgrading;
- Sensitization of the population of HIV/AIDS scourge
- Issuance of land ownership documents by the County Council of Kilifi and Ministry of Lands.

### **6.3.2 MAKADARA SETTLEMENT**

#### **ORIGIN**

The affected land is owned by a few individuals and covers land parcel no MN/III/284. The owners have sub-divided or sold off part of their parcels, leading to further growth of the settlement. Encroachment to the road reserves has led to the growth of this settlement.

#### **LOCATION**

Makadara is located within the Kanamai area off Malindi Road near Majengo.

#### **POPULATION**

It has a population of approximately 1,000 people.

#### **EXISTING DEVELOPMENTS**

It is composed of a mixture of typical traditional Swahili mud houses with mud floors, mud walls, wooden doors, and occasional iron sheet roofs and block houses. The homesteads are adorned with mature palm trees, guava trees, occasional grasses and other assortment of indigenous trees spread throughout Makadara. The houses are mainly rental houses.

#### **SERVICES**

There exists an informal network of roads. There is non-waste water disposal hence water flows through the natural surface drains. There is widespread use of pit latrines. The residents get their water from boreholes and piped water for inhabitants near the road. Those who live near the mosques fetch their water from the storage tanks at the mosques. There are about 4 primary and nursery schools. There are no secondary schools nearby, the students walk to *Msumarini* and *Mtwapa* about 2km away where there are secondary school facilities.

#### **ECONOMIC ACTIVITIES**

The major economic activities include small scale farming of maize and Mpunga. A few inhabitants run businesses at Majengo i.e. retail shops, kiosks, barber shops etc.

## **CHALLENGES**

The common development challenges in this settlement include poor road networks, lack of security of tenure, lack of public amenities, waste disposal, unemployment and poverty.

## **PLANNING PROPOSALS**

The planning proposals include:

- Establishment of informal settlement upgrading committees to initiate upgrading;
- Development of proper road networks;
- Stakeholders in liaison with the relevant authorities to work out modalities on security of tenure of the settlers;
- Encourage the development of self help groups
- Encourage income generating activities

### **6.3.3 KWA SAMIRA & KWA MAVITSWA SETTLEMENTS**

#### **LOCATION**

Both are located within the Barani area. They are adjacent to one another.

#### **ORIGIN**

Kwa Mavitswa settlement began in 2005 with tenant-at-will agreements. This kind of agreement is also replicated to the neighbouring Kwa Samira settlement.

#### **POPULATION**

The two settlements have a combined population of about 2,000 people spread unevenly in the settlement.

#### **EXISTING DEVELOPMENTS**

The two informal settlements have a mixture of traditional Swahili mud houses and block houses with mature palm trees, dry grasses and other assortment of indigenous trees. Solid waste burnt in open spaces.

#### **SERVICES**

Waste water disposal is through natural surface drains. There is widespread use of pit latrines and community toilets along the road. Water is drawn from boreholes and for the residents who live near the road, fetch at various points from the water supply mains the runs along the road. Those who live near the mosques fetch their water from the storage tanks within these religious establishments. The three education facilities are privately owned.

Religious facilities in the area include three mosques and a church. Health facilities are available at Chibabu, Chigogo and Kanamai Health centre.

## **CHALLENGES**

There is a poor road network. The available roads are narrow and irregular. The land in this settlement is owned by a few individuals owning from one to two acres. The land owners have continued to sub-divide and sell off part of their parcels to prospective tenants. This is a

common land ownership system in this area. Squatters have settled mainly along the main road.

### **ECONOMIC ACTIVITIES**

The people in this settlement are small scale farmers of passion fruits, sugarcane, bananas, paw-paws and a few run kiosks.

### **PLANNING PROPOSALS**

The proposed planning proposals include:

- Formation of informal settlement upgrading committee;
- Development of proper road networks in planning period;
- Formulate solution to land ownership issues;
- Encouragement of self help groups and development of *jua kali* sector;
- Opening up the roads of access; and general settlement upgrading.

#### **6.3.4 MTOMONDONI SETTLEMENT**

##### **LOCATION**

It covers an area of about 46.3 hectares and forms part of Mtomondoni Action area. It extends from the old Malindi Road bordering Mikanjuni. A section of Mtomondoni fronts the creek. It lies on parts of land parcels MN/IV/11 and MN/IV/13.

##### **ORIGIN**

This settlement started in the early 1980 and is one of the early settlements in Mtwapa. It is said that land in the area is owned by two absentee landlords all deceased. The initial people who settled in the area sold land to other individuals who further sold to others giving the settlement its growth. The registered land owners therefore lost land to the squatters and took the matter to court. The matter is still pending in court.

Each household on the site makes a monthly contribution of KShs 1,000 towards resolution of case. The money is also intended to go towards an eventual purchase of the land, subdivision and issuance of title deeds to the residents. Mtomondoni residents have neighborhood committees to address problems within the settlement including encroachment on road reserves.

##### **POPULATION**

It is estimated that about 2,000 people have settled in the settlement.

##### **EXISTING DEVELOPMENTS**

The area has a mixture of residential, commercial and institutional developments. Construction materials for residential developments in Mtomondoni vary and are dependent on income levels. They range from permanent well constructed houses, rental Swahili houses, row houses, mud and palm thatched Swahili houses. Vegetation in the area consists of mature palm trees, guava trees, dry grasses and other assortment of indigenous and exotic tree species.

##### **SERVICES**

Solid waste is collected and burnt open spaces. Pit latrines are a common way of liquid waste disposal. There are however developments serviced by septic tanks.

There are number of informal roads through and within the settlement that form a village network. These roads are paced open spaces for access left out when selling land to a new tenant. Boreholes are the source of water in the area. Boreholes are dug by individuals to serve their plots and to sell to other people through public stand points. There is no cemetery in Mtomondoni. Individual owners set apart sections within their plots to bury family members.

As a result of absence of a government health facility in the area, traditional healers, prevalent along the Kenyan coast, have registered and practice their trade in the area.

### **ECONOMIC ACTIVITIES**

The population is engaged in small scale businesses such as selling Mahamri, run small hotels, shops, etc. Other residents hold jobs in other sectors of the economy and different areas of the County.

### **CHALLENGES**

Major challenges in Mtomondoni include insecurity of tenure caused by the absence of land ownership documents, encroachment on road reserves rendering some areas inaccessible, proliferation of pit latrines threatening ground water pollution and conflicting land uses.

### **PLANNING PROPOSALS**

- Strengthening of the existing neighborhood committee which is key to effective sentiment upgrading.
- Resolution of pending court cases on the land between Mtomondoni residents and the land owners to facilitate subdivision and issuance of title deeds to the residents.
- Implementation of a road widening plan formulated under this project for the area to increase accessibility.
- Detailed discussion and further modification and detailing of the proposed planning guidelines for the area to achieve order.

### **6.3.5 FOUR FARM SETTLEMENT**

#### **ORIGIN**

It began in 1963 on a parcel of land owned by Mwalimu Muhamed currently deceased.

#### **LOCATION**

The settlement is located in Barani off the road leading to Barani Primary School.

#### **EXISTING DEVELOPMENTS**

It has a mixture of Swahili semi-permanent houses constructed with makuti roofs and mud walls. Solid waste burnt in open spaces. The area has diverse vegetation including; mature palm trees, dry grasses and other assortment of indigenous trees and shrubs.

#### **SERVICES**

Water to this settlement is sourced from boreholes. Few households have pit latrines. There is an incomplete public toilet project initiated by the area Councilor of Kanamai Ward. Health

facilities serving the residents include Barani Dispensary, Vipingo Dispensary and Mtwapa Dispensary.

## **CHALLENGES**

The settlement is faced by challenges of inaccessibility as a result of the absence of clear formal roads. Lack of availability of public facilities within or nearby is a challenge because the residents have to travel long distances. Others include inadequate sanitation and access to clean water.

## **PLANNING PROPOSALS**

- There is need for formation of settlement upgrading committees to spearhead the upgrading process. This is expected to enable the upgrading process to kick off with the support of the people.
- Since land is owned by one person, there is need to sub-divide it and register it under individual owners. The committee is likely to play a key role in the negotiations on settling land ownership.
- The public toilet project, started by the Councilor of Kanamai ward, should be completed.
- The water from the borehole should be piped for efficient and effective distribution.

### **6.3.6 KWA NYAMBURA SETTLEMENT**

#### **ORIGIN**

The settlement began in 1982 and was the first commercial establishment in the Mtwapa area. The name originates from a woman named “*Nyambura*” who owned the current *Kandara* bar which happens to be the first development in the area. The settlement is rapidly urbanizing area thanks to its proximity to the Malindi Road and the ever increasing population.

The original landowners leased their land to individuals at an agreed fee of between KShs 100,000 and KShs. 300,000 depending on the location of the plot. The new owners pay the initial land owners a monthly fee of between 50 and Kshs, 300.

#### **LOCATION**

The kwa Nyambura settlement straddles the Malindi Road. It borders the old ferry area to the east and Mtwapa Ruins to the west. It is located to the immediate west of Mtwapa. Kwa Goa is to the north and the Creek to the south.

#### **EXISTING SITUATION**

Kwa Nyambura has a mixture of temporary, semi-permanent and even permanent developments including commercial, institutional and residential. Many developments are not approved hence the classification of the area as an informal settlement. The residential developments are grouped into various typologies including bungalows, *swahili* houses, flats and maisonnettes. The traditional *swahili* houses are made of temporary materials including; mud floors, mud walls, wooden doors, and occasional iron sheet roofs and block houses.

There is a proliferation of mixed commercial-cum-residential and developments. These are along the main roads. The area of Kwa Nyambura opposite the police station bordering the Creek has scattered shanty houses with slum like characteristics which have encroached onto existing

roads. Many commercial premises lack service lanes. Many building are also constructed with mud and makuti roofs.

The major commercial activities include general shops, bookshops, small-scale industries, warehouses and restaurants as mentioned earlier made of sub-standard building material. There exists a mosque within this settlement. Other developments include guesthouses and hotels, Bars, nightclubs and ramshackle footstalls are common along the Malindi Road.

### **SERVICES**

Boreholes are the main sources of water supplemented by the Kilifi-Mariakani Water and Sewerage Company as well as the Dutch Water Company Limited. Informal roads form a network through the village and provide access to properties. Pit latrines are the most commonly used methods of liquid waste disposal. There is a privately owned cemetery.

Health facilities are available from the Mtwapa dispensary and two other privately owned medical facilities. Private schools serve the population since there is no publicly owned school in the area.

### **DEVELOPMENT CHALLENGES**

There are myriad development challenges in this area. The main issue of concern is the lack of security of tenure. There is also congestion in the built up area and especially along Malindi Road. A significant part of the area is inaccessible to motorized transport. This is brought about by encroachment on road reserves that has made some of the roads irregular and quite narrow. In some cases, there is complete blockade of some of the roads. The road surfaces except for Malindi road that cuts through the area are in bad condition.

The area also lacks adequate provision of public facilities and recreational areas partly due to small land sizes within the area. Even the schools in this area do not have sufficient playing grounds.

Other development challenges include poor drainage. There is also the problem of incompatibility of land uses with areas like cemeteries being located within residential zones. Poor waste management and lack of fresh water which pose health risks to the residents of the Kwa Nyambura area are further challenges.

### **PROPOSALS**

- It is proposed that an informal settlement upgrading committee be immediately formed to oversee the upgrading exercise.
- Clearing of encroachment from road reserves
- Formulate land use zoning regulations
- Effective development control
- Enforcement of planning regulations.
- Need for regularization of developments such as subdivisions, change of use , extensions of use and building developments

### **6.3.7 KWA GOA SETTLEMENT**



## **LOCATION**

It is located to the north-west of Mtwapa and covers a land area of about 0.64km<sup>2</sup>.

## **ORIGIN**

The settlement started about 20 years ago. It forms the early residential areas of Mtwapa.

## **POPULATION**

The settlement houses about 1,339 households.

## **EXISTING DEVELOPMENTS**

Its developments are characterized by a mixture of traditional Swahili mud houses, mud floors, mud walls, wooden doors, and occasional iron sheet roofs and block houses. Within the homesteads, are scattered mature palm trees an assortment of dry grasses and other indigenous trees.

Water is sourced from privately boreholes within the settlement and retails at Kshs. 5 per every 20 Liters.

## **CHALLENGES**

The development challenges at Kwa Goa include lack of sufficient fresh water and narrowing roads as a result of encroachments on reserves. Increasing mixed developments also offer a challenge to effective development. The road surfaces are in bad condition.

The area has inadequate provision of public facilities and recreational areas. Other development challenges include poor drainage. Mixed developments are also creating incompatibility of land uses. Poor waste management and lack of fresh water are further challenges in Kwa Goa.

## **PLANNING PROPOSALS**

The planning proposals include

- The establishment of informal settlement upgrading committees,
- Provide sufficient and reliable sources of fresh water
- Establishment of development policies and guidelines
- Clear encroachments on road reserves.

### **6.3.8 MAJENGO SETTLEMENT**

#### **LOCATION**

Majengo is located in Kanamai along Malindi road.

#### **ORIGIN**

The settlement emerged around 1950. Initially, the people resided in Mwando wa Panya and cultivated on the land now known as Majengo. The land is owned by a system referred by the locals as shares bought for one shilling each, at that time. Those who did not purchase shares have occupied the land as squatters. More people preferred to construct houses near the farmland.

More houses were built in the area, the name 'Majengo' which in Swahili means built up area. The people living in Majengo are Digo, Chonyi, Duruma, Rabai etc.

### **POPULATION**

There are approximately 5,200 people with about 1,783 households.

### **EXISTING DEVELOPMENTS**

This settlement is densely populated with small temporary structures-mud walls and makuti thatched roofs. Most houses are owner occupied houses. The settlement occupies both sides of Malindi road.

### **SERVICES**

There is a cemetery near the sub-chief's office, on private land. The residents fetch their water from boreholes and water vendors. Solid waste is burnt at a common collection point – those of County Council of Kilifi are small and fill up fast.

The settlement is served by a privately owned primary school. Another private nursery school is under construction. There are also 2 health facilities nearby. There are also five traditional doctors within the settlement. The area has 3 religious facilities that include 2 Christian and 1 Muslim facility. The DO's office and Majengo Social Hall that is under construction at Mwakio are located near the scheme. .

### **CHALLENGES**

The common development challenges in this informal settlement include poor waste disposal, overcrowding, mixed developments, narrow roads, lack of public amenities, land tenure, indiscriminate dumping of solid waste, congested and dilapidated dwelling units, inadequate circulation and poor drainage.

### **ECONOMIC ACTIVITIES**

Most of the inhabitants are small scale farmers, just as is the case in the larger Mtwapa. They do practice their agriculture at the subsistence level. Those who have enough capital run small makeshift kiosks and vending within the settlement. The two industries within the settlement provide employment opportunities to the locals.

### **PLANNING PROPOSALS**

- Established informal settlement upgrading committee;
- Establishment of proper waste management systems;
- Opening of roads;
- Improvement of drains; and
- Removal of road encroachments.

## **6.3.9 MAWENI SETTLEMENT**

### **LOCATION**

Maweni settlement is located in Kanamai action area near the quarries.

## **ORIGIN**

The settlement has its origin back to the year 1968. The settlement was originally a large parcel of land owned mainly by an Arab known Nahad and partly by Kombo, both of which have subsequently been sub-divided, through willing buyer-willing seller, trusteeship and encroachment to form the current informal settlement. The settlement derives its name from the rich coral rocks in the area.

The Villagers of Maweni are originally from various parts of the Kilifi District, the Coastal Province and other areas of the country. They however don't have titles or any other documents to prove their ownership of the land.

## **POPULATION**

The population in this settlement is clustered and adds up to an approximate population of about 600 people. Each household has on average about 20 persons. These are typical Swahili households with defined by strong patriarchal roots.

## **EXISTING DEVELOPMENTS**

The scheme consists of 'own self constructed dwellings'. It has a mixture of traditional Swahili mud houses and block houses made of mud walls and *makuti* roofs. Other dwelling units area made of coral stone walls. The building materials for the houses vary with mud being the main material used for the walls.

## **SERVICES**

The village is served by Baharini Primary school, which is found in neighboring Kikambala area. The medical facilities are offered by both the government and private practitioners in Vipingo and Majengo. The settlement does not have a communal cemetery and so the inhabitants bury their dead within their homes or in their original native lands outside Mtwapa.

The inhabitants use informal roads through and within the settlement that form a village network. Rainwater disposal is by natural surface drains. The settlement is served by water from wells found within individual homesteads

Solid waste is burnt in open spaces. Sanitation facilities for the village include pit latrines. These are dug up to 15ft deep. Once full they are abandoned, filled with earth and new ones dug up.

## **ECONOMIC ACTIVITIES**

Employment for the residents is mainly from fishing and to a smaller extent farming. The few crops grown, as well as fish yield, are geared towards subsistence use. The main crops grown are maize, green grams and '*kunde*' among other food crops. Some of the agricultural activities are carried out in farms rented in other parts of Kanamai considered more agriculturally productive. One acre of land is rented for about KShs. 1000 per year.

## **CHALLENGES**

The development challenges in this settlement include poor road networks, rough terrain, insecurity of land tenure arising from lack of land ownership documents, unemployment, lack of electricity, poor waste management systems, poverty and inadequate social services.

## **PLANNING PROPOSALS**

The planning proposals put forward include:

- Formation informal settlement upgrading committee;
- Establishment of proper waste management systems;
- Opening of roads;
- Improvement of drains; and
- Removal of road encroachments.

### **6.3.10 SOWETO SETTLEMENT**

#### **LOCATION**

Soweto settlement is located in Kanamai/ Majengo, North East of Mtwapa.

#### **ORIGIN**

This settlement was first called Ziwani, derived from a seasonal river near the settlement. The residents later in the 1980s moved to the current Soweto as a result of the effort of the then area chief. The early inhabitants consisted of mainly squatters evicted from other settlements. The settlement, according to the residents, lies on a road reserve is a home to approximately 660 persons with an average of 6 people per household.

#### **SERVICES**

##### **Water**

There is a borehole within the settlement that provides water to the inhabitants. There is also a well which was drilled by donors that supplements the borehole. Alternatively, water is bought at KShs 1 for every 20 litres commercially.

##### **Health Care**

Health care services are sought from Vipingo Health Centre.

#### **EDUCATION**

There is no school within this settlement.

## **PLANNING PROPOSALS**

The following are the planning proposals for the area:

- Establishment of new proposed roads;
- Development and support of the jua kali sector and establishment of self help groups; and
- Provision of the necessary infrastructure and services.

### **6.3.11 MWANDO WA PANYA SETTLEMENT**

#### **LOCATION**

It is located near the quarries.

#### **ORIGIN**

The name Mwando wa Panya was derived from the digging up rat underground trails in the area by the wazees for food. The area has since grown as a result of quarrying activities that were

discovered from the rat excavations. Although the quarries on about 2 hectares are owned by 3 people, it is difficult to establish the rights to land in the area.

### **EXISTING DEVELOPMENT**

The houses are purely temporary mud houses. There are a total of three quarries and a dumping site in one of the exhausted quarries.

### **SERVICES**

There are a few boreholes spread across the settlement. Waste water disposal is mainly by natural surface drains. There is a widespread use of informal roads through and within the settlement.

### **ECONOMIC ACTIVITIES**

The people in this settlement engaging quarrying activities mainly. A few run retail kiosks, selling, food stuffs vegetables. Others are fishermen..

### **CHALLENGES**

Mwando wa Panya is faced by the haphazard dumping in one of the unused quarries. The residents here complain of toxic emissions from the rotting and burning refuse from outside the settlement. The roads connecting the settlement to other areas are poorly constructed and maintained. In actual sense, these roads are meant to enable access to the quarries. The lack of security of tenure and formal documentation to the land they dwell on and the rampant unemployment and poverty.

### **PROPOSALS**

- Establishment of informal settlement upgrading committee whose membership, roles and obligations shall be centered towards the improvement of the standards of living of the people living in this settlement;
- Develop clear-standardized road networks within the settlement;
- Address land matters and issues related to land ownership – County Council of Kilifi and Ministry of Lands; and the
- Ministry of Environment and that of Public Health to look into matters of environmental pollution to the inhabitants and provide on a way forward.

Table 13: Informal Settlements Upgrading Strategy and Action Plan Proposals

PROBLEMS	OBJECTIVES	STRATEGIES	ACTION PLANS	ACTOR	TIME FRAME
<b>Poor road networks and accessibility</b>	To open up roads of access and construction of proposed ones	Road Network Proposals	Adhere to development policies and planning regulations	County Council of Kilifi	Planning Period
<b>Encroachment on road reserves</b>	To clear all encroachments on road reserves	Demarcation and mapping of all roads (new and old)	Develop standardized road networks	Ministry of Roads	
<b>Lack of security of tenure</b>	To establish land tenure security	Work out modalities on security of tenure of the settlers	Issue of certificates of titles	County Council of Kilifi	Planning Period
	To address matters of squatter development	Address land matters and issues related to land ownership	Issue of lease agreements	Ministry of Lands and Settlements	
<b>Unemployment and Poverty</b>	To create avenues for self employment	Income generating activities	Develop of Jua-kali sector	CDF Committee	Planning Period
	To eliminate poverty by a	Self help groups	Fund of Community organizations and self help groups	CBOs NGOs	
<b>Lack of sufficient fresh water</b>	To provide adequate fresh water for domestic and other uses	Exploit natural sources of water	Drilling of boreholes	Local Authorities	Planning Period
		Provision of piped water	Provide piped water	Private Drilling firms	
			Construct fresh water reservoirs at designated areas	CDF committee NGOs	

<b>Dilapidated dwelling units</b>	To reduce the number of informal settlements	Housing policy for the informal settlements	Rehabilitation of the informal settlements	County Council of Kilifi	Planning Period
<b>Poor and low quality building materials</b>	To establish standards for housing	Building code and standards	Establish recommended building materials	Ministry of Housing	
<b>Congestion in the informal settlements</b>					
<b>Lack of proper liquid waste and solid waste systems</b>	To designate a public dumping site	Centralized dumping areas Waste management	Use of land fills as an alternative to hazardous burning	Local Authorities	Planning Period
<b>Indiscriminate dumping of solid waste – a health hazard to Mwando wa Panya residents</b>	To establish proper liquid waste management systems	Development of drainage systems	Establish sewage networks as well as septic tanks where feasible  Construct artificial surface drains	Local authorities/Private means  County Council of Kilifi	

Extract From Mitwapa ISUD





Republic of Kenya

OFFICE OF THE DEPUTY PRIME MINISTER  
AND  
MINISTRY OF LOCAL GOVERNMENT



# INVENTORY AND PROFILING OF URBAN CENTRES PROJECT

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## Field Data Collection Questionnaire

*Abstract: The 'Inventory and Profiling of Urban Centers Project' is being undertaken by Ministry of Local Government (MoLG) under the Urban Development Department through the support of UN-HABITAT's Participatory Slum Upgrading Programme (PSUP) financed by the European Commission. The project aims at establishing a database of all urban centres in Kenya, at profiling them and identifying actions to address the burning urban issues in Kenya. This questionnaire will be utilized for data collecting related to urban centres in Kenya.*

### **Working Definition of an Urban Centre**

Urban center includes **any** five minimum of the following characteristics:

- residential population size of 500 in 1sqkm or less
- financial institutions,
- market
- religious institution
- public or private school
- health facilities
- police post within the distance of 2km from the center of urban area
- permanent commercial facilities
- chiefs camp
- access roads

### 1. Name and Location

<p>a) Name of the Urban Centre:</p> <p>Common Name.....</p> <p>Official Name.....</p>	<p>b) <input type="checkbox"/> Designated Center <input type="checkbox"/> New Centre</p> <p><input type="checkbox"/> 'Market day' Centre</p> <p>*See Criteria attached</p>
<p>c) Geographic Coordinates (UTM-Arc 1960)</p> <ul style="list-style-type: none"> <li>• Northings:</li> <li>• Eastings:</li> <li>• Altitude:</li> </ul>	<p>d) Administrative Area under which the Centre is located</p> <p>County: .....</p> <p>Local Authority:</p> <p>District: .....</p> <p>Location: .....</p> <p>Sub-Location: .....</p> <p>Ward: .....</p>

### 2. Key Functions

<p>a) Main Function/Functional Specialization</p> <p>.....</p> <p>b) Other Major Socio-economic descriptive Characteristics</p> <ul style="list-style-type: none"> <li>• <input type="checkbox"/> Agricultural</li> <li>• <input type="checkbox"/> Commercial</li> <li>• <input type="checkbox"/> Administrative</li> <li>• <input type="checkbox"/> Industrial</li> <li>• <input type="checkbox"/> Social</li> <li>• <input type="checkbox"/> Recreation</li> <li>• <input type="checkbox"/> Educational</li> <li>• <input type="checkbox"/> Other; Describe: .....</li> </ul> <p>c)</p>
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### 3. Description

<p>a) Spatial Description</p> <p><input type="checkbox"/> Linear</p> <p><input type="checkbox"/> Nucleus</p> <p><input type="checkbox"/> Other (Describe).....</p> <p>.....</p>	<p>b) Background</p> <ul style="list-style-type: none"> <li>• Year Started: <input type="text"/></li> <li>• Brief History.....</li> <li>• .....</li> <li>• .....</li> </ul>
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#### 4. Demography

<p>a) Day Population (Recent Census, in figures)</p> <ul style="list-style-type: none"> <li>• Total Population: <input style="width: 100px;" type="text"/></li> <li>• Female: <input style="width: 100px;" type="text"/></li> <li>• Male: <input style="width: 100px;" type="text"/></li> </ul>	<p>b) Night Population (Recent Census, in figures)</p> <div style="text-align: right; margin-bottom: 10px;"><input style="width: 100px;" type="text"/></div> <ul style="list-style-type: none"> <li>• Total Population: <input style="width: 100px;" type="text"/></li> <li>• Female: <input style="width: 100px;" type="text"/></li> <li>• Male: <input style="width: 100px;" type="text"/></li> </ul>
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#### 5. Size (Coverage Area)

<p>a) Designated Area (e.g. /Township/Market/Size, Km<sup>2</sup>):</p>	<input style="width: 150px;" type="text"/>
<p>b) Built-up/ Developed area (Km<sup>2</sup>): <input style="width: 150px;" type="text"/></p>	

#### 6. Infrastructure and Basic Services

	functional	Non-Functional		Public No)	Private
<p>a) Infrastructure</p> <ul style="list-style-type: none"> <li>• <input type="checkbox"/> Piped Water</li> </ul>			<p>b) Basic Services</p> <ul style="list-style-type: none"> <li>• Primary Schools</li> </ul>		
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Sewer System</li> </ul>			<ul style="list-style-type: none"> <li>• Hospitals</li> </ul>		
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Grid Electricity</li> </ul>			<ul style="list-style-type: none"> <li>• Colleges</li> </ul>		
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Storm Water Drainage system</li> </ul>			<ul style="list-style-type: none"> <li>• Social Halls</li> </ul>		
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Waste Disposal system</li> </ul>			<ul style="list-style-type: none"> <li>• Open Spaces (Parks)</li> </ul>		
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Communication (Phone)</li> </ul>					
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Sports Facility (Stadium, etc)</li> </ul>					
<ul style="list-style-type: none"> <li>• <input type="checkbox"/> Airstrip/Airport</li> </ul>					
<ul style="list-style-type: none"> <li>• Others</li> </ul>					

### 7. Accessibility to the Centre

a) Means of Getting to the Centre and status	Usable (tick)	Unusable	b) Accessibility within the Centre and condition	Good	Poor
<input type="checkbox"/> All weather Road			<input type="checkbox"/> Roads		
<input type="checkbox"/> Railway			<input type="checkbox"/> Pavements		
<input type="checkbox"/> Seasonal Road			<input type="checkbox"/> Motorbikes		
<input type="checkbox"/> Water Transport			<input type="checkbox"/> Matatu/Buses		
<input type="checkbox"/> Airstrip					

### 8. Planning Status

<p>c) Urban Planning and Approval Status</p> <ul style="list-style-type: none"> <li>Planned Yes <input type="text"/> No <input type="text"/></li> <li><input type="checkbox"/> Structure Plan: Period: <input type="text"/></li> <li>Town Development Plan <input type="text"/></li> <li>Other Plan</li> </ul> <p>d) Compliance Level (If Planned)</p> <ul style="list-style-type: none"> <li>Full Compliant</li> <li>Partial Compliance</li> <li>Non-Compliant</li> </ul>	<p>e) Future Plans</p> <ul style="list-style-type: none"> <li>New Plan</li> <li>Revision</li> <li>Road Expansion</li> <li>Private investments</li> <li>Others (list and give details; public or private)</li> </ul> <p>f) Urbanization Trends</p>
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### 9. Land Tenure and Category

<p>a) Land Parcels Under particular Tenure:</p> <ul style="list-style-type: none"> <li>% Leasehold: <input type="text"/></li> <li>% Freehold: <input type="text"/></li> </ul>	<p>b) % Category</p> <ul style="list-style-type: none"> <li>Private</li> <li>Community</li> <li>Public</li> </ul>
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### 10. Local Authority Levies and Charges

<p>a) Types of Levies</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Cess</li> <li><input type="checkbox"/> Land Rates</li> <li><input type="checkbox"/> Single Business Licenses</li> <li><input type="checkbox"/> Fees and Charges</li> <li><input type="checkbox"/> Others .....</li> <li>.....</li> </ul>
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### 11. Mapping Status

#### a) Maps Available for the Urban Centre and Scale

Map	Scale and Year
<input type="checkbox"/> Cadastral Map	<input type="text"/>
<input type="checkbox"/> Topography	<input type="text"/>
<input type="checkbox"/> Water Reticulation	<input type="text"/>
<input type="checkbox"/> Roads Network	<input type="text"/>
<input type="checkbox"/> Environmental status	<input type="text"/>

### 12. Informal Settlements

#### b) Informal Settlements presence and Deprivation (Local Description)

- Are there informal Settlements in the Urban Centre? YES ☐ NO ☐
- Total Number of Informal Settlements:
- Percentage of the Area under Informal Settlement

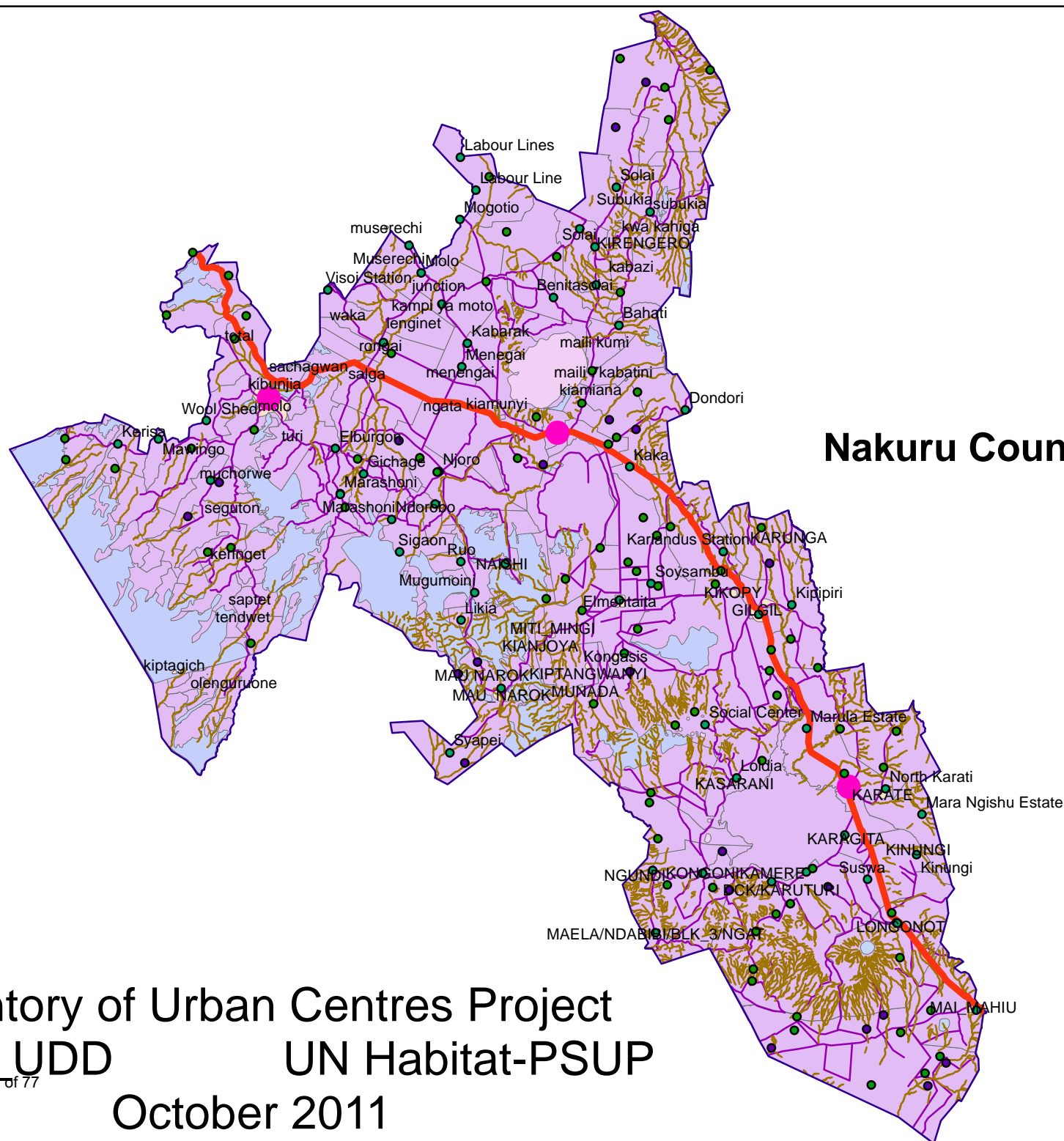
#### c) Major problems

- ☐ Piped Water
- ☐ Overcrowding
- ☐ Sanitation
- ☐ Quality Housing
- ☐ Insecure Tenure
- ☐ Accessibility
- ☐ Insecurity

### 13. Environmental Challenges

What are the major environmental Challenges experienced by the Urban Centre? Rates in severity, 1 - 5. (1 being very severe and 5 being negligible).

Challenge	Severity
<input type="checkbox"/> Flooding	
<input type="checkbox"/> Drought	
<input type="checkbox"/> Sandstorms	
<input type="checkbox"/> Air Pollution	
<input type="checkbox"/> Water Pollution	
<input type="checkbox"/> Garbage Collection	
<input type="checkbox"/> Noise Pollution	
<input type="checkbox"/> Sewage Spills	
<input type="checkbox"/> Soil Erosion	
<input type="checkbox"/> Others (Describe).....	



# Nakuru County Base Map\_draft