

COUNTY GOVERNMENT OF NYAMIRA

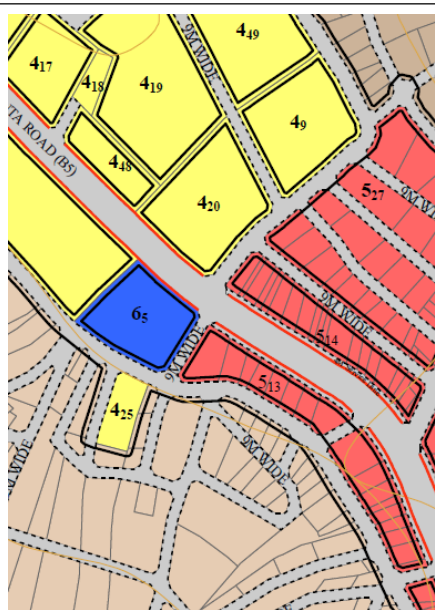


NYAMIRA MUNICIPALITY

MUNICIPAL SPATIAL PLAN (MSP)

(2021-2030)

PLAN REPORT

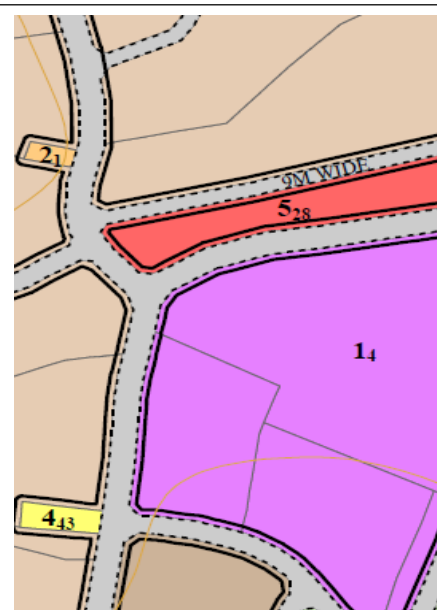


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**Certificate**

I certify that the plan has been prepared and published as per the requirements of the County Governmnet Act, 2012 (amended, 2020), Urban Areas and Cities Act, 2011 (amended, 2019), Physical and Land Use Planning Act No. 13 of 2019 and Planning Standards & Guidelines

.....  
Signed Date

Name: .....

County Director in charge of Physical and Land Use Planning

**Certified**

CEC Member in charge of Physical and Land Use Planning

.....  
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Name:  
.....

Nyamira County Assembly Hansard No..... Date .....

**Approved**

.....

Signed

Date

Name: .....

H.E Governor, County Government of Nyamira

Approved Plan No.....

## **Municipal Vision Statement**

Vibrant and Habitable Municipality

## **Municipal Mission Statement**

To create a positive and vibrant livelihood to the people of Nyamira through provision of adequate infrastructure services

## **ACKNOWLEDGMENT**

The successful completion of the Nyamira Municipal Spatial Plan (2021-2030) is as a result of efforts from various actors. Deserving special mention is the H.E Hon. County Governor for his efforts in ensuring planning is given a priority in his development agenda and that the prerequisite resources were availed for the preparation of the plan. In addition, the special mention is to; the County Executive Committee Member, Chief Officer and Director in charge of Physical and Land Use Planning who have walked with the Consulting team throughout the planning process.

The successful completion of the exercise would also not have been possible without the input and great sacrifice from the consulting team who comprised of Urban and Regional Planners, Urban Designers, Surveyors, GIS Experts, Environmental Experts, Sociologist, Land Economist and the Civil Engineer. The consulting team constituted of the following professionals: Plan. Protasio Mutuma Mbui (Team Leader), Dan Kiara (Planner), Silas Mbaabu Gichuru (Planner), Victor Wambua (Assistant Planner), Michael Muli (Assistant Planner), Evans Muia (Assistant Planner), Juma David (Assistant Planner), Mutuku Carolyne Ndanu (Urban Designer), Farjala Omolo (Urban Designer), Eugene Ochieng (Urban Designer), Dr. Sammy Mulei Musyoka (Land Surveyor), Joseph Mwaura Karanja (Assistant Land Surveyor), Erick Murimi (Geo-technologist), Brian Warari (Geo-Technologist), Boniface Kathuli (GIS Expert), Phineas Mwiti (GIS Expert), Dr. Stanley Makindi (Environmentalist), Humphrey Charles Kitonyi (Environmental Assistance), Fredrick Kyalo Kaumbulu (Sociologist), Benson Muriithi Koome (Land Economist) and Eng. Kijaro Geoffrey Adero (Civil Engineer).

The supervisory team involved Physical and Land Use Planning professionals from the County Government of Nyamira. The team provided the necessary professional guidance and critique which significantly improved the quality of the plan. In particular, we would like to recognize the supervisory efforts of the County Director in charge of Physical and Land Use Planning and the technical staff drawn from the various directorates within the department for their commitment towards the completion of this plan. The active participation of all the stakeholders towards the completion of this plan is also highly appreciated.

**Protasio Mutuma Mbui,**  
**Lead Consultant**

## **EXECUTIVE SUMMARY**

The Nyamira Municipal Spatial Plan is a spatial framework aimed to guide spatial development within the municipality. The plan is a long-term plan covering a period of 10 years with effect from 2021 to 2030. The plan was prepared through a participatory approach whereby the stakeholders' concerns were taken into consideration to ensure ownership and acceptability of the plan.

The purpose of the plan is to provide a spatial structure that defines how space within the municipality is utilized in order to ensure optimal use of land and land-based resources. The plan has provided strategies to deal with municipal challenges of both urban and rural development, underutilization of available resources, environmental degradation and inefficient road network. Municipal Spatial Plan is organized into **12 chapters as follows:**

**Chapter 1;** gives an interpretation of the project with respect to the legal provisions governing its preparation within the mandate of the municipality, project objectives and deliverables.

**Chapter 2;** outlines the planning context of the municipality in terms of the project location and administrative structure.

**Chapter 3;** outlines the methodology applied during the project execution. It gives a coordinated sequence of activities aimed at ensuring timely delivery of outputs which are in line with the terms of reference.

**Chapter 4;** explains the stakeholders engagement and participation. It expounds the importance, roles and methods of stakeholders' engagement and consultation. It also highlights a summary of the stakeholders' issues and comments.

**Chapter 5;** explains the policy, legal and institutional framework governing the plan preparation process.

**Chapter 6;** gives the site contextual information, analyses and syntheses. The chapter analyzes the existing physical, economic and social characteristics of the municipality. It also outlines the infrastructure and utility services as well as land and land use within the planning area. The analyses formed the basis for the plan formulation.

**Chapter 7;** presents the structuring elements that influenced the plan’s design. It concludes with an evaluation of the possible development patterns/models for cost effectiveness and sustainability with an aim of selecting the best or a combination of options for the effective development of the municipality.

**Chapter 8;** presents the municipality structure plan and detailed land use plan for Nyamira Township. It further outlines the various development guidelines for the development of the proposed land uses within Nyamira Township.

**Chapter 9;** presents the Local Physical and Land Use Development Plans for; Ting’a, Sironga, Konate, Kebirigo, Nyaramba, Kioge, Nyamaiya and Miruka Market Centres. It further outlines the various development guidelines for the development of the proposed land uses within the Market Centres.

**Chapter 10;** outlines the detailed development strategies and implementation framework on infrastructure improvement strategies, economic activities improvement strategies, Agricultural improvement strategies, water provision efficiency improvement strategies, environmental and natural resources protection strategies, urban disaster and risk management strategies, housing development efficiency strategies and urban planning and development control.

**Chapter 11;** provides the capital investment plan that prioritizes projects that should be carried out within the first three years.

**Chapter 12;** provides the implementation, monitoring and evaluation mechanisms which are essentially a benchmark against which the municipality and all implementing agencies will assess and review the plan’s progress.

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**ACRONYMS AND ABBREVIATIONS**

<b>CAP</b>	Chapter
<b>CBD</b>	Central Business District
<b>CIDP</b>	County Integrated Development Plan
<b>CIP</b>	Capital Investment Plan
<b>CUIDS</b>	County Urban Institutional Development Strategy
<b>DFFF</b>	Decentralized Treatment Faecal Facility
<b>DP</b>	Development Plan
<b>EMCA</b>	Environmental Management and Coordination Act
<b>FBO</b>	Faith Based Organization
<b>GDP</b>	Gross Domestic Product
<b>GIS</b>	Geographic Information System
<b>GWASCO</b>	Gusii Water and Sanitation Company Limited
<b>GPS</b>	Global Positioning System
<b>HR</b>	Human Resource
<b>H.E</b>	His Excellency
<b>ICT</b>	Information Communication Technology
<b>KeNHA</b>	Kenya National Highways Authority
<b>KNBS</b>	Kenya National Bureau of Statistics
<b>KeRRA</b>	Kenya Rural Roads Authority
<b>KFS</b>	Kenya Forest Service
<b>KMTC</b>	Kenya Medical Training College
<b>KNBS</b>	Kenya National Bureau of Statistics
<b>KURA</b>	Kenya Urban Roads Authority
<b>LPLUDP</b>	Local Physical and Land Use Development Plan
<b>MMES</b>	Municipality Monitoring and Evaluation System
<b>MDGs</b>	Millennium Development Goals
<b>MSP</b>	Municipal Spatial Plan

*Nyamira Municipal Spatial Plan*

<b>NEMA</b>	National Environment Management Authority
<b>NLC</b>	National Land Commission
<b>NMT</b>	Non-Motorized Transport
<b>PR</b>	Public Relation
<b>PRSP</b>	Poverty Reduction Strategy Paper
<b>PWD</b>	People Living with Disability
<b>REREC</b>	Rural Electrification and Renewable Energy Corporation
<b>RIM</b>	Registry Index Map
<b>RTK</b>	Real Time Kinematic
<b>SDGs</b>	Sustainable Development Goals
<b>TOR</b>	Terms of Reference
<b>UACA</b>	Urban Areas and Cities Act
<b>WRA</b>	Water Resource Authority
<b>WRUAs</b>	Water Resources Users Associations

## **CHAPTER ONE**

### **INTRODUCTION**

#### **1.1 Overview**

The Municipal Spatial Plan preparation is part of the Nyamira Municipal Board's compliance with the provisions of the County Governments Act 2012, (amended, 2020) part IX, Section 104, 105, 111 & 112; Urban Areas and Cities Act No. 13 of 2011, (amended, 2019) and Physical and Land Use Planning Act, No. 13, 2019. These Acts of Parliament give provisions on the county's mandate of ensuring proper planning which facilitates coordinated development of urban and peri-urban areas in terms of housing, commercial, industrial and infrastructural development with the purpose of accommodating changes in economic, social, cultural and political dynamics of the Municipality.

This report presents the municipal proposals and explains the rationale behind the proposals. It also presents the development guidelines and strategies and outlines the implementation framework. Nyamira Municipality was established through Nyamira Municipal Charter as approved by the County Assembly in September, 2018 and assented to by H.E the Governor of Nyamira County in line with the Urban Areas and Cities Act (UACA) of 2011 (amended 2019).

#### **1.2 Objectives of Nyamira Municipality**

The following are the objectives of Nyamira Municipality as per the Municipal Charter:

- i. To provide for efficient and accountable management of the affairs of the Municipality
- ii. To provide for a governance mechanism that will enable the inhabitants of the Municipality to:
  - a. Participate in determining the social services and regulatory framework which will best satisfy their needs and expectations
  - b. Ensure that public resources and authority are utilized or exercised, as the case may be, to their satisfaction
  - c. Enjoy efficiency in service delivery
- iii. To institute such measures as are necessary for achieving public order and the provision of civic amenities, so as to enhance the quality of life of the inhabitants of the Municipality

- iv. To provide a high standard of social services in a cost-effective manner to the inhabitants of the Municipality
- v. To promote social cohesiveness and a sense of civic duty and responsibility among the inhabitants and stakeholders in the Municipality in order to facilitate collective action and commitment towards achieving the goal of a harmonious and stable community
- vi. To provide for services, regulations and other matters for Municipality's benefit
- vii. To foster the economic, social and environmental well-being of its community

### **1.3 Municipality Functions**

The Municipality of Nyamira shall, within the boundaries of the Municipality, perform the following functions as per the municipal charter:

- (a) Promotion, regulation and provision of refuse collection and solid waste management services
- (b) Promotion and provision of water and sanitation services and infrastructure (in areas within the Municipality not served by the Water and Sanitation Provider)
- (c) Construction and maintenance of urban roads and associated infrastructure
- (d) Construction and maintenance of storm drainage and flood controls
- (e) Construction and maintenance of walkways and other non-motorized transport infrastructure
- (f) Construction and maintenance of recreational parks and green spaces
- (g) Construction and maintenance of street lighting
- (h) Construction, maintenance, and regulation of traffic controls and parking facilities
- (i) Construction and maintenance of bus stands, bodaboda stands, and taxi stands
- (j) Regulation of outdoor advertising
- (k) Construction and regulation of municipal markets and abattoirs
- (l) Construction and maintenance of fire stations; provision of fire-fighting services, emergency preparedness and disaster management
- (m) Promotion, regulation and provision of municipal sports and cultural activities
- (n) Promotion, regulation and provision of animal control and welfare
- (o) Development and enforcement of municipal plans and development controls

- (p) Municipal administration services (including construction and maintenance of administrative offices)
- (q) Promoting and undertaking infrastructural development and services within the Municipality

#### **1.4 Powers and Functions of the Board of the Municipality**

The Board of the Municipality shall have all the powers and perform all functions vested in boards of municipalities under the Urban Areas and Cities Act, 2011 (amended, 2019), the County Government Act, 2012 (amended, 2020) and the Municipality regulations. Subject to the Constitution and any other written law, the Board of the Municipality shall, within the boundaries of the Municipality of Nyamira:

- a) Exercise executive authority as delegated by the Governor through the County Executive Committee
- b) Ensure provision of services to its residents
- c) Promote constitutional values and principles
- d) Ensure the implementation and compliance with policies formulated by both the National and County Government
- e) Make recommendations for issues to be included in regulations
- f) Ensure participation of the residents in decision making, its activities and programs

The Board of the municipality shall perform the following functions;

- a) Oversee the affairs of the Municipality
- b) Develop or adopt policies, plans, strategies and programmes and set targets for service delivery
- c) Maintaining a comprehensive database and information system of the administration
- d) Formulate and implement an integrated development plan
- e) Administering and regulating its internal affairs
- f) Implementing applicable national and county legislation
- g) Monitoring where appropriate, regulating municipal services where those services are provided by service providers other than the Board of the Municipality



- h) Preparing and submitting its annual budget estimates to the County Treasury for consideration and submission to the County Assembly for approval as part of the annual County Appropriation Bill
- i) Monitoring the impact and effectiveness of any services, policies, programs or plans
- j) Establishing, implementing and monitoring performance management systems
- k) Promoting a safe and healthy environment
- l) Facilitating and regulating public transport

### **1.5 Purpose of the Municipal Spatial Plan (MSP)**

A Municipal Spatial Plan is a 10-year Local Physical and Land Use Development Plan that provides a framework that organizes the physical infrastructure and its functions to ensure orderly and effective siting or location of land use zones. It also encompasses the deliberate determination of the land uses to achieve the sustainable land utilization.

The main purpose of the Nyamira Municipal Spatial Plan is to provide a spatial development framework indicating various land uses & their corresponding development standards, guidelines, policies and strategies for the Municipality within a period of 10 years. The Plan contains a spatial depiction of the social, economic and infrastructural development programs of the Municipality, as articulated in the County Integrated Development Plan (CIDP) (2018 -2023) and other County and National policy frameworks.

### **1.6 Project Objectives**

The main objective was to prepare a spatial framework for guiding development within Nyamira Municipality.

The specific objectives of the consultancy included the following:

- a) To prepare and submit GIS based thematic maps for the Municipality
- b) To collect, analyze and present; physical, socio-economic and environmental data
- c) To analyze, pictorialize and illustrate the spatial and non-spatial data collected
- d) To give recommendations that will guide land use planning within the municipality
- e) To prepare land use zoning for Nyamira Municipality
- f) To conduct and demonstrate public participation during the plan preparation

- g) To prepare development control framework and guidelines within the municipality and in accordance to the land use zones

### **1.7 Project Scope**

The assignment entailed preparation of a 10-year Municipal Spatial Plan for the Nyamira Municipality. The Nyamira Municipality Spatial Plan covers the entire rural and urban areas of the municipality, which is approximately 155 km<sup>2</sup> (15,500Ha). The proposed planning area covers an average radius of seven kilometers from Nyamira County Headquarters. The planning area includes Nyamira Township and the following eight Market Centres; Ting'a, Sironga, Konate, Kebirigo, Nyaramba, Kioge, Nyamaiya and Miruka.

### **1.8 Nyamira Municipal Spatial Plan Major Outputs**

#### **i. Base Maps**

Survey data which included satellite imagery (0.5m resolution), survey plans and registry index maps (RIMs) were obtained from the Survey of Kenya and Regional Centre for Mapping Resources for Development. Previous Development Plans (DPs) were obtained from the County Physical Planning Office. The data were then geo-referenced and digitized into different layers. The topographical mapping was undertaken to update the survey information. Base maps for the entire municipality and major urban centres (Nyamira Township, Ting'a, Sironga, Konate, Kebirigo, Nyaramba, Kioge, Nyamaiya and Miruka) were generated and formed the basis for the plan preparation. The maps contain physical features such as rivers, hills, terrain/elevation data etc. and the existing cadastral information.

#### **ii. Structure Plan**

The structure plan set out the broad planning framework (broad zones) for the growth of the Township and its Environs by outlining the general land use patterns. It provides a long-term planning perspective of the municipality, indicating the desired direction of the urban centres expansion thus laying foundation for future growth. These long-term perspectives guided the formulation of the detailed land use plans that gives guidelines to the development activities.

**iii. Detailed Plans**

The detailed land use plan aims at optimizing the utilization of the urban space for socio-economic growth, development and environmental conservation. It provides zoning categories that separate potentially conflicting land uses by designating the land into compatible land uses. Detailed land use plans for Nyamira Township, Ting'a, Sironga, Konate, Kebirigo, Nyaramba, Kioge, Nyamaiya and Miruka Market Centres have been prepared.

**iv. Planning Standards/Regulations/Guidelines**

The planning standards/regulations/guidelines are most useful in the consideration of development applications. They outline the recommended development densities, minimum plot sizes, number of dwelling units per plot, ground coverage, building heights and plot ratios etc.

**v. Development Strategies**

***Infrastructure Improvement Strategies***

The infrastructure improvement strategies address issues and challenges within the physical and social infrastructure sectors. It aims at establishing an integrated transportation network, improved health sector, electricity and energy provision and quality education. Recommendations have been made on upgrading of the main roads, better road designs for improved vehicular transport and provision of NMT facilities for their efficient movement, health infrastructure facilities and accessibility, electricity connectivity and educational quality improvement. Strategies on parking facilities and bus parks have also been developed.

***Economic Improvement Strategies***

These are strategies for local investment based on local opportunities and strengths of the Municipality. The strategies stimulate growth of the Municipality and attract investment. To enhance the local economy, various issues were considered namely; adequacy in provision of commercial land use zones, provision of supporting infrastructure in markets, improvement of transportation networks and promotion of entrepreneurial skills among the youth.

***Agriculture Development Promotion Strategies***

The agricultural development promotion strategies provide a framework and guidance for actions to improve the production and marketing of agricultural products. These strategies focus on; agricultural land subdivision, value addition facilities, hinterland transportation networks, agricultural produce markets, modern farm produce storage facilities and modern farming technology.

***Water Provision Efficiency Improvement Strategies***

This guide is designed to offer practical advice to Municipal Board on how to address the current and anticipated variability of water quality and quantity.

***Environmental Protection and Conservation Strategies***

The environmental protection strategies seek to ensure the project's environmental sustainability. Special attention has been given to the environmentally fragile areas for the purpose of protection and management. Broad proposals have been established to conserve and protect the natural environment with efforts to restore destroyed ecosystems to their original status. These strategies pay attention to the protection of hills, the riparian reserves for rivers among others.

Matters of pollution and waste management in the planning area have been looked into for the purpose of reduction of pollution levels and improvement of waste disposal and management system.

***Urban Disaster and Risk Management Strategies***

Disaster and risk management calls for disaster risk reduction policies and strategies to prevent disaster, reduce existing disaster risk and manage residual risk. This enhances resilience and reduction of disaster losses.

***Housing Efficiency Strategy***

The housing efficiency strategy calls for the designing of sustainable buildings. Recommendations on the required building lines and setbacks have also been proposed. Standardization of building lines and setbacks will ensure that the buildings are well aligned thus achieving a clear visibility and an aesthetic urban form.

***Urban Planning and Development Control Strategies***

The strategies help in promoting coordinated and orderly development, optimal land use utilization, land use compatibility, provision of socio- infrastructural amenities, proper utilization of the scarce resources, promote environmental conservation among others.

**vi. Implementation Framework**

This shall guide the Nyamira Municipal Board in ensuring that the plan is implemented to bring forth the desired development. The framework provides the actors and the time frame for the implementation of the proposals.

**vii. Capital Investment Plan**

This is a 3-year plan that identifies the prioritized programs/projects, estimated costs and timelines for their implementation. The programs/projects are aimed at spurring socio-economic growth and development.

**1.9 Project Deliverables**

The project deliverables included;

- i. Inception report
- ii. Situational Analysis Report
- iii. Draft Plan
- iv. Final Plan

## **CHAPTER TWO**

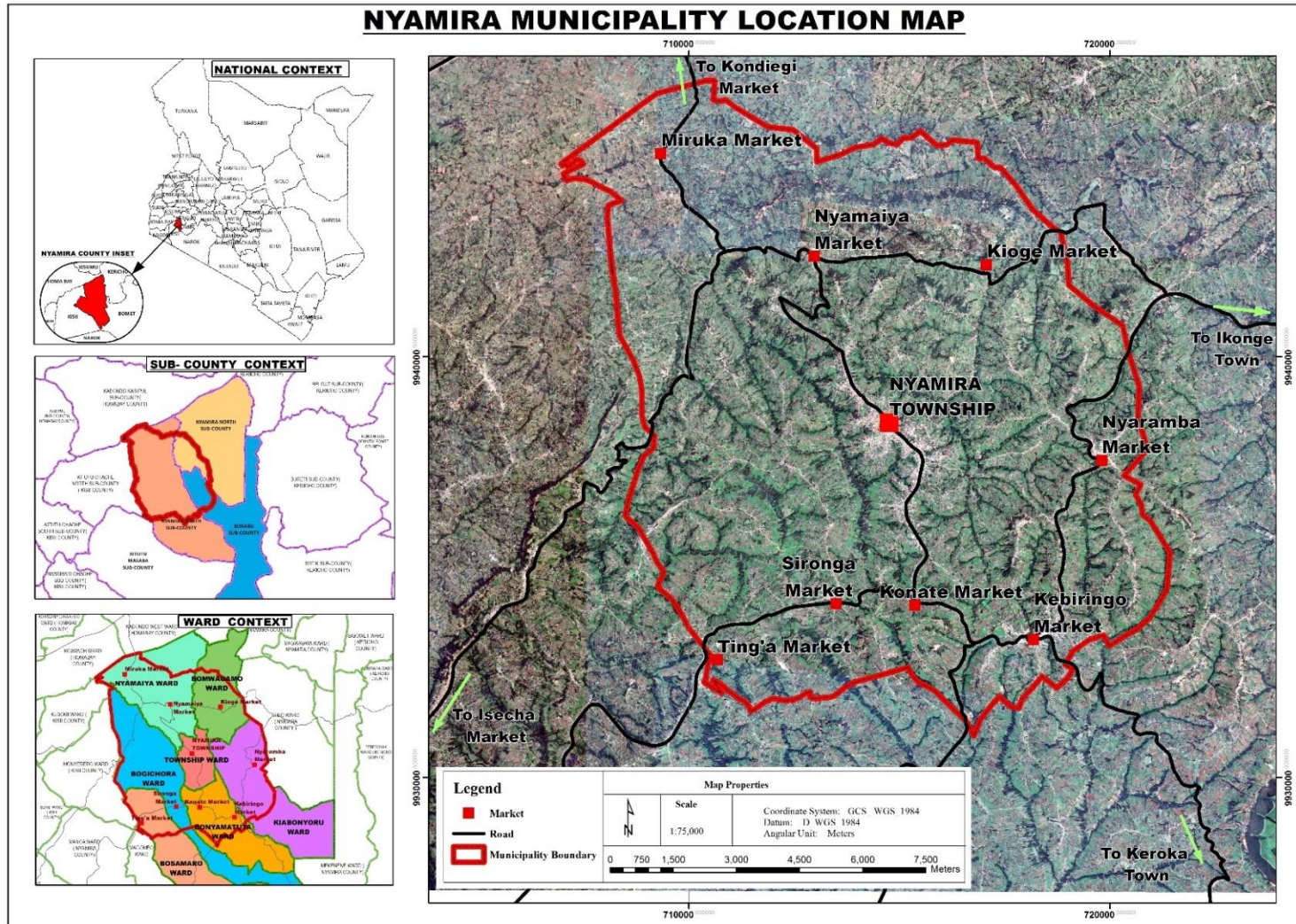
### **PLANNING CONTEXT**

#### **2.1 Location**

Nyamira County is one of the Forty-Seven (47) Counties in Kenya. The County borders Homabay County to the North, Kisii County to the West, Bomet County to the East, Narok to the South and Kericho County to the North East. Nyamira County lies between Latitude 00 30' and 00 45' South and between Longitude 34<sup>0</sup> 45' and 35<sup>0</sup> 00' East and covers an approximate area of 899.4 Km<sup>2</sup>.

Nyamira Municipality is one of the municipalities established across the 47 counties in Kenya under the provision of Urban Areas and Cities Act, 2011 (amended 2019). The municipality covers sections of Borabu, Nyamira North and Nyamira South Sub-Counties. The Municipality covers an approximate area of 155 km<sup>2</sup>. Map 1 below shows location of Nyamira Municipality in the National, County, Sub-County and Ward contexts.

Map 1: Location Map



Source: Kenya GIS Data (2020)

## 2.2 Administrative Structure

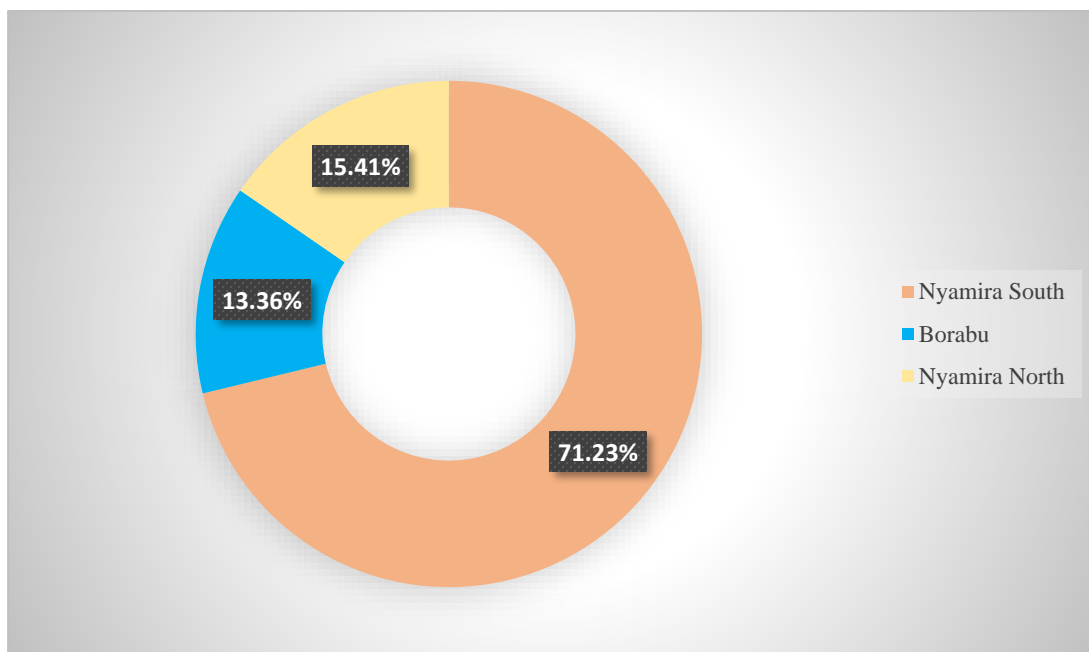
### 2.3.1 Area Coverage by the Sub-County Administrative Units

The municipality is composed of sections of Nyamira North, Nyamira South and Borabu Sub-Counties. Nyamira South Sub-County contributes the largest percentage area (71.23%) of the Municipality, followed by Nyamira North Sub-County accounting for 15.41% while Borabu Sub-County contributes the least area (13.36%) as shown in table 1 and chart 1 below;

**Table 1: Administrative Units by Sub-Counties**

Serial No.	Sub-county	Total Area (Km <sup>2</sup> )	Area coverage contributing to Municipality (km <sup>2</sup> )	%age coverage contributing to municipality
1	Nyamira South	181.33	110.41	71.23
2	Nyamira North	169.78	23.88	15.41
3	Borabu	293.32	20.71	13.36
	<b>Total</b>		<b>155</b>	<b>100</b>

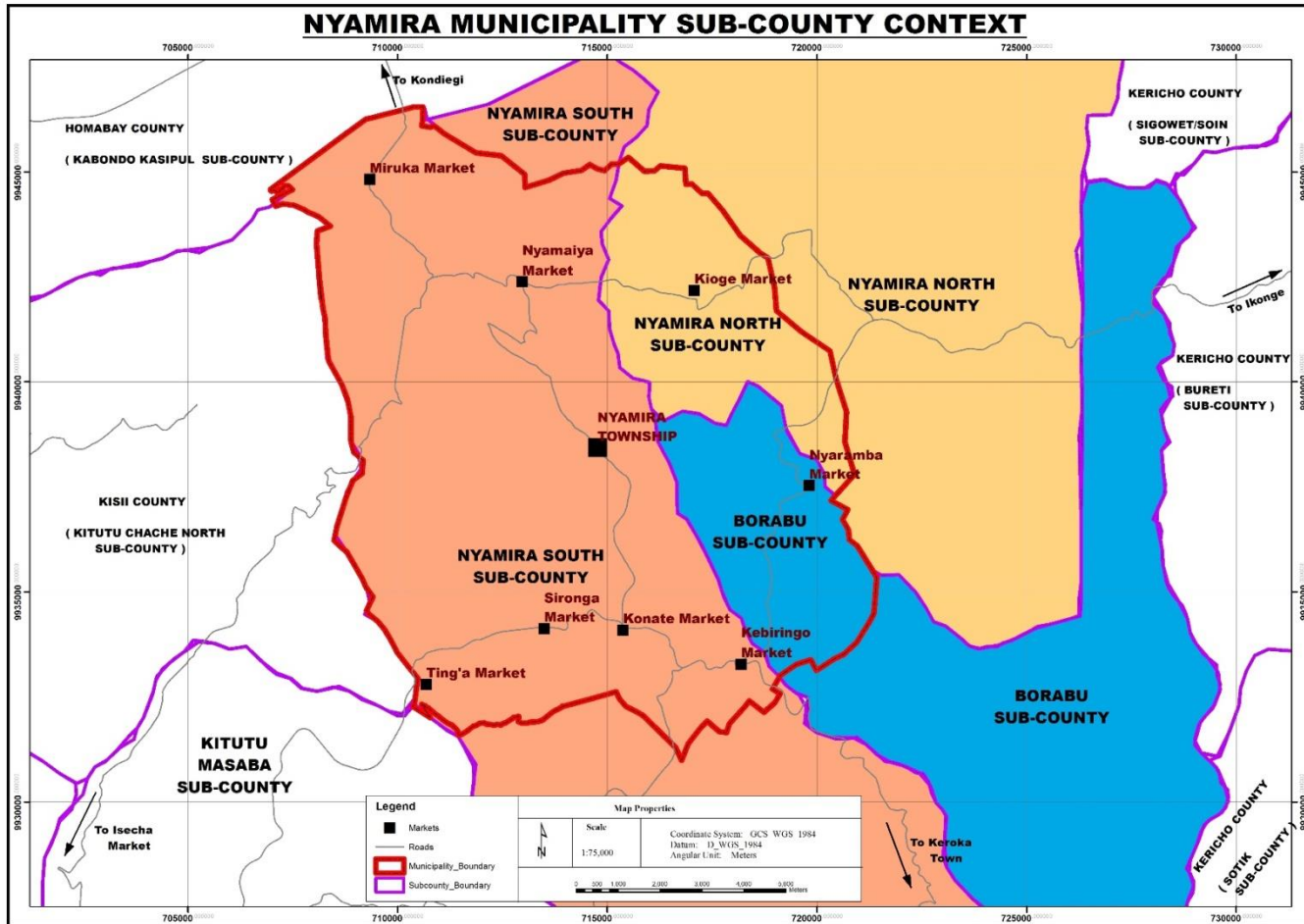
*Source: Independent Electoral and Boundaries Commission, (2010)*



**Chart 1: Administrative Units by Sub-Counties**



Map 2: Administrative Boundaries by Sub-Counties



Source: Kenya GIS Data (2020)

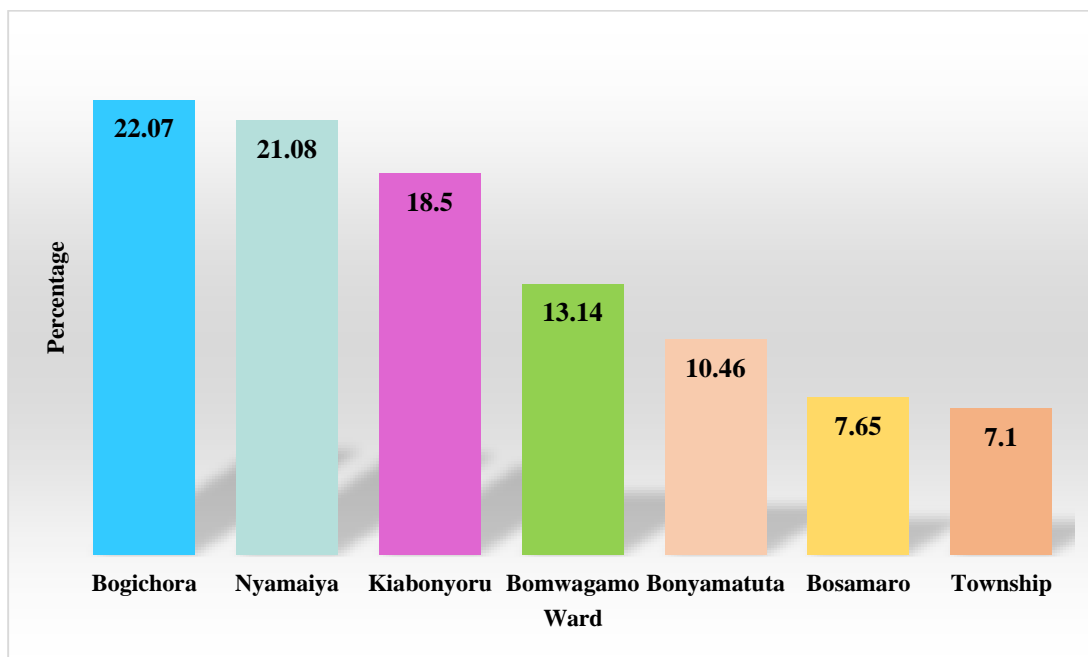
### 2.3.2 Area Coverage by the Ward Administrative Units

The Nyamira Municipality covers the entire Township Ward and sections of Nyamaiya, Bogichora, Bosamaro, Bonyamatuta, Kiabonyoru and Bomwagamo Wards as shown in table 2 and chart 2 below;

**Table 2: Area Coverage by the Wards Administrative Units**

Serial No	Ward	Total Area (Km <sup>2</sup> )	Area coverage contributing to Municipality (Km <sup>2</sup> )	%age coverage contributing to municipality
1	Township	11.00	11.00	7.10
2	Nyamaiya	42.65	32.67	21.08
3	Bogichora	49.61	34.21	22.07
4	Bosamaro	45.15	11.85	7.65
5	Bonyamatuta	32.71	16.22	10.46
6	Kiabonyoru	49.97	28.68	18.50
7	Bomwagamo	28.37	20.37	13.14
	<b>Total</b>		<b>155</b>	<b>100</b>

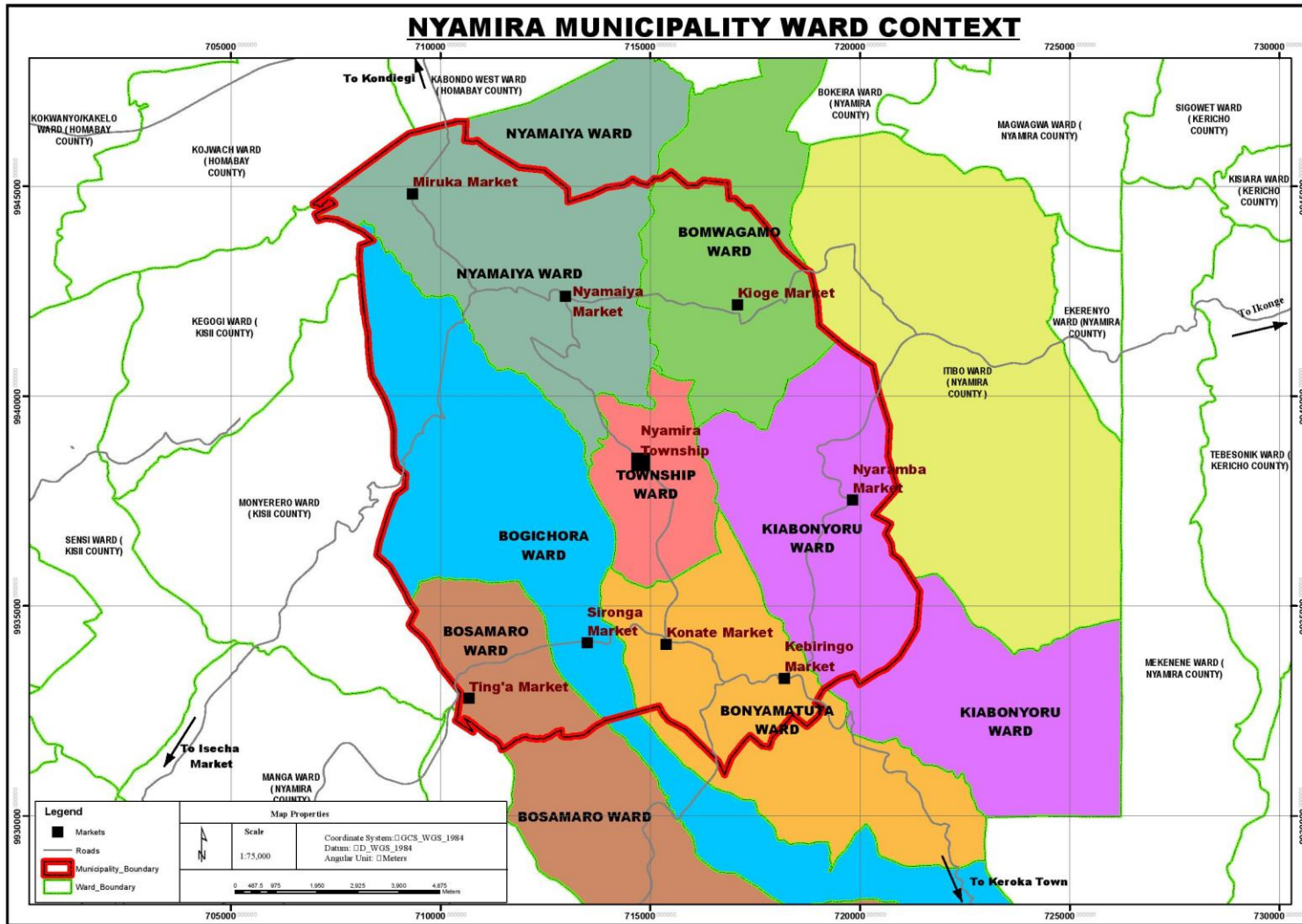
*Source: Independent Electoral and Boundaries Commission (2010)*



*Source: Independent Electoral and Boundaries Commission (2010)*

**Chart 2: Area Coverage (%age) by the Ward Administrative Units**

Map 3: Administrative Boundaries by Wards



Source: Kenya GIS Data (2020)

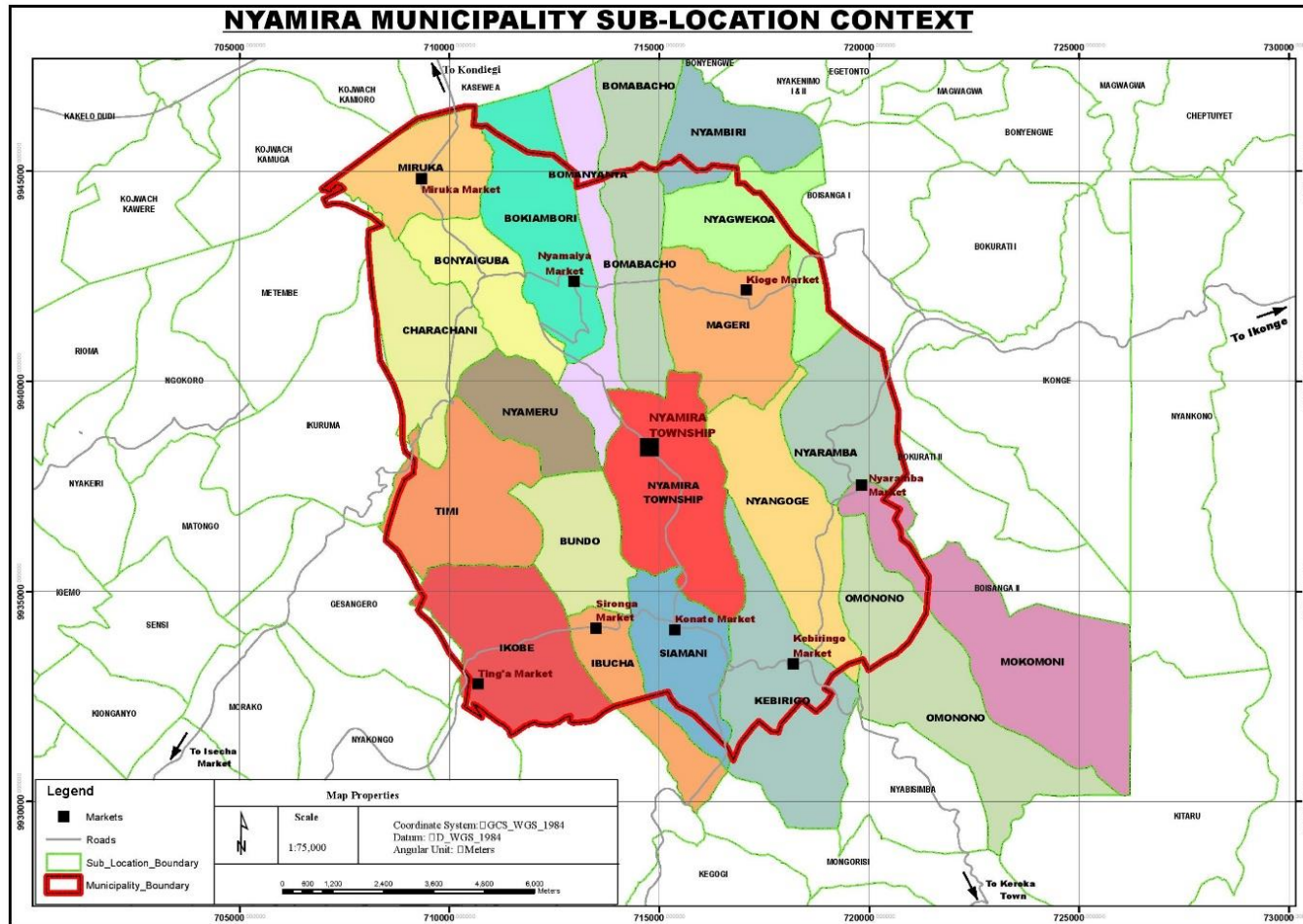
### 2.3.3 Area Coverage by the Sub-Location Administrative Units

The municipality covers the entire Bonyaiguba, Nyaramba, Charachani, Nyameru, Miruka, Mageri, Timi, Bundo, Ikobe, Nyangoge and Nyamira Township Sub-Locations and sections of Bomabacho, Bomanyanya, Bokiambori, Nyambiri, Nyagwekoa, Mokomoni, Omonono, Kebirigo, Siamani and Ibucha Sub-locations as shown in map 4. Table 3 below shows the Sub-Locations within the Municipality;

**Table 3: Area Coverage by the Sub-Location Administrative Units**

Serial No.	Sub-Locations	Total Area (Km <sup>2</sup> )	Area coverage contributing to Municipality (Km <sup>2</sup> )	%age coverage contributing to municipality
1	Miruka	7.11	7.11	4.59
2	Bokiambori	11.07	8.99	5.80
3	Bonyaiguba	7.36	7.36	4.75
4	Charachani	8.81	8.81	5.68
5	Timi	10.43	10.43	6.73
7	Nyambiri	6.57	2	1.29
7	Ikobe	11.41	11.41	7.36
8	Ibucha	5.34	2.76	1.78
9	Kebirigo	13.75	7.58	4.89
9	Omonono	15.19	4.33	2.79
10	Mokomoni	17.84	6.3	4.06
12	Nyaramba	8.29	8.29	5.35
13	Nyangoge	11.79	11.79	7.61
14	Nyamira Township	11	11	7.10
15	Mageri	9.72	9.72	6.27
16	Nyagwekoa	9.38	7.11	4.59
18	Bomabacho	11.26	6.29	4.06
20	Bomanyanya	6.86	4.18	2.70
19	Nyameru	6.73	6.73	4.34
20	Bundo	6.51	6.51	4.20
21	Siamani	7.29	6.3	4.06
<b>Total</b>			<b>155</b>	<b>100.00</b>

Map 4: Administrative Boundaries by Sub- Locations



Source: Kenya GIS (2010)

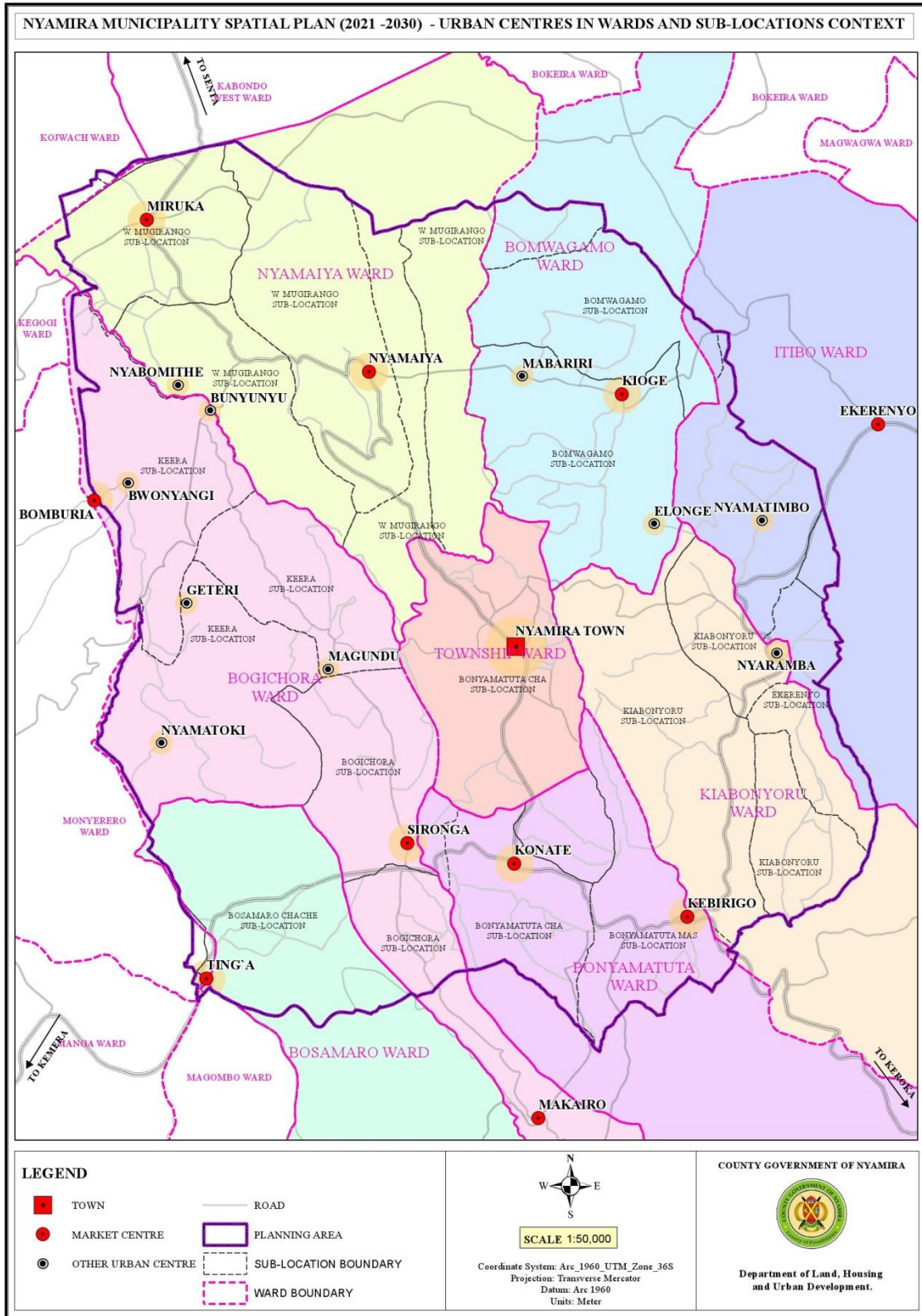
### 2.3.4 Urban Centres in context to Sub-County, Ward and Sub-Locations

Table 4 and map 5 below shows the urban centres in context to Sub-County, Ward and Sub-Locations.

**Table 4: Urban Centres in context to Ward and Sub-Locations**

Sub-county	Ward	Sub-Location	Urban centre	
Nyamira South	Nyamaiya	Miruka	Miruka	
		Bokiambori	Nyamaiya	
		Bonyaiguba		
		Bonyanya		
		Bomachabo		
	Bogichora	Charachani		Nyabomite Bunyunyu Bwonyangi
			Nyameru	
		Timi	Gatemi Nyamatoki	
		Bundo	Mabundu	
		Ibucha	Sironga	
		Township	Township-Nyamira	Nyamira town
		Bosamaro	Ikobe	Ting'a
	Bonyamatuta	Kebirigo	Kebiringo	
Siamani		Konate		
Nyamira North	Bomwagamo	Nyambiri		
		Nyagwekoa		
		Mageri	Kioge Mabariri Eronge	
Borabu	Kiabonyoru	Nyangoge		
		Nyaramba	Nyaramba	
		Mokomoni		
		Omonono		

Map 5: Urban Centres in context to Ward and Sub-Locations



Source: Kenya GIS (2010)

## **CHAPTER THREE**

### **METHODOLOGY**

The preparation of the Municipal Spatial Plan involved the following phases;

#### **3.1 Preliminary /Reconnaissance Phase**

The Consultant undertook a preliminary field survey of the Municipality. The Consultant employed various methods to gather preliminary data. These included; observation and preliminary review of the secondary data.

##### **3.1.1 Technical supervisory Committee**

The Technical Supervisory Committee comprised of a working group, drawing members from the following fields; Physical Planning, Environment, Survey, Agriculture, Infrastructure (roads, transport and energy) and Economic Planning among other technical departments. The committee ensured compliance to quality standards and project's objectives achievement.

##### **3.1.2 Inception Report Preparation and Validation**

The inception report entailed critical analysis and evaluation of the terms of reference, preliminary data collected during the reconnaissance survey and desktop reviews. The review of the existing policy and legal framework involving the National, County and the Municipality perspective was also undertaken. The inception report provided an overview of the Consultant's understanding and interpretation of the project's TORs and expounded on the execution methodology.

##### **3.1.3 Inception Report Validation Meeting**

The inception report validation meeting was held on 19<sup>th</sup> June, 2020 at KCB hall, in Nyamira Town. During the validation meeting, the Consultant presented the inception report to the client's technical supervisory team as shown by plate 1 below. The Consultant presented on the project deliverables, project execution methodology, policy and legal framework and work plan. The client's technical supervisory team validated the inception report and the Consultant was allowed to proceed to the next stage.





***Plate 1: Inception Report Validation Meeting, 19<sup>th</sup> June, 2020***

### **3.2 Awareness and Mobilization Phase**

The contract implementation team in consultation with the Consultant came up with a public awareness and mobilization programme. Key activities in this phase included; undertaking stakeholders’ analysis and identification, stakeholders’ sensitization and community mobilization. Major highlights of each activity were as outlined below:

#### ***3.2.1 Stakeholders Identification and Analysis***

The stakeholders’ identification and analysis were undertaken by the Consultant in close collaboration with the project supervisory team. This involved identification and mobilization of the key stakeholders. The stakeholders were categorized into various groups. From each group, an assessment of the appropriate number of the stakeholders to be engaged was established as per the various sectors and interest groups. Such groups included those belonging to: the informal sector, market centres representatives, business community among others. The stakeholders identified played an active role in the participatory approaches of the process.

### **3.2.2 Issuance of Notice of Intention to Plan**

In order to reach out to the wider stakeholders, a public notice was issued for the intention to plan on 13<sup>th</sup> June, 2020 in the Daily Nation Newspaper. The notice of intention to plan was issued by and under the seal of the County Government of Nyamira.

### **3.2.3 Awareness, Mobilization and Visioning Public Forums**

The Consultant held 4 public forums with different stakeholder groups within the Municipality to create awareness and undertake visioning exercise. The objectives and outputs of the project were explained and the expected responsibilities of the stakeholders outlined. The stakeholders pledged their support for the project to its completion

## **3.3 Data Collection and Review Phase**

### **3.3.1 Secondary Data**

The secondary data sourcing included reviewing of existing documents such as; the County Integrated Development Plan (CIDP) 2018-2023), County Urban Institutional Development Strategy (CUIDS), Nyamira Township Land Use Plan, Nyamira Municipal Charter, National and International relevant policies, strategy papers and reports of previous similar or relevant works. Such materials were obtained from the National Government Agencies, County Government Departments, the Government Printer, the Central Bureau of Statistics and libraries. Policies and legislations governing the assignment were also reviewed.

### **3.3.2 Topographical Survey**

The objective of undertaking the topographical survey for the Municipality was to provide reliable digital basemap which would aid the planning process. The mapping component comprised of several steps namely; data search, geo-referencing, digitization/vectorization, picking of the Township and Market Centres plots and base map preparation as discussed below:

#### **a) Data Search**

The data acquired for the exercise included: Satellite Imagery of a high resolution (0.5m) covering the whole Municipality, existing Registry Index Maps (RIMs), previous Physical Development Plans and Market Layouts.

**b) Geo-referencing**

The satellite image, RIMs and the market layouts were Geo-referenced. This process involved use of map coordinates to assign a spatial location to map features. Since all the elements in a map layer had specific geographic location and extent that enabled them be located on or near the earth's surface, using a GIS technique, the Consultant aligned the geographic data Universal Transverse Marcator (1960, UTM) so that it could be viewed, queried, and analyzed with other geographic data.

**c) Digitization/Vectorization**

From the geo-referenced dataset (ortho – rectified image, RIMs, Development Plans and Market Layouts) all the features and objects for example roads/paths, artificial boundary markers, building structures etc. were extracted. Various layers of either point, polygon or line features were also extracted for the purpose of producing an accurate map depicting actual ground features so as to guide the Consultant in allocating and siting land uses in the project area. Some of the layers formed from the digitized dataset included; structures, plot boundaries, roads, rivers and streams, terrain, vegetation and land use classifications; names and annotations consisting of names of places, buildings, natural features and prominent institutions as well as contours.

**d) Base Map Preparation**

All the survey data which included; the digitized satellite image features, RIMs, Development Plans and the existing Market Layout layers were overlaid. The base maps were then generated and formed the basis for the plan's preparation. The maps contain physical features, market plot boundaries, terrain/elevation data etc. and the existing cadastral information.

**3.3.3 Primary Data Collection**

The primary data collected formed a sound basis for understanding the Municipality, its development problems and challenges prior to formulating any development proposals. It consisted of raw data collected directly from the field.

### **3.3.3.1 Primary Data Collection Methods**

Various data collection methods employed included:

- ❖ Checklists used to guide the consultancy team on the data to be collected
- ❖ Field observations which involved traversing the whole Municipality while making observations of the various aspects of the Municipality
- ❖ Photography which was used for visual recording
- ❖ Filling of questionnaires by community and key informants
- ❖ Public forums

Appropriate sampling methods were used to suit various parameters. The samples to be interviewed or considered were predetermined prior to the actual data collection exercise.

### **3.4 Situational Analysis Phase**

The data collected was compiled and analysed to provide a detailed understanding of the existing situation on the ground. Spatial and non-spatial data was analyzed using SPSS, Excel and Arc GIS. SWOT method of analysis was undertaken for various development sectors.

#### **3.4.1 Preparation of the Situational Analysis Draft Report**

The compiled and analysed primary and secondary data was presented in a report format, which was submitted to the client for consideration. The report presented the following thematic areas: physiographic and natural environment; population and demographic characteristics, land, land use and human settlement, socio-economic characteristic and infrastructure.

#### **3.4.2 Technical Evaluation of Situational Analysis Report**

The draft situational analysis report was presented to the technical supervisory team and the Municipal Board team for comments and consideration on 13<sup>th</sup> October, 2020 at KCB Hall, Nyamira county headquarters. Based on the comments from the technical meeting and the Municipal Board, amendments to the situational analysis report were made by incorporating the additional inputs.

### **3.4.3 Situational Analysis Workshop**

The situational analysis report was presented to the stakeholders and the Municipal Board on 12<sup>th</sup> February, 2021 at Borabu Hotel, Nyamira Town. The presentation covered; socio-economic characteristics, land, human settlements, infrastructure, utilities, environment, and natural resources. The stakeholders undertook visioning exercise and validated situational analyses.

### **3.5 Draft Municipal Spatial Plan Preparation**

The preparation of the Draft Spatial Plan entailed scrutinizing the analysed data to aid in the formulation of the plan proposals. The Draft Municipal Spatial Plan comprised of a structure plan and detailed land use plans which indicate the detailed land use zones. It provided the planning regulations for each zone including; permitted land use, density of housing, minimum plot size, ground coverage, plot ratio, type of dwelling units, number of dwelling units, and the number of parking areas per given development. The report also explained the rationale for the proposals and outlined the development guidelines and strategies and the implementation framework.

#### **3.5.1 Technical Review of Draft Spatial Plan**

The Draft Spatial Plan was presented to the supervisory technical team for their comments on 19<sup>th</sup> May, 2021 at Kenya Industrial Estate. The supervisory technical team comments and inputs were incorporated before presentation to the stakeholders' workshop.

#### **3.5.2 Draft Spatial Plan Validation Workshop**

The Draft Spatial Plan was presented to the stakeholders for consideration and their inputs on 18<sup>th</sup> May, 2021 at Borabu Hotel. During the workshop the stakeholders raised their comments / suggestions and approved the draft for further refinement.

#### **3.5.3 Draft plan circulation and publishing**

The County Director in charge of Physical and Land Use Planning formally circulated the draft plan to the relevant county directorates and various statutory agencies for recommendations.

In line with current legislations, the County Director in charge of Physical and Land Use Planning published a notice of the plan completion on Daily Nation Newspaper dated 28<sup>th</sup> April, 2021 and on Taifa Leo dated 29<sup>th</sup> April, 2021. The notices were placed at appropriate and relevant notice boards within the planning area and within the physical planning offices. The plan was also gazetted on 4<sup>th</sup> June, 2021.

The purpose of the publishing and gazettelement was to seek any written views or presentations (from the wider public) regarding the plan proposals prior to its approval.

### **3.6 Final Plan Preparation Phase**

#### **3.6.1 Preparation of the Final Plan**

The final plan was prepared by taking into consideration the comments obtained from the draft plan stakeholders' workshop, publishing, gazettelement and circulation process. The final plan was officially forwarded to the Client, both in hard and soft forms. This marked the completion of the plan preparation process by the Consultant.

#### **3.6.2 Plan Approval Phase**

The County Executive Committee member in charge of Physical and Land Use Planning through the County Assembly Planning Committee will forward the final plan to the County Assembly for adoption. After the adoption, the plan will be ready for approval by the County Governor.

## **CHAPTER FOUR**

### **STAKEHOLDER ENGAGEMENT AND PARTICIPATION**

#### **4.1 Overview**

Stakeholder engagement is a critical component in the plan preparation process. The participation is envisaged in the Constitution of Kenya, 2010, Public Participation Act (bill) 2018, County Governments Act, 2012 (amended 2020), Urban Areas & Cities Act, 2011 (amended, 2019) and Physical and Land Use Planning Act, No.13, 2019. Effective stakeholder engagement in the plan preparation process creates a platform to build trust, credibility and stakeholder capacity and forms the beginning of a positive project ownership hence easier implementation.

#### **4.2 Importance of Public Participation**

- i. Improved public understanding of planning issues
- ii. Improved stakeholders' understanding of their role in the project
- iii. Greater continuity in knowledge
- iv. Ability to build community support for a project and to improve stakeholder relationships
- v. Improved public understanding of the Consultant's responsibilities
- vi. Improved quality of decision-making
- vii. Enhancement of social capital and flow-on social and economic benefits
- viii. Greater compliance through increased ownership of a solution
- ix. Enhances sustainability of the project during implementation and operational stakeholder analyses

#### **4.3 Role of the Stakeholders**

- i. Providing local planning information
- ii. Participating in decision making
- iii. Disseminating information to the community
- iv. Undertaking visioning exercise
- v. Reviewing & giving feedback
- vi. Validating the project outputs and implementing the plan proposals

#### 4.4 Stakeholder Analysis

Nyamira Municipality’s stakeholders played a key role in the formulation of this Municipal Spatial Plan.

#### 4.5 Methods of Stakeholders Engagement and Community Participation

The following methods were used;

- i. **Administration of community questionnaires**
- ii. **Holding of public forums/barazas** - the Consultant held various categories of stakeholders’ forums appended in annex.
- iii. **Administration of key informant questionnaires**

#### 4.6 Stakeholders’ comments analysis

The stakeholders’ comments raised during the public forums were as listed in the table below;

**Table 5: Issues Raised by Stakeholders**

Areas	Issues raised
<b>Nyamira Township</b>	Inadequate high mast flood light within the township
	Lack of sewerage systems
	Lack of cemetery
	Lack of designated solid waste management site
	Inadequate water supply
	Need for piped water system
	Narrow roads
	Lack of stadium to boost talents within the township
	Uncontrolled development
	Poor road connectivity
	Some roads are in poor condition
	Inadequate parking space
	Lack of a resource center
	Lack of guidelines for developments to consider the disabled within the municipality
	Lack of rehabilitation center
	Encroachment into public land
Lack of an industrial area	



*Nyamira Municipal Spatial Plan*

Areas	Issues raised
	Lack of social hall
	Inadequate recreational facilities
	Need for a firestation
<b>Kebirigo</b>	Inadequate water supply
	Lack of a sewerage system to serve the ever-increasing population
	Poor road connectivity
	Insecurity
	Re-construction of cattle dip
	Lack of sporting facilities
	Lack of parking facility at Kebirigo market
	Lack of storm water drainage system
	Uncontrolled development (sub-division of land into smaller parcels)
	Encroachment into public land
	Lack of non-motorized transport
	Lack of a designated place for business people living with disability
	Lack of designated place for a bus terminus
	Lack of designated solid waste management site
	Inadequate street lighting
Need for renovation of the market	
<b>Miruka</b>	Poor accessibility in some areas within Miruka
	Inadequate street lights in the backstreets of Miruka
	Narrow roads
	Lack of public health facility in Miruka Market (the nearest is in Nyasabakwa 1km from Miruka and one dispensary in Ugambo around 3-4 km from the market)
	Lack of a resource center
	Lack of a modern terminus – with all the support infrastructure
	Lack of a public slaughter house
	Inadequate water supply hence need for a borehole at Miruka
	Need for a milk cooling plant
	Some roads are in poor condition

*Nyamira Municipal Spatial Plan*

<b>Areas</b>	<b>Issues raised</b>
<b>Nyamaiya</b>	Lack of storm water drainage systems
	Lack of designated solid waste management site
	Inadequate high mast flood lights within the market
	Poor road connectivity
	Need for a youth empowerment centre
	Need for a fire station
	Lack of a sanitation block
	Lack of modern market infrastructure
	Need for a fruit processing plant
	Inadequate water supply
	Poor solid waste management
	Lack of parking space
	Lack of a bus terminus
<b>Kioge</b>	Lack of a designated market area
	Lack of a social hall
	Encroachment in to the road reserve
	Uncontrolled development
	Encroachment into public land
	Poor road connectivity
	Lack of designated solid waste management site
	Lack of a public slaughter house
	Inadequate water supply
<b>Nyaramba</b>	Poor road connectivity
	Encroachment into market area
	Uncontrolled development
	Inadequate street lights
	Lack of a playground
	Inadequate water supply
	Lack of market infrastructure
	Lack of sewerage system
	Lack of jua kali site
	Encroachment into back streets
	Lack of a slaughter house

*Nyamira Municipal Spatial Plan*

Areas	Issues raised
	Pollution resulting from factory waste
	Lack of a public library
<b>Konate</b>	Inadequate water supply
	Poor security
	Poor waste management
	Lack of a jua kali site
	Lack of a designated market area
	Inadequate public land for proposals
	Poor road condition
	Lack of recreational facilities
	Lack of a bus terminus
	Lack of storm water drainage system
	Lack of a market committee
<b>Sironga</b>	Inadequate street lights
	Lack of waste disposal site
	Inadequate water supply
	Lack of a police station
	Lack of a social hall
	Lack of a rehabilitation center
	Need for upgrading of roads to bitumen standard
	Poor road connectivity
	Encroachment into feeder roads
	Encroachment into public land
	Lack of a bus terminus
	Need for a university within Sironga
	<b>Ting'a</b>
Lack of a police post	
Need for a bore hole at Ting'a market	
Inadequate ECDE centres in Ting'a area	
The water project under construction has been on hold for 3 years now	
Lack of proper market sheds within the open air market	

Areas	Issues raised
	Poor accessibility
	Poor waste disposal
	Poor security
	Inadequate street lights

*Source: Field survey (June 2020)*

***Stakeholders Vision for the Municipality***

The stakeholders synchronized all their views and developed one desired vision as;

**“Vibrant and Habitable Municipality”**

#### 4.7 Stakeholders' Participation Forums

##### a. Awareness, Mobilization and Sensitization Forums to the Stakeholders

a.1 A public notice was issued for the intention to plan on 13<sup>th</sup> June, 2020 in the Daily Nation Newspaper

##### a.2 Stakeholders Participation Schedule

Date	Urban Centres	Venue
4 <sup>th</sup> August, 2020	Miruka, Nyamaiya and Kioge	Miruka Market
4 <sup>th</sup> August, 2020	Ting'a, and Sironga	Ibucha Vocational Training Center
5 <sup>th</sup> August, 2020	Nyaramba and Kebirigo	Kebirigo (Co-operative society)
6 <sup>th</sup> August, 2020	Nyamira and Konate	Nyamira Town (Municipal Board Hall)

Stakeholders Participation Forums Photolog appended

##### b. Other Participation Forums

Workshop/ Meeting	Date	Venue
Presentation of the inception report to the Technical Supervisory Team and the Municipal Board	19 <sup>th</sup> June, 2020	KCB Hall, Nyamira County Headquarters
Situational Analysis Report presentation to the Technical Supervisory Team and the Municipal Board	13 <sup>th</sup> October, 2020	KCB Hall, Nyamira County Headquarters
Situational Analysis Report Presentation to the stakeholders and the Municipal Board	12 <sup>th</sup> February, 2021	Borabu Hotel, Nyamira Town
Draft Municipal Spatial Plan presentation to the stakeholders	18 <sup>th</sup> May, 2021	Borabu Hotel, Nyamira Town
Draft Municipal Spatial Plan presentation to the Municipal Board and Technical Supervisory Team	19 <sup>th</sup> May, 2021	Kenya Industrial Estate, Nyamira Town

Stakeholders Participation Forums Photolog appended

## **CHAPTER FIVE**

### **POLICY AND LEGAL FRAMEWORK**

#### **5.1 Policy Framework**

The Nyamira Municipal Spatial Plan was prepared as per the following policy frameworks:

##### **5.1.1 Sustainable Development Goals, 2015**

The Sustainable Development Goals (SDGs) were formulated to build upon and replace the Millennium Development Goals (MDGs) whose time elapsed in 2015. SDGs are universal and are to be applied in both developed and developing countries for sustainability. However, different countries have different ambitions and goals depending on their challenges and priorities. The following are the goals relevant to this study: Ending poverty (SDG 1); eradicating hunger (SDG 2); Attaining good health, Well-being and quality education (SDG 3 and 4 respectively); Curbing inequality of all forms, be it gender based or within and among countries (SDG 5); Ensuring sustainable management of water and sanitation (SDG 6); Availing reliable and sustainable energy (SDG 7); To achieve a sustainable economic growth (SDG 8); Building resilient and sustainable infrastructure (SDG 9); Sustainable cities and communities (SDG 11) and finally Protect, restore and promote sustainable use of terrestrial ecosystems by managing forests, combating desertification, reversing land degradation and halting biodiversity loss (SDG 15).

The Municipal Spatial Plan will help in alleviating poverty in the municipality through the implementation of the proposed local economic and investment strategies. These strategies are based on local opportunities and the strengths of the Municipality. They will not only reduce poverty levels but also help stimulate growth, attract investment and generate employment for the Municipality's populace.

The Plan will in addition help in attaining the other aforementioned goals like ensuring sustainable water management and sanitation as well as restoring and promoting sustainable use of terrestrial ecosystems through the formulated environmental management plans. The goals of achieving healthy lives and promoting quality and inclusive education will be attained through implementation of the proposals made to improve health and education sectors in the Municipality.

### **5.1.2 The Kenya Vision 2030, 2008**

The Kenya Vision 2030 is a long-term development blue print for the Country. It seeks to transform Kenya into a newly industrializing, middle income country providing a high-quality life to all its citizens by the year 2030. It is founded on three pillars i.e. the economic, social and the political pillar. The economic pillar aims at raising Kenya’s GDP to a sustained growth rate of 10% per annum. The social pillar targets at making the country a just and cohesive society with social equity, clean and secure environment. The political pillar seeks to structure Kenya’s political system into one that is democratic with rule of law that protects individuals’ rights and freedoms.

The strategy gives priority to investment in infrastructure through establishing a firmly interconnected network of roads, railways, ports, airports, water, sanitation and telecommunication. It seeks to promote environmental conservation to support economic developments as key to and achievement of the millennium development goals. The strategy recognizes that 50% of Kenyan population will be urbanized by 2030 and thus the need to plan for decent and high-quality urban livelihoods. It advocates for adequate and decently housed nation in a sustainable environment

#### ***Medium Term Plans***

The Kenya Vision 2030 is phased out to be implemented in successive five-year Medium-Term Plans (MTP). The **first Medium Term Plan** covered the period **2008-2012**. The **Medium-Term Plan (MTP 2013-2017)** was the second in a series of successive 5-year plans under which the Kenya Vision 2030 was to be implemented. The second MTP 2013-2017 drew on lessons learnt in implementing the first MTP. It sought to implement the flagship projects identified under Vision 2030 over the five-year period together with incomplete flagship and other projects and programmes in the previous Medium-Term plan. It took due cognizance of the devolved structure of government following promulgation of the Constitution of Kenya 2010.

The **Third Medium Term Plan (MTP III) 2018-2022** succeeds the Second MTP (MTP II) 2013-2017. The Plan prioritizes policies, programmes and projects which will support the implementation of the “Big Four” agenda namely: Raise the share of manufacturing sector to 15% of GDP; Ensure that all citizens enjoy food security and improved nutrition by 2022; Achieve Universal Health Coverage; and deliver at least five hundred thousand (500,000) affordable housing units.

The implementation of the “Big Four” agenda will also contribute to broad based inclusive sustainable economic growth, foster job creation and reduction of poverty and inequality. All these will be done with close cooperation between the national and county governments as well as other stakeholders. The plan has developed the municipality’s economic improvement strategies and infrastructure improvement strategies guided by the three pillars and strategies as stipulated in the Kenya Vision 2030.

### **5.1.3 The Big Four Agenda, 2017**

The Government of Kenya developed a blue print, The Big Four Agenda, which draws its development direction from Vision 2030. They were developed in an effort to address some of the most pressing issues affecting Kenya. The Big Four Agenda, comprising of; Manufacturing, Food Security, affordable health care for all and affordable Housing. The four Priority initiatives are to be implemented over the next five years from 2017-2022. The plan preparation was guided by the identified Big 4 Agenda.

### **5.1.4 Urban Land Use Planning and Oversight Guidelines (National Land Commission) - 2016**

These guidelines provide a legitimate basis for engagement between County Government and the National Land Commission with regard to monitoring and overseeing Urban Land Use Planning and specifically provide direction on:

- ❖ The process of preparing, approving and implementing Urban Land Use Plans
- ❖ The expected outputs of the Urban Land Use Planning process
- ❖ Engendering public participation in the planning process
- ❖ Procurement of planning services for preparing Urban Land Use plans
- ❖ The required institutional framework for preparing and implementing Urban Land Use plans
- ❖ Indicative resources required for preparing the plan

The plan was prepared as per the urban land use planning and oversight guidelines.



### **5.1.5 National Land Use Policy, 2017**

The Constitution of Kenya 2010, Kenya Vision 2030 and the Sessional Paper No. 3 of 2009 on National Land Policy all justify formulation of a framework for effectively addressing the challenges related to land use. In response to this call, the National Land Use Policy was developed, incorporating all activities that have an impact on the use of land and its resources.

The overall goal of the National Land Use Policy is to provide legal, administrative, institutional and technological framework for optimal utilization and productivity of land related resources in a sustainable and desirable manner at national, county and community levels. The Policy is premised on the philosophy of economic productivity, social responsibility, environmental sustainability and cultural conservation.

Key principles informing it include efficiency, access to land use information, equity, elimination of discrimination and public benefit sharing. The National Land Use Policy seeks to balance different, yet related, concerns such as food security, human settlements, environmental protection and climate change; and other economic pursuits. The policy takes cognizance of social, cultural, economic, political and spatial dimensions of development.

The analysis on the human settlement, agriculture, environment and climate was undertaken. The formulation of the environmental protection strategies, agriculture improvement strategies and the housing strategies were guided by the national land use policy.

### **5.1.6 National Spatial Plan 2015 – 2045 (NSP), 2017**

The National Spatial Plan (NSP) is a long term plan of thirty years, (2015-2045). It addresses land use, socio-economic and environmental issues to achieve balanced and sustainable spatial development and optimal land use across the country. The Plan provides comprehensive strategies and policy guidelines to deal with issues of rural and urban development, modernizing agriculture, infrastructure, energy production, mining and industry, and sustainable human settlements. It will provide a spatial framework for anchoring Vision 2030 flagship projects. The Plan is also a coordinating framework for various sectors involved in spatial planning and implementation.

The NSP forms the basis upon which lower level plans in the Country shall be prepared which include Regional Plans, County Spatial Plans, Local Physical and Land Use Development Plans and Urban Development Plans.

The Municipal Spatial Plan has provided comprehensive strategies and policy guidelines to deal with issues of rural and urban development, modernizing agriculture, infrastructure, energy production, mining, industry and sustainable human settlements.

#### **5.1.7 The National Land Policy, Sessional Paper No. 3 of 2009**

The National Land Policy advocates for sustainable land use which is also the goal of the plan. This was achieved through prudent allocation and distribution of land uses. The policy notes that 75% of the national population lives in medium to high potential agricultural areas and hence the challenge of balancing urban development with preservation of agricultural land. The policy thus proposes development control as a tool in ensuring equitable and sustainable use of land.

The policy recognizes land use planning as a tool in land use management which can address the current challenges and create new opportunities for sustainable human settlements. Development strategies, guidelines and regulations with regard to environment, housing, transportation, economy, environment, agriculture among other sectors were developed. These guidelines will act as the development control instruments to be used by the Municipal Board to ensure equity and sustainable land utilization.

#### **5.1.8 National Housing Policy, Sessional Paper No.3 of 2004**

This policy recognizes land use planning and management as a critical input in housing provision. It recognizes that land related matters have deep socio-economic and political impacts. It also recognizes that the lack of comprehensive land use planning and management is what has led to substandard settlements with inadequate infrastructure, services and open spaces. The MSP has provided framework that will enhance proper human settlements by provision of the required basic infrastructure and services.

#### **5.1.9 Integrated National Transport Policy, 2012**

This policy paper is anchored on ‘*Moving a Working Nation*’. It identifies challenges besetting the transport sector in Kenya as a whole. Since the policy’s vision is to achieve an integrated transport system, the municipal plan has proposed a transportation network that will open up the transportation sector in a way of achieving an efficient transport system.

#### **5.1.10 Poverty Reduction Strategy Paper (PRSP), 2005**

The PRSP outlines priorities and the necessary measures for poverty reduction and economic growth. It identifies measures geared towards improved economic performance and priority actions that will be implemented to reduce the incidences of poverty among Kenyans.

The strategy gives measures to alleviate poverty as one of the outputs in an economic recovery strategy. The proposed economic and investment strategies will alleviate poverty when implemented.

#### **5.1.11 The National Urban Development Policy (NUDP) (Sessional Paper, 16, 2016)**

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.

NUDP is guided by the Constitution of Kenya 2010, notably clauses 184 and 176 (2) that provide for the regulation of urban areas and cities, clause 200 (2), which outlines the governance of the capital city, other cities and urban areas and Vision 2030, which calls for a nationwide urban planning and development campaign. The plan preparation was guided by the National Urban Development Policy (NUDP) guidelines.

## **5.2 Legal Frameworks**

The Municipal Spatial Plan was prepared in accordance to the following legal frameworks:

### **5.2.1 The Constitution of Kenya, 2010**

The Constitution of Kenya, 2010 is the supreme law of Kenya. It has created a two-tier system of governance, the National Government and the County Governments. Currently, Kenya has successfully devolved most of the functions of the previously centralized administration to the County Governments. The Fourth Schedule of the constitution of Kenya, 2010 highlights the functions of the County Government with planning and development being one of them.

Article 66 gives powers to the state to regulate land on behalf of the public. This implies that land use planning will be used by the state as a tool for land use regulation. This provides a better foundation for the proper management of land. Article 67 provides for the establishment of the National Land Commission; among its functions will be to monitor and have oversight responsibilities over land use planning throughout the country.

The preparation of the Nyamira Municipal Spatial Plan took into account the provisions of the constitution where devolved units are required to plan and budget for development programs over a stipulated period. The plan also focused on public amenities, fire and disaster management services, and urban infrastructure services among others.

### **5.2.2 County Governments Act, No 17 of 2012 (amended, 2020)**

The County Governments Act is an Act of Parliament that gives effect to Chapter Eleven of the Constitution of Kenya, 2010; which gives the County Governments powers, functions and responsibilities to deliver services and connected purposes. County planning is included in Part 11 of the Act. Section 104 states that a County Government shall plan for the County and no public funds shall be availed without a planning framework developed by the County Executive Committee and approved by the County Assembly. It also states that county development framework shall integrate economic, physical, social, environmental and spatial planning.

Section 107 outlines the types of plans to be prepared by the County Governments as: five-year County Integrated Development Plan, County Sectoral Plans, County Spatial Plan; and Cities and Urban Areas Plans as provided for under the Urban Areas and Cities Act, 2011(amended, 2019). It provides for the integration of economic, physical, social, environmental and spatial planning. Section 107(2), states that these plans “shall be the basis for all the budgeting and spending in a county”. The Municipal Spatial Plan was prepared as per the County Government Act, 2012 section 104. The plan has integrated economic, physical, social, environmental and spatial planning aspects.

### **5.2.3 Urban Areas and Cities Act, No. 13 of 2011 (amended, 2019)**

The Urban areas and Cities Act implements article 184 of the Constitution of Kenya, 2010; which classifies and establishes urban areas and cities. The article states that the National legislation will be responsible for the governance and the management of urban areas and cities. The Municipal Board as per the Act, Section 20, is obliged to formulate and implement a ten-year Integrated Development Plan. Section 37 (1) of this Act states that a City or Urban area Integrated Development Plan shall be aligned to the development plans and strategies of the County Governments.

The Third Schedule of Urban Areas and Cities Act, Section 38 provides for the preparation of Integrated Municipality Development Plan while Section 40 states the Contents of an Integrated Urban Area Development Plan as:

- i. A vision for the long-term development with special emphasis on most critical development needs
- ii. An assessment of the existing level of development
- iii. The determination of any affirmative action measures to be applied for inclusion of communities which do not have access to basic services
- iv. Development priorities and objectives, including economic development objectives and community needs
- v. Development strategies aligned with national or county sectoral plans
- vi. A spatial development framework including the provision of basic guidelines for land use management system within a municipality
- vii. Disaster management plans
- viii. A regulated municipal agricultural plan

Section 36 (1) states that every municipality established under this Act shall operate within the framework of integrated development planning, in this case Municipal Spatial Plan. The Plan guides and informs all planning development and decisions and ensures comprehensive inclusion of all functions as specified in section 36, sub section (1) and (2).

#### **5.2.4 Physical and Land Use Planning Act, No. 13 of 2019**

The act provides principles, procedures and standards for preparation and implementation of Physical and Land Use Development Plans. Section 45, (1) states that a County Government shall prepare a Local Physical and Land Use Development Plan in respect of a city, municipality, town or unclassified urban area as the case may be. Section 45, (2) states that a Local Physical and Land Use Development Plan may be for long-term physical and land use development, short-term physical and land use development, urban renewal or redevelopment and for the purposes set out in the Second Schedule in relation to each type of plan.

Section 45, (3) states that Local Physical and Land Use Development Plan in this case Municipal Spatial Plan shall be consistent with an Integrated City or Urban Development Plan as contemplated under Part V of the Urban Areas and Cities Act, 2011 (amended, 2019).

#### **5.2.5 Physical Planners Registration Act, No 3 of 1996**

This Act of Parliament provides for the registration of physical planners. It establishes the Physical Planners Registration Board, the sole Registrar of all the Physical Planners in Kenya.

Section 21 of the Act states that no individual or partnership or a body corporate should carry out any business as registered Physical Planners unless they are registered Physical Planners (Government of Kenya, 1996).

#### **5.2.6 Land Act No.6 of 2012 (amended 2016)**

The Land Act gives effect to Article 68 of the Constitution that calls for revision, consolidation and rationalization of land laws to provide for sustainable administration and management of land and land-based resources.

The Act calls for equal recognition and enforcement of land rights arising under all tenure systems and non-discrimination in ownership and access to land.

The provisions of this Act apply to all stakeholders in the Municipality and all the developments that are carried out on land. The plan shall ensure sustainable and productive management of land resources; transparent and cost-effective administration of land; conservation and protection of ecologically sensitive areas; customs and practices related to land and property on land; encouragement of communities to settle land disputes through recognized local community initiatives, among other principles in regard to utilization of land. It provides for the conversion of land from one category to another for the various listed purposes which include land use planning. It also prohibits the allocation of public land that has not been planned and that does not have development guidelines.

#### **5.2.7 Environmental Management and Coordination Act (EMCA) CAP 387 of 1999, (amended, 2015).**

Part II of the Act states that every person in Kenya is entitled to a clean and healthy environment and has the duty to safeguard and enhance the environment. Part VIII, Section 72, prohibits discharging or applying poisonous, toxic, noxious or obstructing matter, radioactive or any other pollutants into aquatic environments. Section 74 demands that all effluent generated from the sources are discharged only into the existing sewerage system upon issuance of the prescribed permits from approving authorities. The act categorizes all the projects that require Environmental Impact Assessment (EIA), Environmental Social Impact Assessment (ESIA) among other environmental assessments.

#### **5.2.8 Water Act, CAP 372 of 2016**

This is an Act of Parliament to provide for the management, conservation, use and control of water resources and for the acquisition and regulation of rights to use water. Further, it provides for the regulation and management of water supply and sewerage services. It also provides guidelines for establishment and running of institutions involved in the management and provision of water services (Government of Kenya, 2016). Some of the Institutions under Water Act include Water Resources Authority, Water Resources Committee, Water Resource Users Association, National Water Harvesting and Storage Authority, Water Services Regulatory Board, Water Sector Trust Fund (Board of Trustees) and Water Tribunal. The act guided the preparation of the liquid waste management and water provision strategies for Nyamira Municipality.

### **5.2.9 Land Control Act CAP 302 (Revised Edition 2012 [2010])**

This Act gives the process of land registration for the different land categories. It gives the process for establishment of land registration units and for the establishment of land registries (Government of Kenya). Though the survey output of this project will not be regarded as an authority on boundaries, it will yield important data for the land register.

### **5.2.10 Land Acquisition Act, Chapter, 302, Revised Edition 2012 (2010)**

This Act seeks to balance the public interest for which the land is being acquired for with private interest. It lays mechanisms for proper notification and compensation of the private land owner(s). Since development has overtaken planning in many parts of the country, town and country planning is one of the reasons for which land may be acquired. This is useful when there is necessity to locate a public facility on land already occupied. With public interest in mind, the implementing authority can invoke the provisions of this Act in order to effectively carry out their mandate. The provisions of this Act are useful in instances where public amenities have to be sited within freehold land. The proper channels of land acquisition should be followed by government agencies before the implementation of the proposals.

### **5.2.11 Survey Act CAP 299 (Revised Edition 2012 [2010])**

The Act makes provisions in relation to surveys and geographical names and licencing of land surveyors. Existing survey data was used to prepare the base map which formed the basis for plan proposals formulation.

### **5.2.12 Public Health Act, Cap 242 (Revised Edition 2012 [1986])**

This is an Act of Parliament that makes provision for securing and maintaining the public health. It sets standards to be observed by people who wish to carry out trade in foodstuffs and the conditions under which the trading should be done. The provisions of this Act are relevant in Spatial Plan preparation. The plan's proposals in the health sector took into account the provisions of this act.

## **5.3 Municipal Spatial Plan Linkages to County Government Documents**

In addition, the Municipal Spatial Plan was prepared in accordance to the following Nyamira County policies, legal and regulatory frameworks;



### **5.3.1 Nyamira County Integrated Development Plan (2018-2023)**

This is a policy blueprint that guides development in the county between 2018 and 2023. The document discusses county's spatial development framework, natural resource assessment, key county development priorities and programs to be implemented.

The policy recognizes agriculture as the backbone of the county's economy, with the majority of the citizens practicing mixed farming of livestock and crops. In addition, the policy highlights major environmental concerns in the county as: climate change, land degradation, loss of biodiversity, frequent droughts, floods and landslides. It also advocates development of a sustainable spatial framework that supports development of all urban centres in the county. The County Integrated Development Plan formed the basis for the preparation of the capital investment plan.

### **5.3.2 Nyamira County Climate Change Policy Zero Draft - July 2020**

This policy gives the framework to guide Nyamira County's effort to deal with the considerable and ever-growing climate change issues and challenges caused by poor management of natural resources and waste management within the county. The policy highlights the following strategic goals:

- ❖ To enhance community resilience to climate change
- ❖ To develop and promote integrated waste management and sustainable natural resource management
- ❖ To promote protection, rehabilitation and conservation of water resources
- ❖ To promote protection, management and conservation of forests and allied resources
- ❖ To enhance prevention and control of vector and water borne diseases
- ❖ To enhance food security and nutrition
- ❖ To enhance livestock production and value chain development
- ❖ To promote productivity and industrial growth
- ❖ To promote climate proof, quality and sustainable infrastructure
- ❖ To protect and conserve wildlife resources for tourism promotion and posterity
- ❖ To improve planning, coordination and management for better governance of the county climate change sector.

It also highlights 10 policy guiding principles. These principles are: Common but differentiated responsibilities and respective capabilities, partnership, sustainable development, right to clean and healthy environment, sectoral relations, equity and social inclusion, special needs and circumstances, avoiding mal-adaptation, integrity, transparency and cost effectiveness. The policy was significant in the preparation of the climate strategies.

### **5.3.3 Nyamira County Draft Natural Resources Management Policy, 2018**

This policy was formulated with the main goal of enhancing equitable access to and management of natural resources in Nyamira County for better quality of life for the present and future generations. The policy gives the following guiding principles:

- ❖ Access to, deprivation from natural resources, and equitable apportionment of accruing entitlements and rights
- ❖ Sustainable development
- ❖ The right to development
- ❖ Eco-system Approach
- ❖ Total economic value
- ❖ Sustainable use and Equity
- ❖ Inter- and Intra-Generational Equity
- ❖ Public participation
- ❖ Devolution of Resources
- ❖ The precautionary principle
- ❖ Good governance- transparency, accountability and integrity

The policy guided in the preparation of the environmental and natural resource strategies.

### **5.3.4 Nyamira County Urban Institutional Development Strategy**

Part 2 of this policy gives provisions of developing institutions for urban management in Nyamira County. In addition, the paper highlights different institutions that have been established in the county such as Nyamira Municipal Management board.

### **5.3.5 Nyamira County Environment, Water, Energy, Mining, and Natural Resources Strategic Plan 2018-2022**

The policy was formed with an aim of fast tracking the implementation of the County Integrated Development Plan 2018-2023. Additionally, the plan forms the basis for guiding

the Department of Environment, Water, Energy, Mining and Natural Resources activities as well as being reference frame for other water sectors.

The policy identifies 13 key issues in the county. These issues include:

- i. Poor waste management (solid and liquid)
- ii. Weak compliance on regulations
- iii. Inadequate urban centre landscaping
- iv. Uncontrolled and unsustainable ballast/ murram quarrying
- v. Uncontrolled and unsustainable brick making sector
- vi. Low electrification coverage
- vii. Inadequate supply of tree and forest products
- viii. Lack of natural resource database
- ix. Inadequate human resource capacity
- x. Organizational resource base
- xi. Organizational structure projects & programmes implementation
- xii. Community participation, partnership establishment and development

In addition, the policy gives various objects to help deal with the key issues in the county.

They entail:

- ❖ Ensuring efficient and effective waste management through collaboration with the public, relevant government department, and development partners
- ❖ Promoting awareness on environmental requirements and regulations
- ❖ Uplifting the aesthetic features of urban centres
- ❖ Promoting sustainable quarrying activities in line with the developed environmental standards
- ❖ Promoting sustainable brick making activities in line with the developed environmental standards
- ❖ Ensuring electrification of market centres, primary schools and health centres in Nyamira county
- ❖ Increasing the current tree cover in Nyamira county from 35 percent to 45 percent
- ❖ Build adequate human resource capacity
- ❖ Attaining optimal staff levels
- ❖ To achieve adequacy in facilities and equipment for field operations

- ❖ Sourcing for adequate financial resources for projects / programmes implementation i.e. Resource mobilization
- ❖ Build and enhance skills and competence of staff at all levels
- ❖ Ensure completion of ongoing projects
- ❖ Undertake Design and Survey of new projects
- ❖ Inventorize and evaluate viability of stalled projects for possible rehabilitation
- ❖ Identify Flagship projects
- ❖ Institutional strengthening of the community groups i.e. Capacity building and sensitization.

This policy formed the basis for preparation of infrastructure improvement strategies.

### **5.3.6 Nyamira County Finance & Planning Strategic Plan 2018- 2022**

The main aim of the plan is to build a shared vision and create a sense of purpose, through identification of strategies and providing leadership and direction against the backdrop of the County Integrated Development Plan 2018-2023 and the Kenya Vision 2030 as well as the Big Four Agenda.

In addition, the plan aims to institutionalize the policy cycle into the work of the Department of Finance and Planning from planning, budgeting and monitoring and evaluation, through policy formulation and analysis, stakeholder engagement and actual implementation to the formulation of policy and legislation. The policy guided in the formulation of the proposals and identification of the projects that will help in realization of the Big Four Agenda.

### **5.3.7 Nyamira County Gender Strategic Plan 2018/19-2022/23**

The strategic plan aligns the Department of Gender, Youth, Sports, Culture & Social Services' mandates and provides clarity on the roles and relations of the various Departments. The Department of Gender, Youth, Sports, Culture & Social Services has been mandated to develop and empower the youth, promote sports, culture and also improve the provision of social services as well as ensuring gender is mainstreamed in all its programmes. This Strategic Plan outlines the issues, concerns and challenges affecting the people of Nyamira Municipality.

### **5.3.8 Nyamira County Public Service Board Strategic Plan 2018-2022**

This strategic plan forms the basis of guiding the board's activities. The Board through this strategic plan intends to inculcate national values, institutional capacity and professionalism for improved citizen-centered service delivery by ensuring a vibrant and productive work force that is able to spur economic growth in the Municipality and in the county at large.

### **5.3.9 Nyamira County Health Strategic and Investment Plan 2018/2019 – 2022/2023**

This plan is the Second five-year strategic plan for implementing the Kenya Health Policy (KHP) 2014 – 2030. It is premised on accelerating movement towards Universal Health Coverage (UHC). It also incorporates Sustainable Development Goals (SDGs) priorities and also targets Nyamira Governor's manifesto. In addition, the policy outlines the main aim of the department of health services as to attain the highest possible standards of health to all citizens. The key objectives highlighted in the policy entail:

- ❖ Optimizing curative services
- ❖ Eliminate Communicable Conditions
- ❖ Minimize exposure to health risk factors
- ❖ Halt, and reverse rising burden on non- communicable conditions
- ❖ Improving Infrastructure support services
- ❖ Policy development, planning and research
- ❖ Minimize out of pocket expenditure on health care

The policy was very significant in planning of the municipal spatial plan; majorly it guided in preparation of the health strategies within the Municipality.

### **5.3.10 Nyamira County Education Strategic Plan 2018 – 2022**

This strategic plan provides insights on existing opportunities to build on its strengths and improve or mitigate on its weaknesses and threats. In addition, it takes cognizance of the Department's stakeholders and their assistance to the Department of Education and Vocational Training. The proposed learning institutions were guided by this policy.

**5.3.11 Nyamira County Trade and Investments Development Act, Session No. 2, 2014**

This act gives provision for the trade development, promotion, development and regulation of small and micro enterprises in the County; to promote and facilitate investment within the County by assisting investors to invest and to provide for the establishment of the Trade and Investments Development Board, and for connected purposes. The act formed the basis for the preparation of economic improvement strategies.

**5.3.12 The Nyamira County Alcoholic Drinks Control Act, Sessional No. 1 2014**

The Act gives provisions for the licensing and regulation of the production, sale, distribution, consumption and outdoor advertising, of alcoholic drinks, and for connected purposes in Nyamira County.

**5.3.13 The County Agricultural Development Fund Bill, 2019**

The aim of the act is to establish the County Agricultural Development Fund to finance the agricultural sector in the County by supporting strategic farming interventions with high potential for enhancing productivity, value addition, quality improvements and marketing. The act will help in implementation of the provided agricultural improvement strategies.

**5.3.14 The Nyamira County Crop Agriculture Bill, 2019**

The main aim of the act is to establish an efficient legal and institutional framework for development and regulation of crop agriculture and for connected and incidental purposes. The act will help in implementation of the provided agricultural improvement strategies.

**5.3.15 The Nyamira County Early Childhood Development Education Bill, Session No. 2, 2014**

The act gives provisions for the establishment of systems for the administration of early childhood education within Nyamira County, and for connected purposes. This act was significant in planning for education sector especially Early Childhood Development Education (ECDE) in Nyamira Municipality.

**5.3.16 Nyamira Municipality Integrated Development Plan (2018-2022)**

The plan forms the basis of determining how and where development and the allocation of resources are managed in Nyamira Municipality. The plan is well aligned with Municipality Integrated Development Plan (2018-2022).

#### **5.4 Institutional Framework**

The institutional framework for implementation of municipal functions is anchored on structure as stipulated in the County Governments Act, 2012 (amended, 2020) and Urban Areas and Cities Act, 2011 (amended, 2019). The framework provides a link with the County Government and National Government for the purpose of implementing Municipal functions as contained in the plan and the municipal charter. However, most of the functions of the municipality are being carried out by the various County Government Departments because the municipality lacks capacity as it is only the Municipal Board and Municipal Manager's office which are currently operational. The Municipality therefore lacks operational and organizational structure to perform its mandate effectively.

### 5.5 State of Planning

The current state of planning is depicted by the previous planning efforts that were done within the planning area. The county has the County Integrated Development Plan that guides on development projects within Nyamira County. Nyamira Township, Kebirigo and Sironga have previous Development Plans that were prepared and have been partially implemented. Miruka, Ting'a and Sironga Market Centres have Market Layouts showing access and plot layout within the markets.

**Table 6: State of Planning**

Area of Interest	Type of Plan	Details	Proposals	Remarks
Nyamira County	County Integrated Development Plan	Prepared in 2018. Covers the year 2018-2023	<ul style="list-style-type: none"> <li>Gives general information about the county and gives specific projects that are to be implemented within the plan period</li> </ul>	<ul style="list-style-type: none"> <li>Most of the proposals have not been implemented</li> </ul>
Nyamira Township	Development Plan		<p><b>Residential;</b></p> <ul style="list-style-type: none"> <li>Proposed High Density Residential</li> <li>Proposed Medium Density Residential</li> <li>Proposed Low Density Residential</li> </ul> <p><b>Industrial;</b></p> <ul style="list-style-type: none"> <li>Jua kali Sheds</li> <li>Heavy Industrial</li> <li>Godowns</li> </ul> <p><b>Education;</b></p> <ul style="list-style-type: none"> <li>Proposed Nursery</li> <li>Proposed Primary</li> <li>Proposed Technical Institute</li> </ul> <p><b>Recreational;</b></p>	<ul style="list-style-type: none"> <li>Partly implemented</li> </ul>



*Nyamira Municipal Spatial Plan*

Area of Interest	Type of Plan	Details	Proposals	Remarks
			<ul style="list-style-type: none"> <li>• Proposed Stadium</li> <li>• Proposed Show Ground</li> <li>• Proposed Open Space</li> </ul> <p><b>Public Purpose;</b></p> <ul style="list-style-type: none"> <li>• Administrative Offices</li> <li>• Law courts</li> <li>• Police Station</li> <li>• Hospital</li> <li>• Post Office</li> </ul> <p><b>Commercial;</b></p> <ul style="list-style-type: none"> <li>• Proposed Market</li> <li>• Proposed Commercial Plots</li> <li>• Proposed High-end Hotels</li> </ul> <p><b>Public Utility;</b></p> <ul style="list-style-type: none"> <li>• Proposed Water Treatment Plant</li> <li>• Proposed Sewage Treatment</li> <li>• Proposed Public Cemetery</li> </ul> <p><b>Transportation;</b></p> <ul style="list-style-type: none"> <li>• Proposed Bus Park</li> <li>• Proposed By-pass</li> </ul>	
<b>Kebirigo Market</b>	Development Plan	Prepared in 2001.	<p><b>Residential;</b></p> <ul style="list-style-type: none"> <li>• Proposed High Density Residential</li> <li>• Proposed Medium Density Residential</li> <li>• Proposed Low Density Residential</li> </ul> <p><b>Industrial;</b></p> <ul style="list-style-type: none"> <li>• Proposed Light Industries</li> </ul> <p><b>Educational;</b></p>	<ul style="list-style-type: none"> <li>• Partly implemented</li> </ul>

*Nyamira Municipal Spatial Plan*

Area of Interest	Type of Plan	Details	Proposals	Remarks
			<ul style="list-style-type: none"> <li>• Proposed Primary School</li> </ul> <p><b>Public Purpose;</b></p> <ul style="list-style-type: none"> <li>• Proposed Community Centre</li> <li>• Proposed Police Post</li> <li>• Proposed AP line &amp; chief's camp</li> </ul> <p><b>Commercial;</b></p> <ul style="list-style-type: none"> <li>• Proposed Commercial Plots</li> </ul> <p><b>Public Utility;</b></p> <ul style="list-style-type: none"> <li>• Refuse Pit</li> </ul> <p><b>Transportation;</b></p> <ul style="list-style-type: none"> <li>• Proposed Bus Station</li> </ul>	
<b>Sironga Market</b>	Development Plan	Prepared in 1999.	<p><b>Residential;</b></p> <ul style="list-style-type: none"> <li>• Proposed High Density Residential</li> <li>• Proposed Medium Density Residential</li> <li>• Proposed Low Density Residential</li> </ul> <p><b>Industrial;</b></p> <ul style="list-style-type: none"> <li>• Proposed Jua Kali Site</li> <li>• Proposed Workshop</li> <li>• Proposed Commercial Brick Works</li> <li>• Proposed Light Industrial</li> <li>• Proposed Petrol Service Stations</li> </ul> <p><b>Educational;</b></p> <ul style="list-style-type: none"> <li>• Proposed Polytechnic</li> <li>• Proposed Kenya Micro Enterprise Development Institute</li> </ul> <p><b>Recreation;</b></p> <ul style="list-style-type: none"> <li>• Proposed Stadium</li> </ul>	<ul style="list-style-type: none"> <li>• Partly implemented</li> </ul>

*Nyamira Municipal Spatial Plan*

Area of Interest	Type of Plan	Details	Proposals	Remarks
			<ul style="list-style-type: none"> <li>• Proposed Parks</li> </ul> <p><b>Public Purpose;</b></p> <ul style="list-style-type: none"> <li>• Proposed Prison</li> <li>• Proposed Police Post</li> <li>• Proposed Health Centre</li> <li>• Proposed Social Hall</li> <li>• Proposed Show Ground</li> <li>• Proposed Fire Station</li> <li>• Proposed Chief's Camp</li> <li>• Proposed Mosque</li> </ul> <p><b>Commercial;</b></p> <ul style="list-style-type: none"> <li>• Proposed Market</li> <li>• Proposed Commercial Plots</li> </ul> <p><b>Public Utility;</b></p> <ul style="list-style-type: none"> <li>• Proposed Sewer Treatment</li> <li>• Proposed Garbage Site</li> </ul> <p><b>Transportation;</b></p> <ul style="list-style-type: none"> <li>• Proposed Bus Terminus</li> <li>• Proposed Car Park</li> </ul>	

**CHAPTER SIX  
SITUATIONAL ANALYSIS**

**6.1 Overview**

This chapter outlines the planning area’s existing situation with respect to physical environment, social facilities and amenities, infrastructure utilities and services as well as land, land use and housing. It also identifies growth opportunities, challenges and growth drivers within the planning area.

**6.2 Physical Environment**

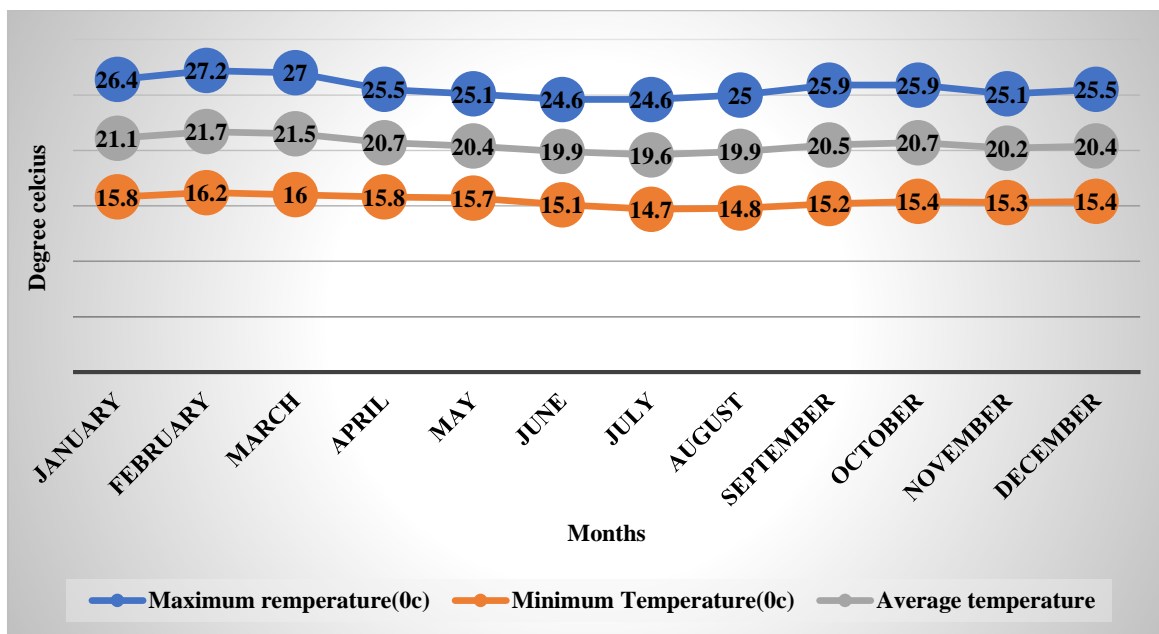
**6.2.1 Climatic Conditions**

**6.2.1.1 Temperature**

Nyamira County has a temperature range between 14.7<sup>0</sup>C – 27.2<sup>0</sup>C with a maximum average temperature of 21.7<sup>0</sup>C and a minimum average temperature of 19.6<sup>0</sup>C. Nyamira Municipality just like the whole of Nyamira County experiences the same temperature conditions. The annual temperature deviations are shown in the table and chart below;

**Table 7: Annual Temperatures of Nyamira Municipality**

	Jan.	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Max. Temperature (°C)	26.4	27.2	27.0	25.5	25.1	24.6	24.6	25.0	25.9	25.9	25.1	25.5
Min. Temperature (°C)	15.8	16.2	16.0	15.8	15.7	15.1	14.7	14.8	15.2	15.4	15.3	15.4
Avg. Temperature (°C)	21.1	21.7	21.5	20.7	20.4	19.9	19.6	19.9	20.5	20.7	20.2	20.4



**Chart 3: Annual Nyamira Municipal Temperature (0C) analysis**

Source: Nyamira County Metereological Department

From the above illustration, February and March are the hottest months with an average temperature of 21.7<sup>0</sup>C and 21.5<sup>0</sup>C respectively while July is the coldest month with an average temprature of 19.6<sup>0</sup>C.

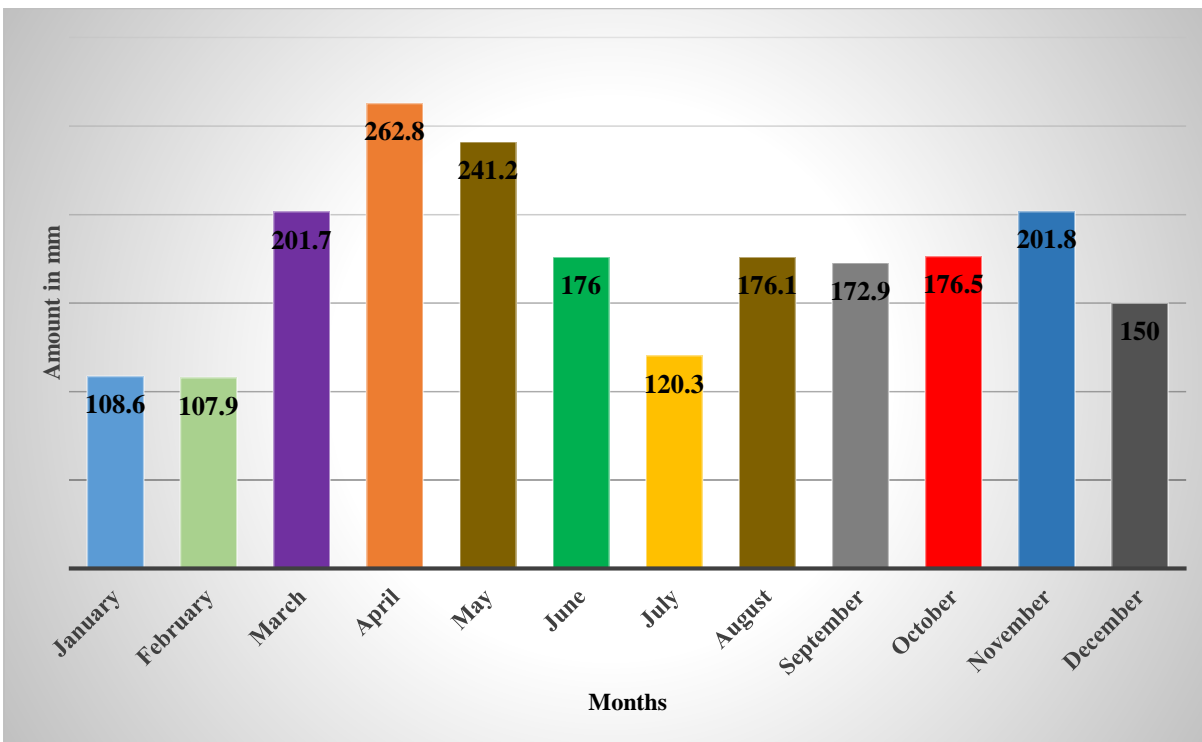
### 6.2.1.2 Rainfall

The annual rainfall of Nyamira County ranges between 1200 mm-2100 mm. Nyamira Municipality just like the whole of Nyamira County experiences the same precipitation. The annual average rainfall of Nyamira Municipality is as shown in the table and chart below;

**Table 8: Nyamira Municipal Rainfall Distribution**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Precipitation / Rainfall (mm)	108.6	107.9	201.7	262.8	241.2	176	120.3	176.1	172.9	176.5	201.8	150

Source: Nyamira County Metereological Department



**Chart 4: Nyamira Municipal Annual Rainfall Analysis**

*Source: Nyamira County Metereological Department*

From the above table and graph illustration, Long rains start March to May and short rain season from October to December.

### **6.2.2 Topography and Slope**

The Nyamira County is characterized by a hilly terrain “Gusii highlands”. The Kiabonyoru, Nyabisimba, Nkoora, Kemasare hills and the Manga ridge are the most predominant features in the County. The two topographic zones in the County lie between 1,250 m and 2,100 m above the sea level. The low zones comprise of swampy, wetlands and valley bottoms while the upper zones are dominated by the hills. The high altitude provides suitable condition for the growth of tea which is the major cash crop and income earner in the county.

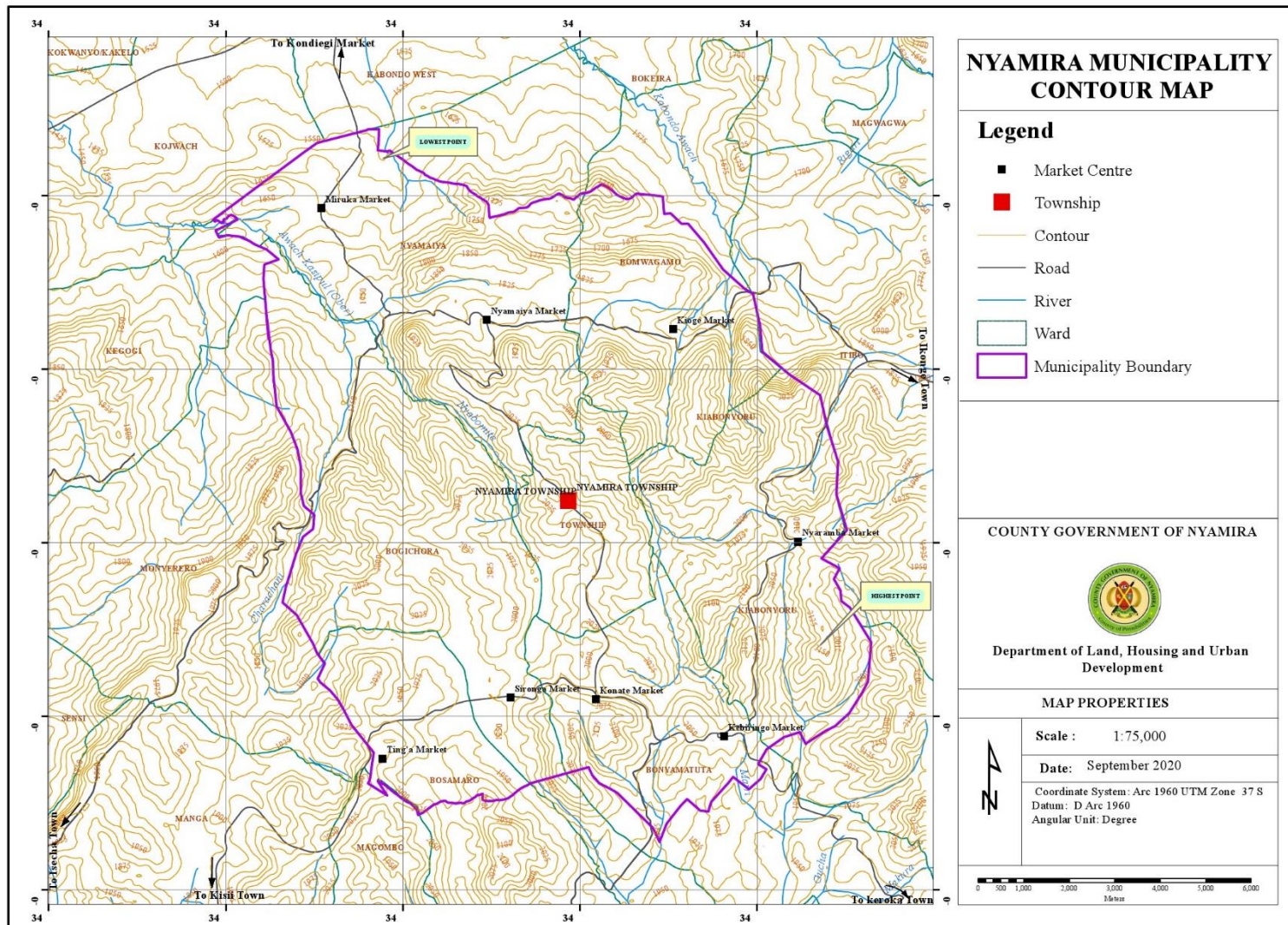
The permanent rivers and streams found in the County include Sondu, Eaka, Kijauri, Kemera, Charachani, Gucha (Kuja), Bisembe, Mogonga, Chirichiro, Ramacha and Egesagane. All these rivers and several streams found in the County drain their water into Lake Victoria. River Eaka is important to Nyamira residents as this is where the intake of Nyamira water supply is located.

The levels of the rivers have been declining over years. This has been caused by poor agricultural practices and planting of blue gum trees in the catchment's areas and river banks.

**Soils**

The Municipality is characterized majorly by red volcanic (Nitosols) soils which are deep, fertile and well drained. However, there are some areas characterized by black cotton soil such as Sironga. Though the red volcanic soils are good for farming, they make construction and road maintenance expensive.

Map 6: Contour Map



Source: Kenya GIS Data (2020)



### 6.2.3 Agro-ecological zones

Agro-ecological zonation is based on physiographic features, soil-type, bio-climatic conditions and length of growing period. Bio-climate is used to denote the climatic condition for agricultural practices. The Municipality is categorized into two agro-ecological zones as explained below;

**Lower Highland zone (LH)** is characterized by an elevation of 2000-2500 meters, annual rainfall: 1100-1400mm, annual temperature 15-18<sup>0</sup>C, minimum (monthly) temperature: 8-11<sup>0</sup>C

**Upper Midland Zone (UM)** is characterized by an elevation of 1500-2000 meters, annual rainfall: 1100-1400mm, annual temperature 18-21<sup>0</sup>C, minimum (monthly) temperature: 11-14<sup>0</sup>C

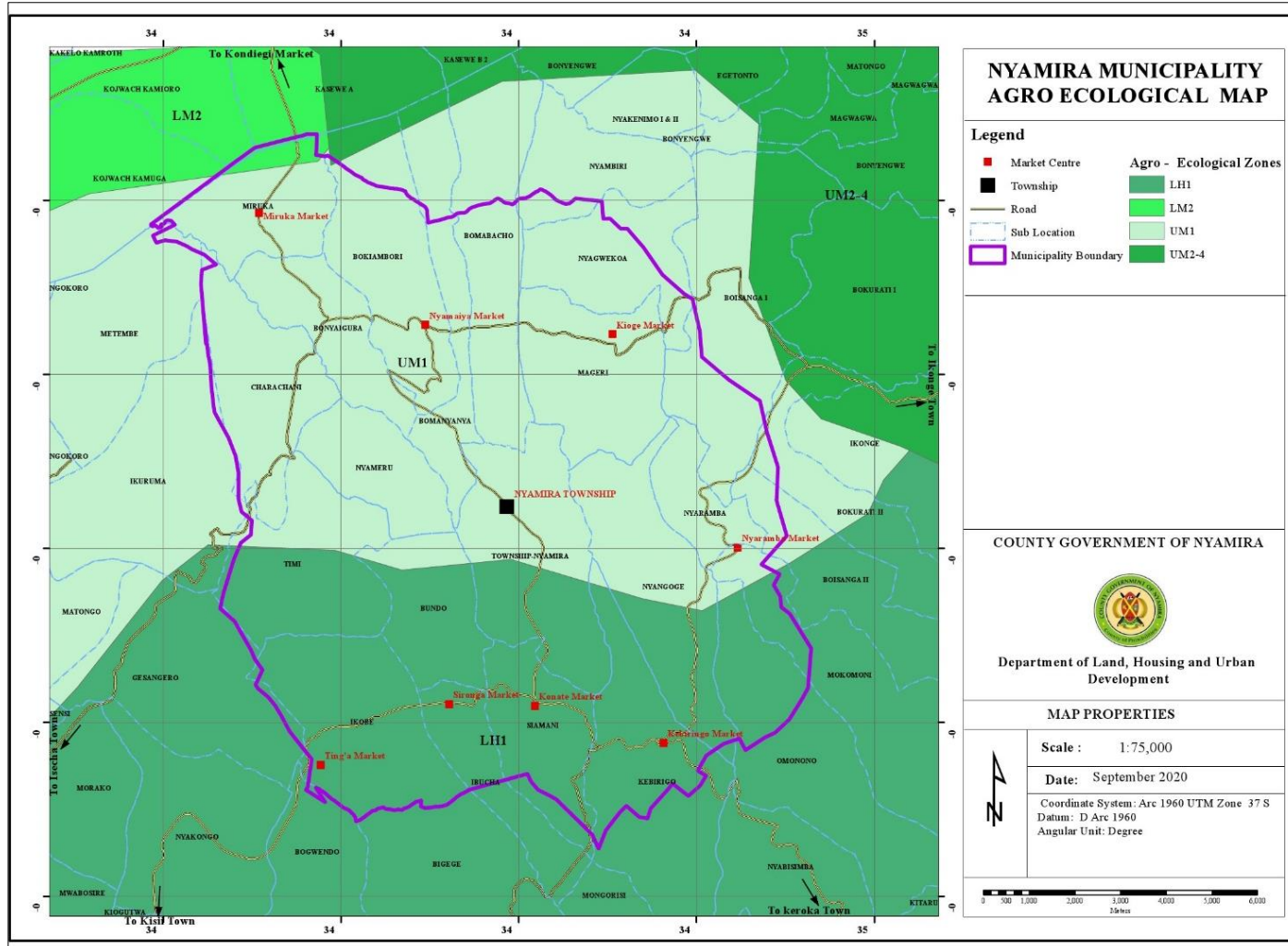
Nyamira Municipality Agro ecological zones analysis is shown by the table below;

**Table 9: Agro-Ecological Zones Analysis within the Municipality**

Agro ecological zone	Suitable Crops
<b>UM1</b>	Tea, Coffee, Banana, Avocado, Vegetables, Maize, Sugarcane, Pineapple, Sweet Potato
<b>LH1</b>	Pyrethrum, Tea Farming, Maize, Banana

*Sources: Farm Management Handbook (2019-2020) and Kenya GIS Data (2010)*

Map 7: Agro-Ecological Zones Spatial Analysis



Source: Kenya GIS Data (2010)

### 6.3 Natural Environment

#### i. Vegetation

The types of vegetation cover found in the Municipality include both natural and man-made vegetation. Natural vegetation includes forest, low-lying grass, shrubs among others. The continuous illegal cutting of trees in Nkoora Forest will lead to degradation. The plate below shows the vegetation within the Municipality.



*Common Trees Within Municipality*



*Deforestation at Nkora Forest*

#### **Plate 2: Vegetation**

*Source: Field survey (August, 2020)*

The man-made vegetation includes planted forest and eucalyptus mainly along the rivers as shown below:



Man-made Forest



Eucalyptus planted along riparian reserve

#### **Plate 3: Man-made Vegetation**

*Source: Field survey (August, 2020)*

**ii. Rivers, Streams and Natural Springs**

The Municipality is characterized mainly by permanent rivers and streams, natural springs and a few seasonal streams and rivers. However, there is increased encroachment of the riparian reserve especially by farmers.

**Table 10: Rivers and Streams within the Municipality**

Area	Source	Type
<b>Kebirigo</b>	River Gucha	Permanent
	Bwojeri stream	Permanent
	Nyageita stream	Seasonal
<b>Sironga</b>	River Bundo	Permanent
<b>Ting'a</b>	Mwencha springs	Permanent
<b>Kioge</b>	River Eaka	Permanent
	River Nyawekwa	Permanent
<b>Konate</b>	Konate springs	Permanent
<b>Nyamaiya</b>	River Monsorian	Permanent
	River Nyangoko	Permanent
<b>Nyaramba</b>	River Nyaramba	Seasonal
	River Moogi	Seasonal
	River Manyeka	Seasonal

*Source: Field survey (July 2020)*



Farming done along the river beds



Protected water spring

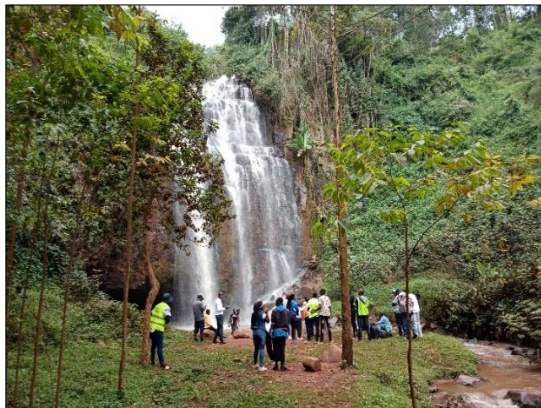
**Plate 4: Natural Resources**  
*Source: Field survey (August, 2020)*

**iii. Water falls**

The Municipality has four water falls; Keera, Gesura, Bomondo and Nyabomite waterfalls. Currently, Keera waterfall is the most visited especially by locals. The waterfall provides a great opportunity for the investment of the tourism industry but is inaccessible hence few visitors.

**Table 11: List of waterfalls and their spatial location**

Water Fall	Spatial Location
Keera Waterfall	Rangenyo
Gesura Waterfall	Kioge
Bomondo Waterfall	South East of Nyamira Township
Nyabomite Waterfall	South West of Nyamira Township



Keera Waterfall



Gesura Waterfall



Bomondo Waterfall

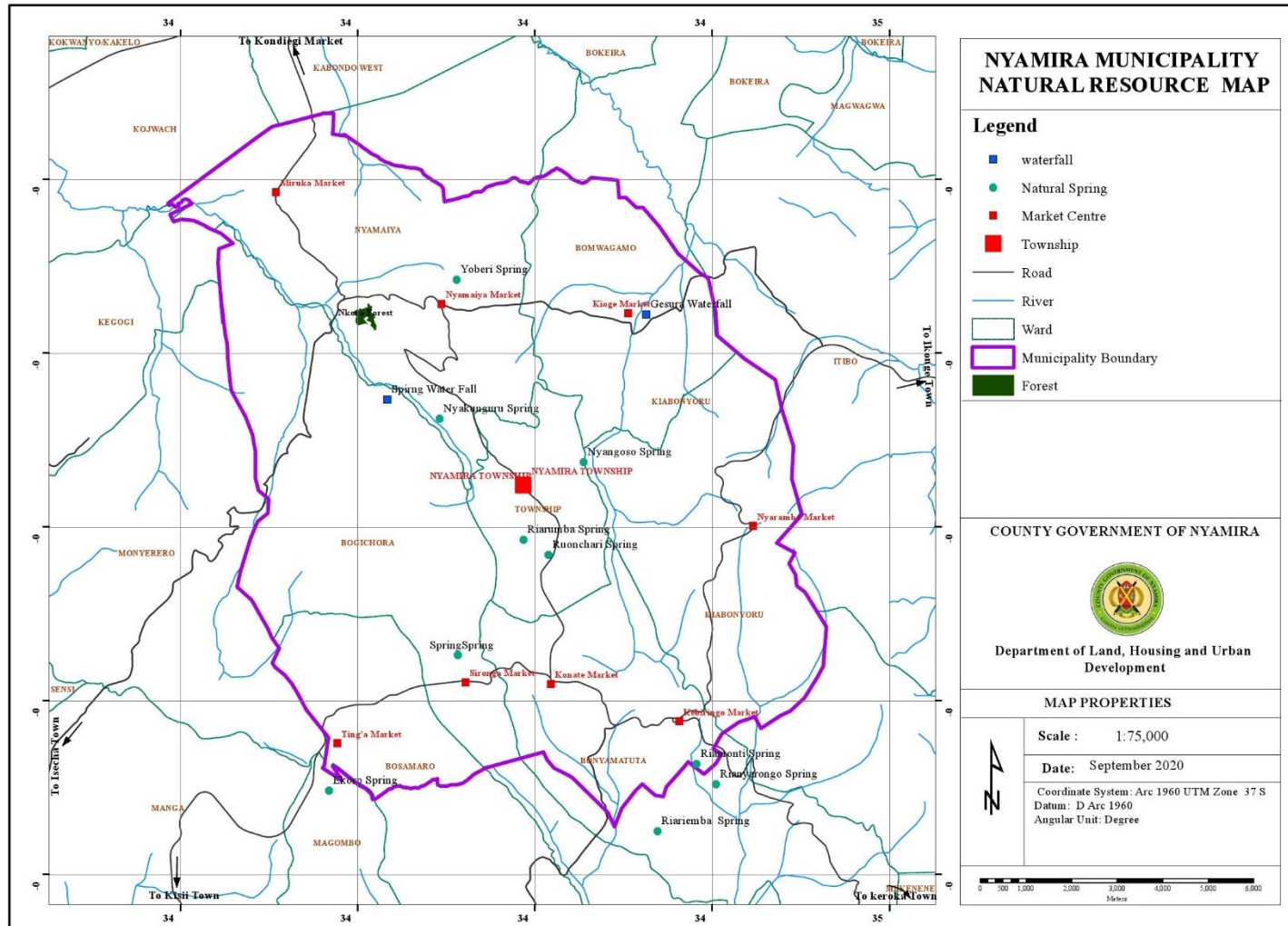


Nyabomite Waterfall

***Plate 5: Waterfalls within the Municipality***

*Source: Field survey (August, 2020)*

Map 8: Natural Resources Map



Source: Field survey (August, 2020)

### **6.3.1 Emerging issues**

- ❖ Depletion of vegetation
- ❖ Encroachment of riparian reserves
- ❖ Need for conservation of the fragile areas
- ❖ Underutilization of the natural resources
- ❖ Deforestation

### **6.3.2 Conclusion**

Nyamira Municipality has favourable climatic conditions that can support agricultural activities, thus the need to protect and conserve agricultural land. There are also ecologically sensitive areas like the rivers which need conservation. Natural resources like the water falls are potential tourist sites and should be well exploited to boost the Municipality's economy.

## **6.4 Socio - Economic Characteristics**

Population dynamic is critical in the provision of essential services, allocation of social amenities, provision of labor force and in appraisal of resource exploitation in an area. It is thus of great essence to understand the Municipality's population characteristics.

### **6.4.1 Population Size**

The population growth rate of the entire County is estimated to be 1.2%. Using the estimated population growth rate, Nyamira Municipality has a projected population of 132,940 as of 2020.

#### **6.4.1.1 Demographic characteristics**

The County has a high percentage of young population aged between 0-19 years at 50.6% and youthful population (20-34 years) at 21.7% hence need to focus more on youth empowerment programmes for skills enhancement.

**The County dependent** population between age cohort (0-19 and 65+) accounts for 55.7% which is relatively less as compared to the National level at 71.3% as per the Kenya Population Census, 2019.

**The labour force (20-64 years):** This is the population that highly contributes to the county labour force and has been estimated at 268,107 in 2019 constituting of 44.3 % and projected to 271,344; 288,123 and 305, 939 in 2020, 2025 and 2030 respectively.

Majority of this population is engaged in the agricultural sector within the county. In order to absorb the increasing labour force, investments in diverse sectors and embracing the “Big Four Agenda” such as modern agricultural techniques and agro-based industries is essential. The county should create self-employment opportunities to ensure this group is occupied.

**Youthful population (15-34 years):** This is the youth group, a very productive group which is instrumental to the county’s economic growth. This age group is estimated to be 204,381 in 2020 constituting 33.3 % of the total population. Despite being a critical constituent of the labour force, the age group encounters a number of challenges including unemployment, lack of necessary skills, unwanted/early pregnancies, drug abuse and high risk behaviours.

**Aged population (65 and above years):** The dependent population has been estimated at 30,721 in 2020 which represents 5% of the total population. This implies that a lot of resources have to be used to provide basic needs such as food, water, clothing and shelter as well as health services to cater for this age group. There is also need for the county to develop special programmes and strategies that address the needs of the elderly.

The table below shows population distribution by age and sex in Nyamira County;

**Table 12: Nyamira County Distribution of Population by Age**

Age Cohort	Base population	Projected population		
	2019	2020	2025	2030
0-4	64,454	65232	69266	73549
5-9	78,757	79708	84637	89870
10-14	93,493	94622	100473	106686
15-19	70,393	71243	75648	80326
20-24	44,306	44841	47614	50558
25-29	41,698	42201	44811	47582
30-34	45,546	46096	48946	51973
35-39	30,775	31147	33073	35118
40-44	28,903	29252	31061	32981
45-49	24,653	24951	26493	28132
50-54	16,087	16281	17288	18357
55-59	20,128	20371	21631	22968
60-64	16,011	16204	17206	18270
65-69	10,869	11000	11680	12403
70-74	8,654	8758	9300	9875
75-79	4,264	4315	4582	4866
80-84	3,288	3328	3533	3752



*Nyamira Municipal Spatial Plan*

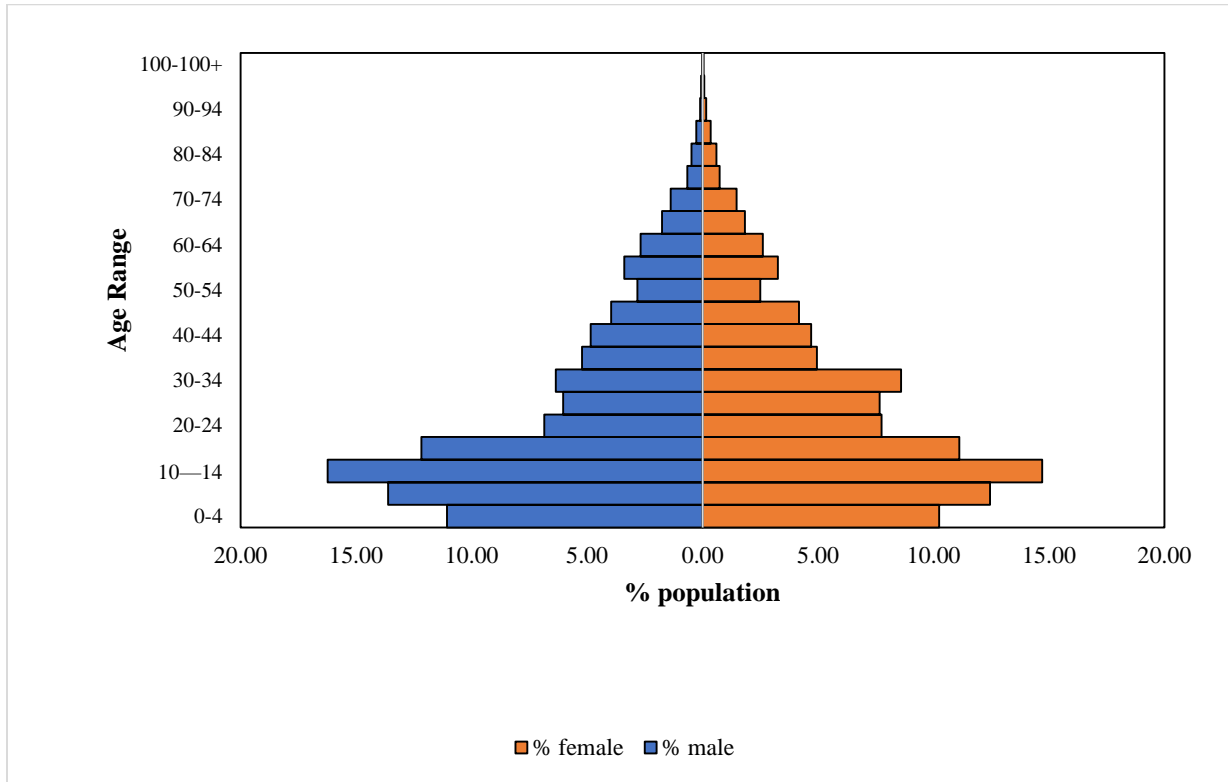
	<b>Base population</b>	<b>Projected population</b>		
<b>85-89</b>	1,898	1921	2040	2166
<b>90-94</b>	787	797	846	898
<b>95-99</b>	413	418	444	471
<b>100-100+</b>	182	184	196	208
<b>Total Population</b>	<b>605,563</b>	<b>612,887</b>	<b>650,785</b>	<b>691,028</b>

*Source; KNBS Data, 2019*

**Table 13: Nyamira County Distribution of Population by Age and sex**

<b>Age Cohort</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>Percentage</b>
<b>0-4</b>	32,197	32,257	64,454	10.6
<b>5-9</b>	39,604	39,153	78,757	13.0
<b>10-14</b>	47,226	46,267	93,493	15.4
<b>15-19</b>	35,426	34,967	70,393	11.6
<b>20-24</b>	19,932	24,374	44,306	7.3
<b>25-29</b>	17,562	24,136	41,698	6.9
<b>30-34</b>	18,498	27,048	45,546	7.5
<b>35-39</b>	15,200	15,575	30,775	5.1
<b>40-44</b>	14,084	14,819	28,903	4.8
<b>45-49</b>	11,526	13,127	24,653	4.1
<b>50-54</b>	8,228	7,859	16,087	2.7
<b>55-59</b>	9,861	10,267	20,128	3.3
<b>60-64</b>	7,813	8,198	16,011	2.6
<b>65-69</b>	5,102	5,767	10,869	1.8
<b>70-74</b>	4,028	4,626	8,654	1.4
<b>75-79</b>	1,925	2,339	4,264	0.7
<b>80-84</b>	1,385	1,903	3,288	0.5
<b>85-89</b>	781	1,117	1,898	0.3
<b>90-94</b>	303	484	787	0.1
<b>95-99</b>	170	243	413	0.06
<b>100-100+</b>	55	127	182	0.03
	<b>290,907</b>	<b>314,656</b>	<b>605,563</b>	<b>100</b>

*Source; KNBS Data, 2019*



**Chart 5: Nyamira County Population Structure**

Source: Kenya Population and Housing Census, KNBS (2019)

**6.4.1.2 Population Projection by Sub-County**

Based on the County’s population growth rate of 1.2%, the County and the Sub-Counties within the Municipality’s population are projected. The Municipality covers sections of Borabu, Nyamira North and Nyamira South Sub-Counties. The table below indicates the County’s and the Sub-Counties’ within the Municipality population projection up to the year 2030.

**Table 14: Population Projection by Sub-Counties covered by the Municipality**

Administrative Unit	Base population		Projected Population					
	2019		2020		2025		2030	
	Total population	Population contributing to Municipality	Total population	Contributing to municipality population	Total population	Contributing to municipality Population	Total population	Contributing to municipality population
<b>Borabu</b>	73,167	16,011	74050	16204	78630	17206	83492	18270
<b>Nyamira North</b>	167,267	13,211	169286	13370	179754	14197	190870	15075
<b>Nyamira South</b>	159,073	102,133	160993	103,366	170949	109,758	181520	116,545
Nyamira Municipality		<b>131,355</b>		<b>132,940</b>		<b>141,161</b>		<b>149,890</b>

Source: Kenya Population and Housing Census, KNBS (2019)

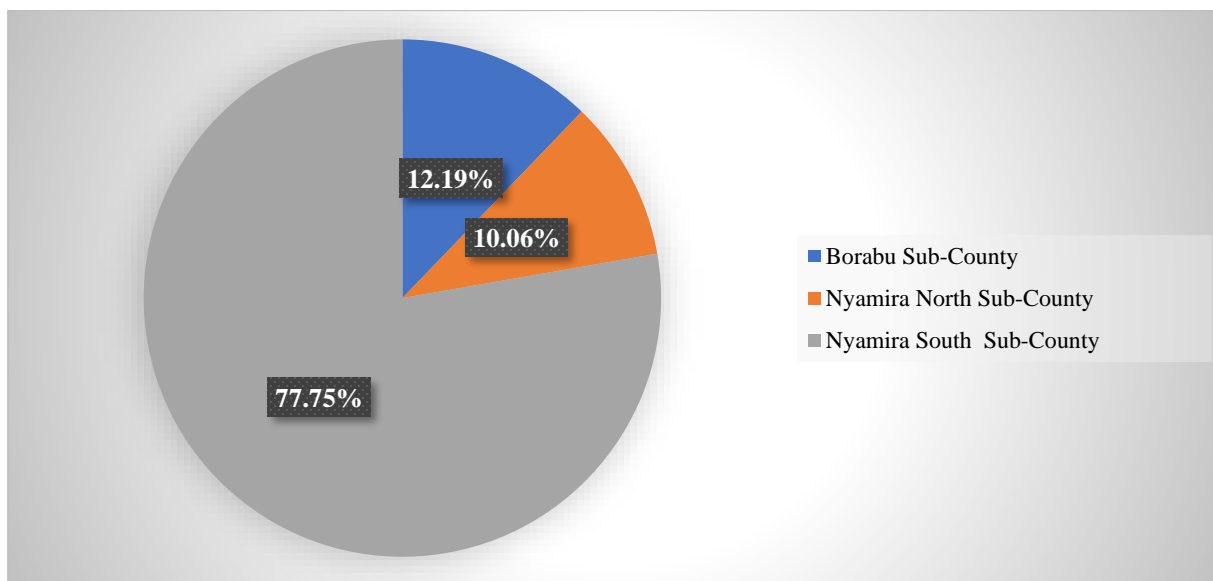
**6.4.1.3 Nyamira Municipality Percentage Population Distribution by Sub-Counties**

The section of Nyamira South Sub-County within the Municipality contributes the largest portion of the population accounting for 77.75%, followed by section of Borabu Sub-County at 12.19% while section of Nyamira North Sub- County contributes the least at 10.06% as shown by table 15 and chart 6 below;

**Table 15: Municipality Projected Population Analysis by Sub-Counties**

Sub-County	Total population (2020)	Population of sections of the Sub-Counties within the municipality (2020)	Population %age contributing to the Municipality
Borabu	74050	16204	12.19
Nyamira North	169286	13370	10.06
Nyamira South	160993	103,366	77.75
Nyamira Municipality		<b>132,940</b>	<b>100</b>

Source; KNBS Data, 2019



**Chart 6: Nyamira Municipality Percentage Population Distribution by Sub-Counties**

Source; KNBS Data, 2019

**6.4.1.4 Population Projection by Wards**

The Nyamira Municipality covers the entire Township ward, and sections of Nyamaiya, Bogichora, Bosamaro, Bonyamatuta, Kiabonyoru, and Bomwagamo Wards. The wards population analysis is demonstrated in the table below:

**Table 16: Population Projection by Wards Covered by the Municipality**

Ward	Total Ward Population (2019)	Population Contributing to Municipality (2019)	Population Projection of Total Ward Population (2020)	Population Projection Contributing to Municipality (2020)	Population Projection of Total Ward Population (2025)	Population Projection Contributing to Municipality (2025)	Population Projection of Total Ward Population (2030)	Population Projection Contributing to Municipality (2030)
Nyamaiya	57850	27888	58546	28225	62167	29970	66011	31823
Nyamira Township	29458	29458	29814	29814	31657	31657	33615	33615
Bogichora	41700	24,306	42203	24599	44,813	26,121	47584	27735
Bosamaro	18461	7882	18683	7977	19838	8470	21065	8995
Bonyamatuta	13394	12599	13556	12751	14394	13540	15284	14377
Bomwagamo	17037	13211	17245	13370	18311	14197	19443	15075
Kiabonyoru	43830	16011	44357	16204	47100	17206	50012	18270
<b>Municipality Population</b>		<b>131,355</b>		<b>132,940</b>		<b>141,161</b>		<b>149,890</b>

Source: Kenya Population and Housing Census, KNBS (2019)

6.4.1.5 Population Projection by Sub-Locations within Nyamira Municipality

The Sub-Locations population formed the basis for generation of the Municipality population as demonstrated in the table below:

**Table 17: Population Projection by Sub-Locations within Nyamira Municipality**

Sub-location	Total area in (sq.km)	Area Within Municipality (sq.km)	Base population		Projected population					
			Total sub-location population	2019 Population of sections of the sub-location within the municipality	2020 Total sub-location population	2025 Total sub-location population	2020 Population of sections of the sub-location within the municipality	2025 Population of sections of the sub-location within the municipality	2030 Total sub-location population	2030 Population of sections of the sub-location within the municipality
Miruka	7.11	7.11	6378	<b>6378</b>	6455	<b>6455</b>	6854	<b>6854</b>	7278	<b>7278</b>
Bokiambori	11.07	8.99	7527	<b>6113</b>	7618	<b>6187</b>	8089	<b>6569</b>	8589	<b>6975</b>
Bonyaiguba	7.36	7.36	6738	<b>6738</b>	6819	<b>6819</b>	7241	<b>7241</b>	7689	<b>7689</b>
Charachani	8.81	8.81	8599	<b>8599</b>	8703	<b>8703</b>	9241	<b>9241</b>	9812	<b>9812</b>
Timi	10.43	10.43	8706	<b>8706</b>	8811	<b>8811</b>	9356	<b>9356</b>	9934	<b>9934</b>
Nyambiri	6.57	2	3792	<b>1154</b>	3838	<b>1168</b>	4075	<b>1241</b>	4327	<b>1317</b>
Ikobe	11.41	11.41	7882	<b>7882</b>	7977	<b>7977</b>	8470	<b>8470</b>	8994	<b>8994</b>
Ibucha	5.34	2.76	4633	<b>2395</b>	4689	<b>2423</b>	4979	<b>2573</b>	5287	<b>2732</b>
Kebirigo	13.75	7.58	13394	<b>7384</b>	13556	<b>7473</b>	14394	<b>7935</b>	15284	<b>8426</b>
Omonono	15.19	4.33	5495	<b>1566</b>	5561	<b>1585</b>	5905	<b>1683</b>	6270	<b>1787</b>
Mokomoni	17.84	6.3	10900	<b>3849</b>	11032	<b>3896</b>	11714	<b>4137</b>	12438	<b>4392</b>
Nyaramba	8.29	8.29	6101	<b>6101</b>	6175	<b>6175</b>	6556	<b>6556</b>	6962	<b>6962</b>
Nyangoge	11.79	11.79	4495	<b>4495</b>	4549	<b>4549</b>	4831	<b>4831</b>	5129	<b>5129</b>
Nyamira Township	11	11	23423	<b>23423</b>	23706	<b>23706</b>	25172	<b>25172</b>	26728	<b>26728</b>
Mageri	9.72	9.72	8335	<b>8335</b>	8436	<b>8436</b>	8957	<b>8957</b>	9511	<b>9511</b>
Nyagwekoa	9.38	7.11	4910	<b>3722</b>	4969	<b>3767</b>	5277	<b>4000</b>	5603	<b>4247</b>
Bomabacho	11.26	6.29	8019	<b>4480</b>	8116	<b>4534</b>	8618	<b>4814</b>	9151	<b>5112</b>
Bomanyanya	6.86	4.18	6858	<b>4179</b>	6941	<b>4229</b>	7370	<b>4491</b>	7826	<b>4768</b>
Nyameru	6.73	6.73	5014	<b>5014</b>	5075	<b>5075</b>	5388	<b>5388</b>	5722	<b>5722</b>
Bundo	6.51	6.51	5627	<b>5627</b>	5695	<b>5695</b>	6047	<b>6047</b>	6421	<b>6421</b>
Siamani	7.29	6.3	6035	<b>5215</b>	6108	<b>5278</b>	6486	<b>5605</b>	6887	<b>5951</b>
Municipality population				<b>131, 355</b>		<b>132,940</b>		<b>141,161</b>		<b>149,890</b>

Source: Kenya Population and Housing Census, KNBS (2019)

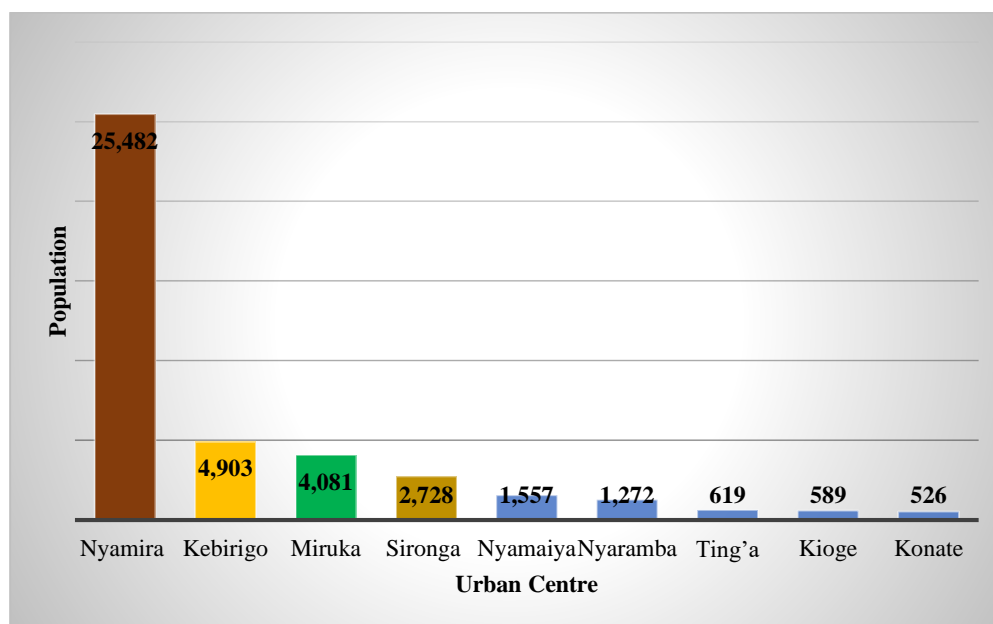
**6.4.1.5 Urban population**

The Municipality has two major urban centres namely, Nyamira Town, Kebirigo and 7 market centres (Miruka, Sironga ,Nyamaiya,Nyaramba, Ting’a, Kioge and Konate market centres) with a total estimated population of 41,757 in 2020. Using the National Spatial Plan (2015 – 2045 (NSP), 2017) urban growth rate of 4% per annum, the Municipality’s major urban centres’ population was projected to 2030.The table below shows the population projections of major urban centres within the Municipality.

**Table 18: Projected Urban Core Population**

Urban Core	Base	Projected		
	2019	2020	2025	2030
Nyamira	24,483	25,482	31,124	38,015
Kebirigo	4,711	4,903	5,989	7,315
Miruka	3,921	4,081	4,985	6,088
Sironga	2,621	2,728	3,332	4,070
Nyamaiya	1,496	1,557	1,902	2,323
Nyaramba	1,222	1,272	1,553	1,897
Ting’a	595	619	756	924
Kioge	566	589	720	879
Konate	505	526	642	784
	<b>40,120</b>	<b>41,757</b>	<b>51,003</b>	<b>62,295</b>

Source: Kenya Population and Housing Census, KNBS (2019)



**Chart 7: Urban core population projection (2020)**

### 6.4.2 Population Density

Settlement patterns in the Municipality are influenced by soil fertility, topography, road networks, urbanization and amount of rainfall. The population density is evenly distributed among the Sub-Locations covering the Municipality as demonstrated in the table below. Township Sub-Location is more densely populated (2155 persons per Km<sup>2</sup>) this can be attributed by the availability of the Nyamira Township which serves as the County headquarter. The table below illustrates the population density distributions;

**Table 19: Population density by sub-locations**

Sub-locations	Total area in (sq.km)	Area Within Municipality (sq.km)	Base- 2019				Projected density -2020			
			Total sub-location population	Total sub-location density	Population of sections of the sub-location within the municipality	Population density of sections of the sub-location within the municipality	Total sub-location population	Total sub-location density	Population of sections of the sub-location within the municipality	Population density of sections of the sub-location within the municipality
Miruka	7.11	7.11	6378	897	6378	897	6455	908	6455	908
Bokiambori	11.07	8.99	7527	680	6113	680	7618	688	6187	688
Bonyaiguba	7.36	7.36	6738	915	6738	915	6819	927	6819	927
Charachani	8.81	8.81	8599	976	8599	976	8703	988	8703	988
Timi	10.43	10.43	8706	835	8706	835	8811	845	8811	845
Nyambiri	6.57	2	3792	577	1154	577	3838	584	1168	584
Ikobe	11.41	11.41	7882	691	7882	691	7977	699	7977	699
Ibucha	5.34	2.76	4633	868	2395	868	4689	878	2423	878
Kebirigo	13.75	7.58	13394	974	7384	974	13556	986	7473	986
Omonono	15.19	4.33	5495	362	1566	362	5561	366	1585	366
Mokomoni	17.84	6.3	10900	611	3849	611	11032	618	3896	618
Nyaramba	8.29	8.29	6101	736	6101	736	6175	745	6175	745
Nyangoge	11.79	11.79	4495	381	4495	381	4549	386	4549	386
Nyamira Township	11	11	23423	2129	23423	2129	23706	2155	23706	2155
Mageri	9.72	9.72	8335	858	8335	858	8436	868	8436	868

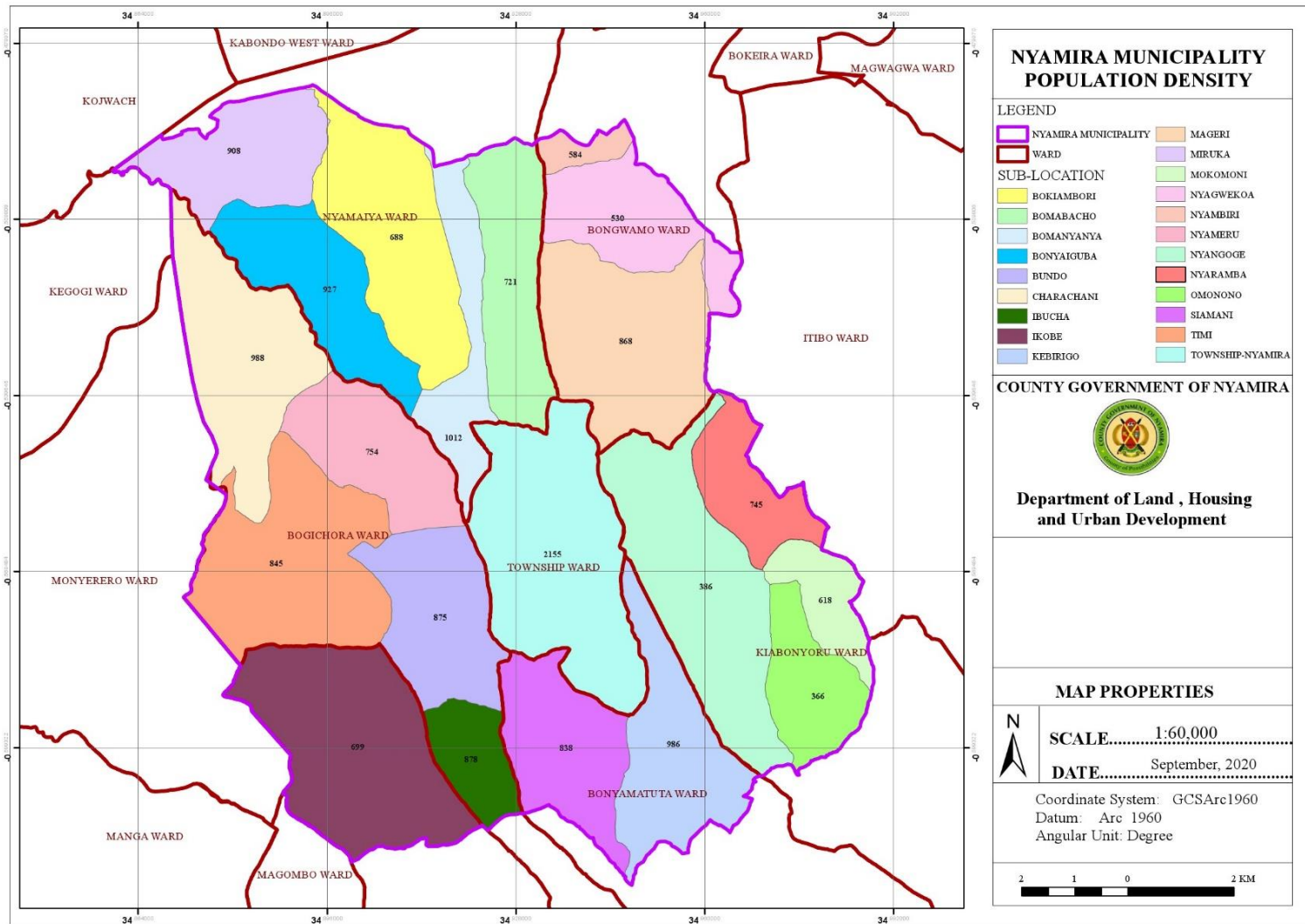


*Nyamira Municipal Spatial Plan*

Sub-locations	Total area in (sq.km)	Area Within Municipality (sq.km)	Base- 2019				Projected density -2020			
			Total sub-location population	Total sub-location density	Population of sections of the sub-location within the municipality	Population density of sections of the sub-location within the municipality	Total sub-location population	Total sub-location density	Population of sections of the sub-location within the municipality	Population density of sections of the sub-location within the municipality
Nyagwekoa	9.38	7.11	4910	523	3722	523	4969	530	3767	530
Bomabacho	11.26	6.29	8019	712	4480	712	8116	721	4534	721
Bomanyanya	6.86	4.18	6858	1000	4179	1000	6941	1012	4229	1012
Nyameru	6.73	6.73	5014	745	5014	745	5075	754	5075	754
Bundo	6.51	6.51	5627	864	5627	864	5695	875	5695	875
Siamani	7.29	6.3	6035	828	5215	828	6108	838	5278	838

*Source: Kenya Population and Housing Census, KNBS (2019)*

Map 9: Sub-Location Population Density Map



Source: Kenya GIS Data

### 6.4.3 Education

The Municipality has a total of 145 learning institutions out of which 7 are tertiary, 33 are secondary and 105 are primary. ECDE centres are located within primary schools.

**Table 20: Number of learning institutions in the Nyamira Municipality**

Serial No	Institutions	No of Institutions
1	Tertiary	7
2	Secondary	33
3	Primary	105
	<b>Total</b>	<b>145</b>

Source: Field survey (August, 2020)

#### i. Early Child Development Education Centres

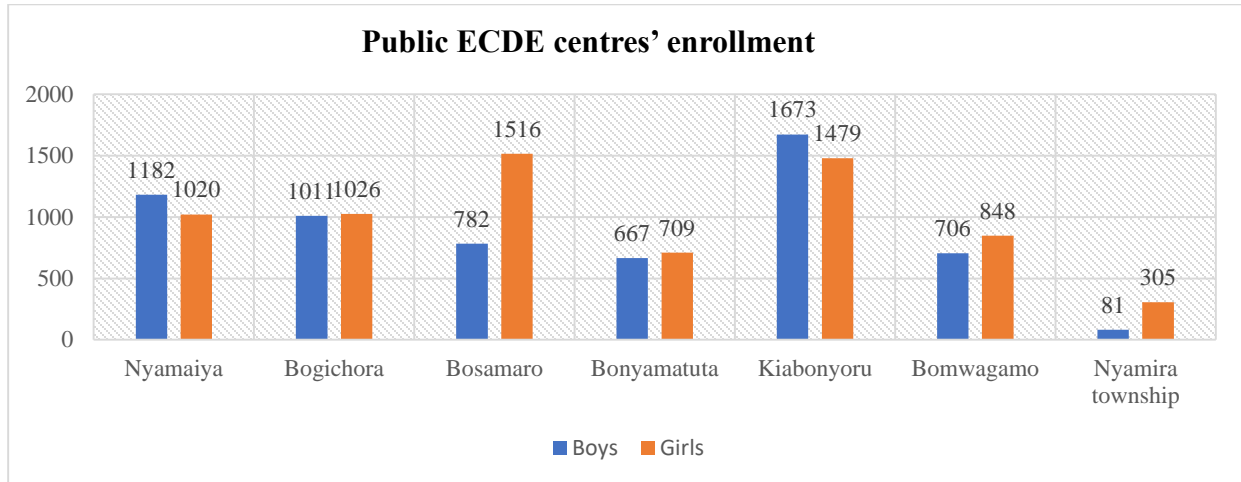
##### ➤ Public ECDE Centres

The table 21 and chart 8 below summarizes public ECDE centres, teaching staff and enrolment in Nyamira Municipality;

**Table 21: Public ECDE Centres Composition**

Ward	Public		Enrollment		Total Enrollment
	Number ECDE Centres	Teachers	Boys	Girls	
Nyamaiya	21	47	1182	1020	2,202
Bogichora	26	53	1011	1026	2037
Bosamaro	27	51	782	1516	2298
Bonyamatuta	18	37	667	709	1376
Kiabonyoru	24	55	1673	1479	3152
Bomwagamo	17	31	706	848	1554
Nyamira township	09	34	81	305	386
<b>Total</b>	<b>142</b>	<b>308</b>	<b>6102</b>	<b>6903</b>	<b>13,005</b>

Source: Department of Education, and Vocational Training (2020)



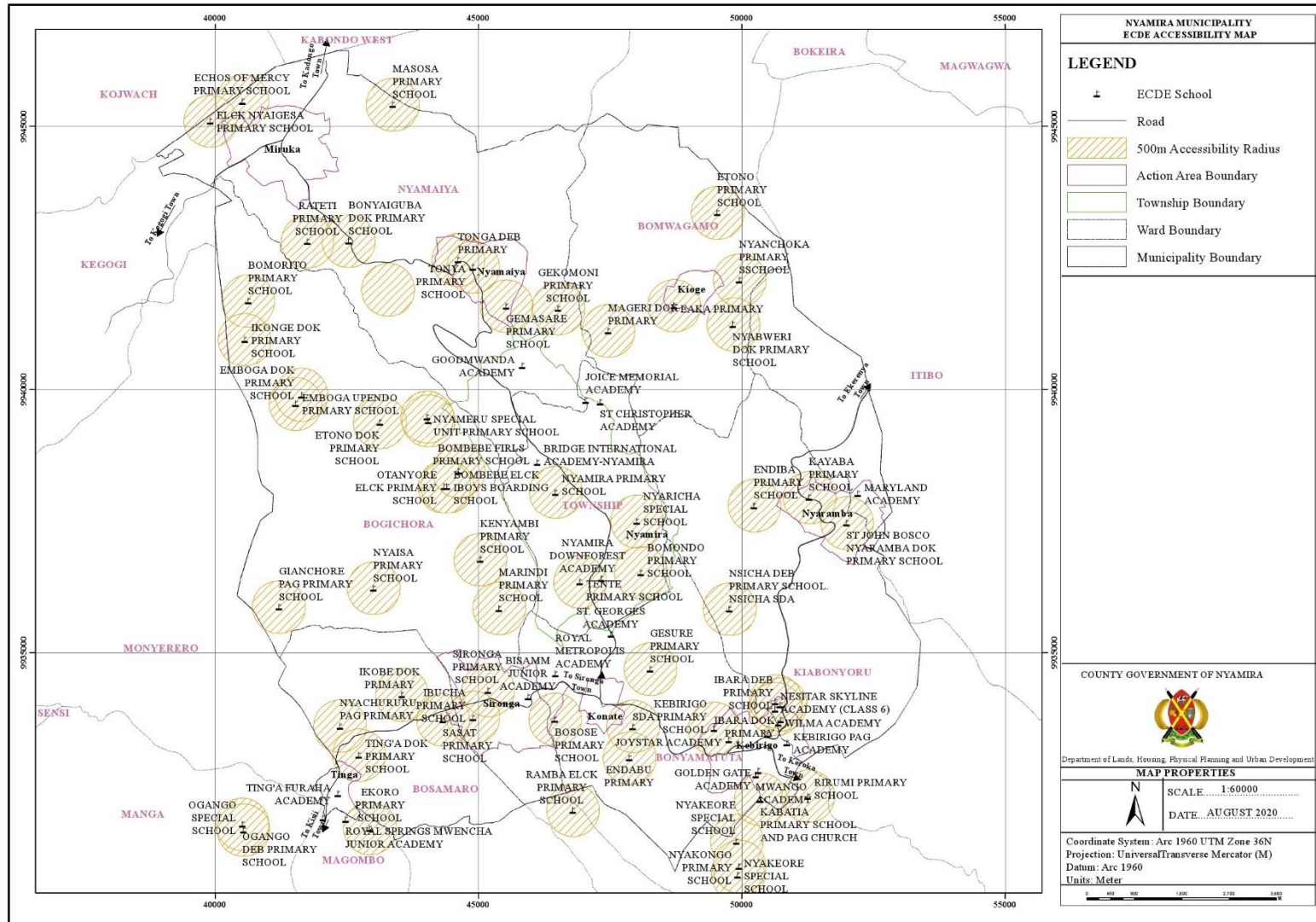
**Chart 8: Public ECDE centres' enrollment**

Source: Department of Education, and Vocational Training (2020)

**Spatial distribution of ECDE Centres**

The Physical Planning Handbook, 2007 recommends a maximum walking distance of 500M for nursery school going children. Using an accessibility index of 0.5km for the public ECDE centres, a significant number of homesteads were found to be outside the proximity distance as shown by map the below:

Map 10: ECDE Centres Accessibility Map



Source: Field Survey (August, 2020)

**ii. Primary level**

The Municipality has a total of 105 primary schools. The number of public schools is 86 while 19 are privately owned.

**Table 22: Primary school enrolment in Nyamira as per sub-county**

S/No	Sub-County	No. of Primary School	Enrolment			T.O.D
			BOYS	GIRLS	TOTAL	
1	Nyamira North	122	19571	23067	42638	1155
2	Nyamira South	101	9934	9925	19859	633
3	Borabu	54	8537	7282	15819	621
	<b>TOTAL</b>	<b>277</b>	<b>38042</b>	<b>40274</b>	<b>78316</b>	

*Source: Nyamira County Department of Education, and Vocational Training (2020)*

**Land Requirement for Primary Schools**

According to the Physical Planning Handbook (2007), a primary school should occupy a land size of 3.25 Ha (approximately 8 acres). The table below shows the existing primary schools' land sizes showing the deficit and surplus of land;

**Table 23: Primary Schools' Land Requirement**

S. No	Primary Schools	Ownership	Ward	Area (Ha)	Deficit (+) /Surplus (-)
1.	Sironga Primary School	Public	Bogichora	6.25	+3.00
2.	Kiomachingi Primary School	Public	Bomwagamo	4.90	+1.65
3.	Milimani Academy	Public	Bogichora	3.91	+0.66
4.	Tonga Deb Primary	Public	Nyamaiya	5.66	+2.41
5.	Sasat Primary School	Public	Bosomaro	3.45	+0.20
6.	Bomondo Primary School	Public	Township	3.26	+0.01
7.	Bombebe Girls Primary School	Public	Bogichora	0.76	-2.49
8.	Nyameru Special Unit Primary School	Public	Bogichora	0.08	-3.17
9.	Nyameru Primary School	Public	Bogichora	0.69	-2.56
10.	Kenyambi Primary School	Public	Bogichora	1.01	-2.24
11.	Otanyore Elck Primary School	Public	Bogichora	1.80	-1.45
12.	Marindi Primary School	Public	Bogichora	0.11	-3.14
13.	Bomorito Primary School	Public	Bogichora	1.22	-2.03
14.	Emboga Dok Primary School	Public	Bogichora	2.53	-0.72
15.	Omososa Primary School (With Special Unit)	Public	Bogichora	1.44	-1.81

*Nyamira Municipal Spatial Plan*

<b>S. No</b>	<b>Primary Schools</b>	<b>Ownership</b>	<b>Ward</b>	<b>Area (Ha)</b>	<b>Deficit (+) /Surplus (-)</b>
16.	Etono Dok Primary School	Public	Bogichora	1.48	-1.77
17.	Ikurucha Dok Primary School	Public	Bogichora	2.00	-1.25
18.	St Peter's Nyaisa	Public	Bogichora	2.33	-0.92
19.	Nyaisa Primary School	Public	Bogichora	1.86	-1.39
20.	Nyamotemtemi Dok Primary School	Public	Bogichora	2.27	-0.98
21.	Ikonge Dok Primary School	Public	Bomwagamo	2.26	-0.99
22.	Ibucha Primary School	Public	Bomwagamo	1.78	-1.47
23.	Emboga Upendo Primary School	Public	Bomwagamo	0.48	-2.77
24.	Nyanchoka Primary Sschool	Public	Bomwagamo	0.79	-2.46
25.	Nyabweri Dok Primary School	Public	Bomwagamo	0.74	-2.51
26.	Eronge Primary School	Public	Bomwagamo	1.29	-1.96
27.	Mageri Dok Primary	Public	Bomwagamo	1.45	-1.80
28.	Eaka Primary	Public	Bomwagamo	0.19	-3.06
29.	Kiabira Primary School	Public	Bomwagamo	1.35	-1.90
30.	Kegogi Deb Primary School	Public	Bomwagamo	1.39	-1.86
31.	Ntana Deb Primary School	Public	Bomwagamo	1.10	-2.15
32.	Monga Deb Primary School	Public	Bomwagamo	0.56	-2.69
33.	Itibo Primary School	Public	Bomwagamo	5.80	2.55
34.	Borkimoli Primary School	Public	Bomwagamo	2.20	-1.05
35.	Etono Primary School	Public	Bomwagamo	2.55	-0.70
36.	Nyamore Dok Primary School	Public	Bomwagamo	2.12	-1.13
37.	Kibirigo SDA Primary School	Public	Bonyamatuta	1.70	-1.55
38.	Joystar Academy	Private	Bonyamatuta	0.04	-3.21
39.	Gesure Primary School	Public	Bonyamatuta	1.51	-1.74
40.	Bisamm Junior Academy	Private	Bonyamatuta	1.70	-1.55
41.	Royal Metropolis Academy	Private	Bonyamatuta	0.56	-2.69
42.	Mobamba Primary School	Public	Bonyamatuta	2.53	-0.72
43.	Mwango Academy	Public	Bonyamatuta	0.71	-2.54
44.	Kabatia Primary School	Public	Bonyamatuta	0.51	-2.74
45.	Golden Gate Academy	Public	Bonyamatuta	1.13	-2.12
46.	St Peters Nyakemincha Primary	Public	Bonyamatuta	2.32	-0.93
47.	Nyamuetureko Dok Primary School	Public	Bonyamatuta	3.11	-0.14
48.	Mwango Academy	Private	Bonyamatuta	3.43	0.18
49.	Bosose Primary School	Public	Bonyamatuta	0.77	-2.48
50.	Endabu Primary	Public	Bonyamatuta	1.70	-1.55
51.	Ting'a Furaha Academy	Private	Bosomaro	3.21	-0.04
52.	Ting'a Dok Primary School	Public	Bosomaro	2.18	-1.07
53.	Gesiaga Primary School	Public	Bosomaro	2.61	-0.64

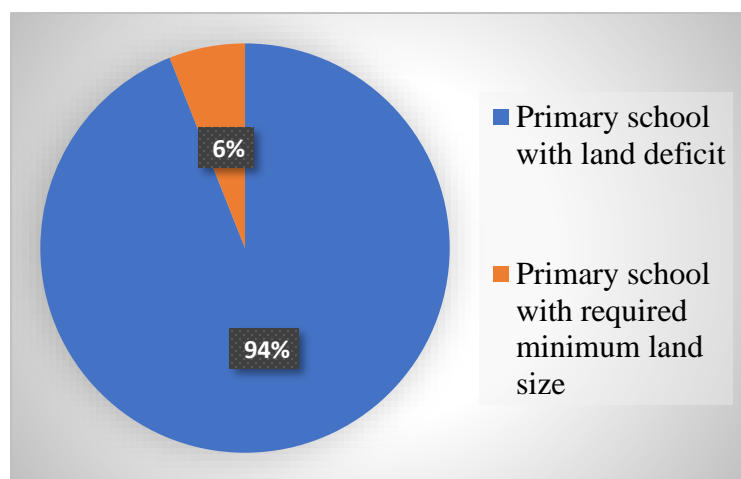
*Nyamira Municipal Spatial Plan*

<b>S. No</b>	<b>Primary Schools</b>	<b>Ownership</b>	<b>Ward</b>	<b>Area (Ha)</b>	<b>Deficit (+) /Surplus (-)</b>
54.	Ikobe Dok Primary	Public	Bosomaro	1.05	-2.20
55.	Endiba Primary School	Public	Kiabonyoru	0.67	-2.58
56.	Hekima Primary School	Public	Kiabonyoru	0.79	-2.46
57.	Nsicha Deb Primary School.	Public	Kiabonyoru	1.62	-1.63
58.	Ibara Dok Primary	Public	Kiabonyoru	1.48	-1.77
59.	Wilma Academy	Public	Kiabonyoru	0.10	-3.15
60.	Kianyabongere Pag Primary School	Public	Kiabonyoru	2.21	-1.04
61.	Chinche Deb Primary School	Public	Kiabonyoru	0.84	-2.41
62.	Our Lady of Mercy Ibara Girls Primary	Public	Kiabonyoru	1.31	-1.94
63.	Ibara Deb Primary School	Public	Kiabonyoru	0.83	-2.42
64.	Nesitar Skyline Academy (Class 6)	Private	Kiabonyoru	0.04	-3.21
65.	Bridge International School	Private	Kiabonyoru	0.24	-3.01
66.	Ikonge Academy	Private	Kiabonyoru	0.19	-3.06
67.	Nyangoso Deb Primary School	Public	Kiabonyoru	0.53	-2.72
68.	Biego Primary School	Public	Kiabonyoru	1.00	-2.25
69.	Nyageita Primary School	Public	Kiabonyoru	1.69	-1.56
70.	Egentubi Deb Primary School	Public	Kiabonyoru	1.01	-2.24
71.	Nyagonge Primary School	Public	Kiabonyoru	1.70	-1.55
72.	Nyabikomu Primary School	Public	Kiabonyoru	2.44	-0.81
73.	Good Hope Academy	Private	Kiabonyoru	0.24	-3.01
74.	Kebirigo Pag Academy	Private	Kiabonyoru	0.42	-2.83
75.	Gekomoni Primary School	Public	Nyamaiya	2.02	-1.23
76.	Omokonge Deb Primary School	Public	Nyamaiya	0.21	-3.04
77.	Kemasare Primary School	Public	Nyamaiya	2.03	-1.22
78.	Goodmwanda Academy	Private	Nyamaiya	2.02	-1.23
79.	Bonyunyu Boarding Primary School	Public	Nyamaiya	3.06	-0.19
80.	Bonyaiguba Dok Primary School	Public	Nyamaiya	1.74	-1.51
81.	Rateti Primary School	Public	Nyamaiya	1.62	-1.63
82.	Ogango Sibora Academy	Private	Nyamaiya	0.25	-3.00
83.	Rangenyo Primary School	Public	Nyamaiya	2.88	-0.37
84.	Nkora ECDE And Primary	Public	Nyamaiya	1.12	-2.13
85.	Ratandi Primary School (With Special Unit)	Public	Nyamaiya	1.13	-2.12
86.	St. Teressa Bugo Primary School	Public	Nyamaiya	1.52	-1.73
87.	Masosa Primary School	Public	Nyamaiya	2.47	-0.78
88.	Moracho Faith Academy	Private	Nyamaiya	0.62	-2.63
89.	Tonga Omonuri Primary School	Public	Nyamaiya	1.45	-1.80
90.	Gisurura Joyride Academy	Private	Nyamaiya	0.47	-2.78



*Nyamira Municipal Spatial Plan*

S. No	Primary Schools	Ownership	Ward	Area (Ha)	Deficit (+) /Surplus (-)
91.	Matierio Deb Primary School	Public	Nyamaiya	3.07	-0.18
92.	Bondeka Elck Primary School	Public	Nyamaiya	1.68	-1.57
93.	Egesieri Dok Primary School	Public	Nyamaiya	1.03	-2.22
94.	Tonya Primary School	Public	Nyamaiya	3.19	-0.06
95.	Bundo Primary School	Public	Township	1.72	-1.53
96.	St Christopher Academy	Private	Township	0.18	-3.07
97.	Nyaricha Special School	Public	Township	0.25	-3.00
98.	Nyairiche Primary School	Public	Township	2.53	-0.72
99.	St. Georges Academy	Private	Township	2.05	-1.20
100.	Geseneno Primary School	Public	Township	1.76	-1.49
101.	Tente Primary School	Public	Township	0.39	-2.86
102.	Bridge International Academy- Nyamira	Private	Township	1.09	-2.16
103.	Joice Memorial Academy	Private	Township	0.43	-2.82
104.	Nyamira Primary School	Public	Township	2.37	-0.88
105.	Nyamira Downforest Academy	Private	Township	0.54	-2.71



Approximately 94% of the primary schools have less land size than required while 6% of the schools have attained the land size requirement as shown in the chart **alongside**. The deficit in land size has negative implications on the pupils' holistic development.

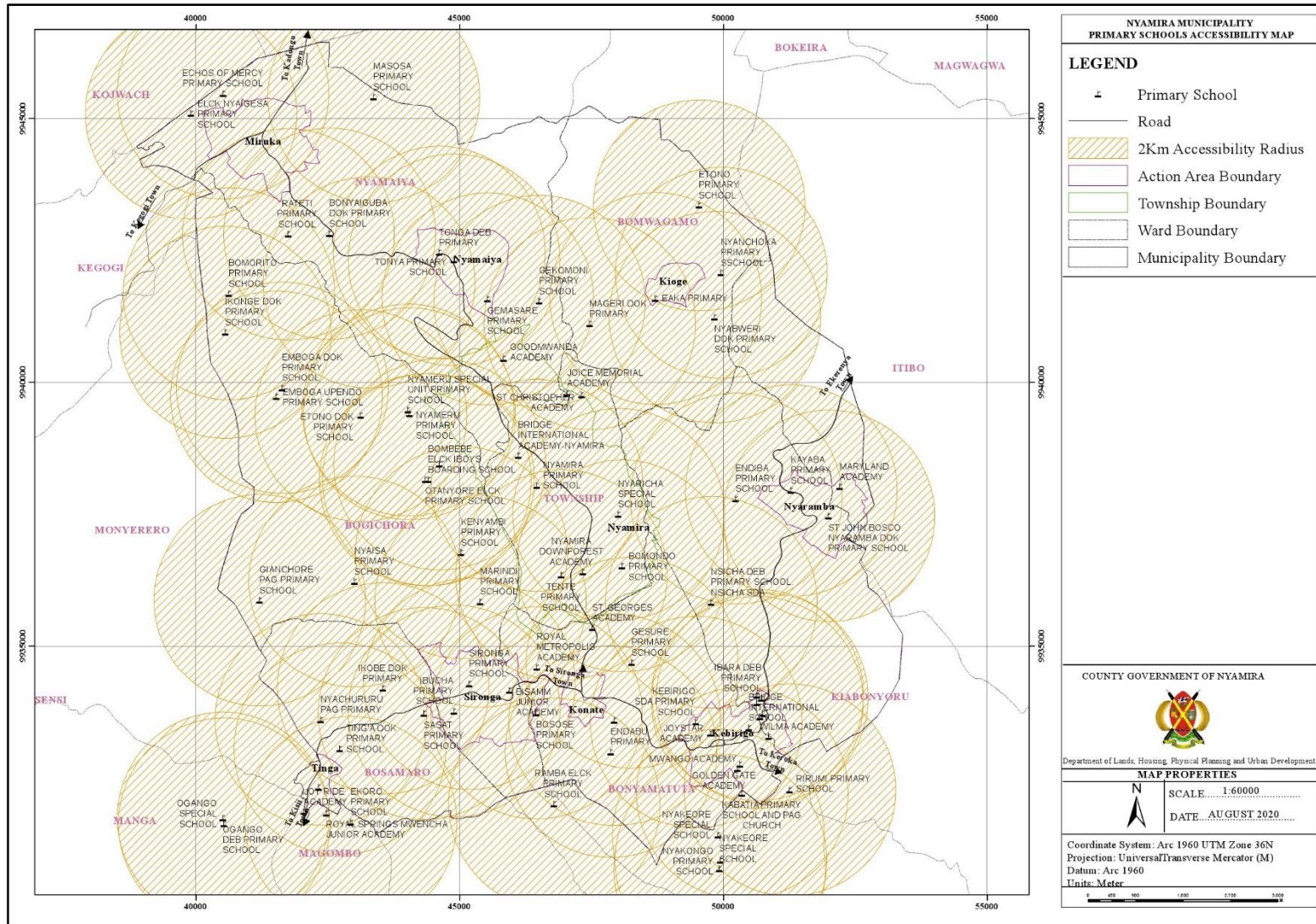
**Chart 9: Existing Primary Schools Land Sizes**

*Source: Field survey (August, 2020)*

***Spatial distribution of the Public Primary Schools***

The primary schools are relatively evenly distributed within the Municipality. The Physical Planning Handbook (2007) recommends a maximum walking distance of 2km for primary school pupils. Using an accessibility index of 2km for the public schools, all the homesteads were within the recommended proximity distance for primary schools as shown on the map below:

Map 11: Primary Schools Accessibility Map



Source: Field Survey (August, 2020)

iii. Secondary level

Nyamira County has a total of 190 secondary schools. The Municipality contributes 33 secondary schools.

**Table 24: Secondary School enrolment in Nyamira County**

S/No	Sub County	No. of Secondary School	Enrolment			T.O. D
			Boys	Girls	Total	
1	Nyamira North	55	5644	7006	12861	564
2	Nyamira South	50	17593	17162	34755	974
3	Borabu	22	3610	3490	7100	291
	<b>Total</b>	<b>127</b>	<b>26,847</b>	<b>27,658</b>	<b>54,716</b>	

Source: Nyamira County Department of Education, and Vocational Training (2020)

**Land Requirement for Secondary Schools**

According to the Physical Planning Handbook (2007), a secondary school should occupy land size of 4.5 Ha (11.25 acres). The table below shows the existing secondary schools' land sizes;

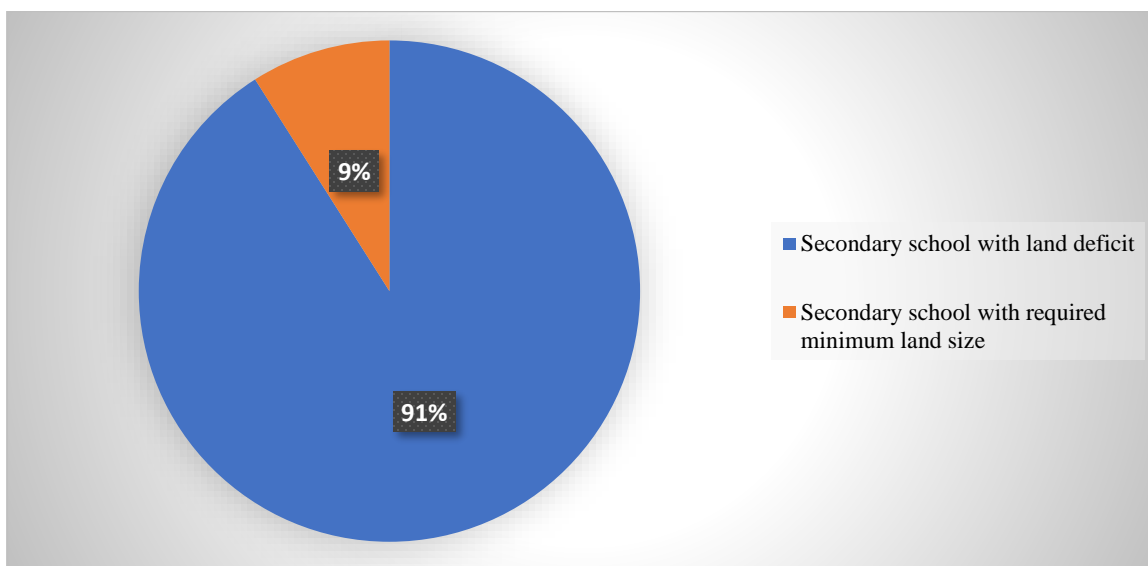
**Table 25: Secondary Schools' Land Requirements**

S. No	Secondary Schools	Ownership	Ward	Area (ha)	Surplus (+)/Deficit (-)
1.	Sironga Girls Secondary	Public	Bogichora	5.02	+0.52
2.	Nyasabakwa High School	Public	Nyamaiya	4.72	+0.22
3.	Nyamaiya Secondary School	Public	Nyamaiya	5.66	+1.16
4.	Nyameru Secondary School	Public	Bogichora	0.18	-4.32
5.	Marindi Secondary School	Public	Bogichora	0.28	-4.22
6.	Etono Secondary School	Public	Bogichora	0.78	-3.72
7.	Gianchore Pag Secondary School	Public	Bogichora	0.78	-3.72
8.	Emboga Mixed Secondary School	Public	Bogichora	1.68	-2.82
9.	Bomorito Secondary School	Public	Bogichora	0.34	-4.16
10.	Eronge Mixed Secondary School	Public	Bomwagamo	1.84	-2.66
11.	Nyambiri Secondary School	Public	Bomwagamo	0.77	-3.73
12.	Etono Secondary School	Public	Bomwagamo	1.89	-2.61
13.	Nyanchoka Secondary School	Public	Bomwagamo	0.29	-4.21
14.	Kebirigo Boys High School	Public	Bonyamatuta	2.09	-2.41
15.	St Peters Nyakemincha Secondary School	Public	Bonyamatuta	1.76	-2.74
16.	Gesure Pag Secondary School	Public	Bonyamatuta	1.16	-3.34

*Nyamira Municipal Spatial Plan*

S. No	Secondary Schools	Ownership	Ward	Area (ha)	Surplus (+)/Deficit (-)
17.	Gesiaga Secondary School	Public	Bosamaro	1.61	-2.89
18.	Nyachururu Secondary School	Public	Bosamaro	1.59	-2.91
19.	Endiba Technical Secondary School	Public	Kiabonyoru	0.54	-3.96
20.	Nsicha Secondary School	Public	Kiabonyoru	0.28	-4.22
21.	St Josephs Biego Secondary School	Public	Kiabonyoru	0.43	-3.82
22.	Nyagonge Secondary School	Public	Kiabonyoru	0.89	-3.61
23.	Egentubi Secondary School	Public	Kiabonyoru	0.62	-3.88
24.	kemasare Secondary School	Public	Nyamaiya	2.09	-2.41
25.	Rangenyo Girls Sesecondary School	Public	Nyamaiya	3.54	-0.96
26.	Bondeka Elck Girls Secondary School	Public	Nyamaiya	1.68	-2.82
27.	Masosa Secondary School	Public	Nyamaiya	1.14	-3.36
28.	St Phillips Rateti Secondary School	Public	Nyamaiya	0.81	-3.69
29.	Senator Keksu Secondary School	Public	Township	3.26	-1.24
30.	Senator Keksu Secondary School	Public	Township	3.26	-1.24
31.	Nyaigwa Secondary School	Public	Township	0.74	-3.76
32.	Nyamira Boys High School	Public	Township	2.26	-2.24
33.	Nami Secondary School	Public	Township	0.52	-3.98

*Source: Field survey (August,2020)*



**Chart 10: Existing Secondary Schools Land Sizes**

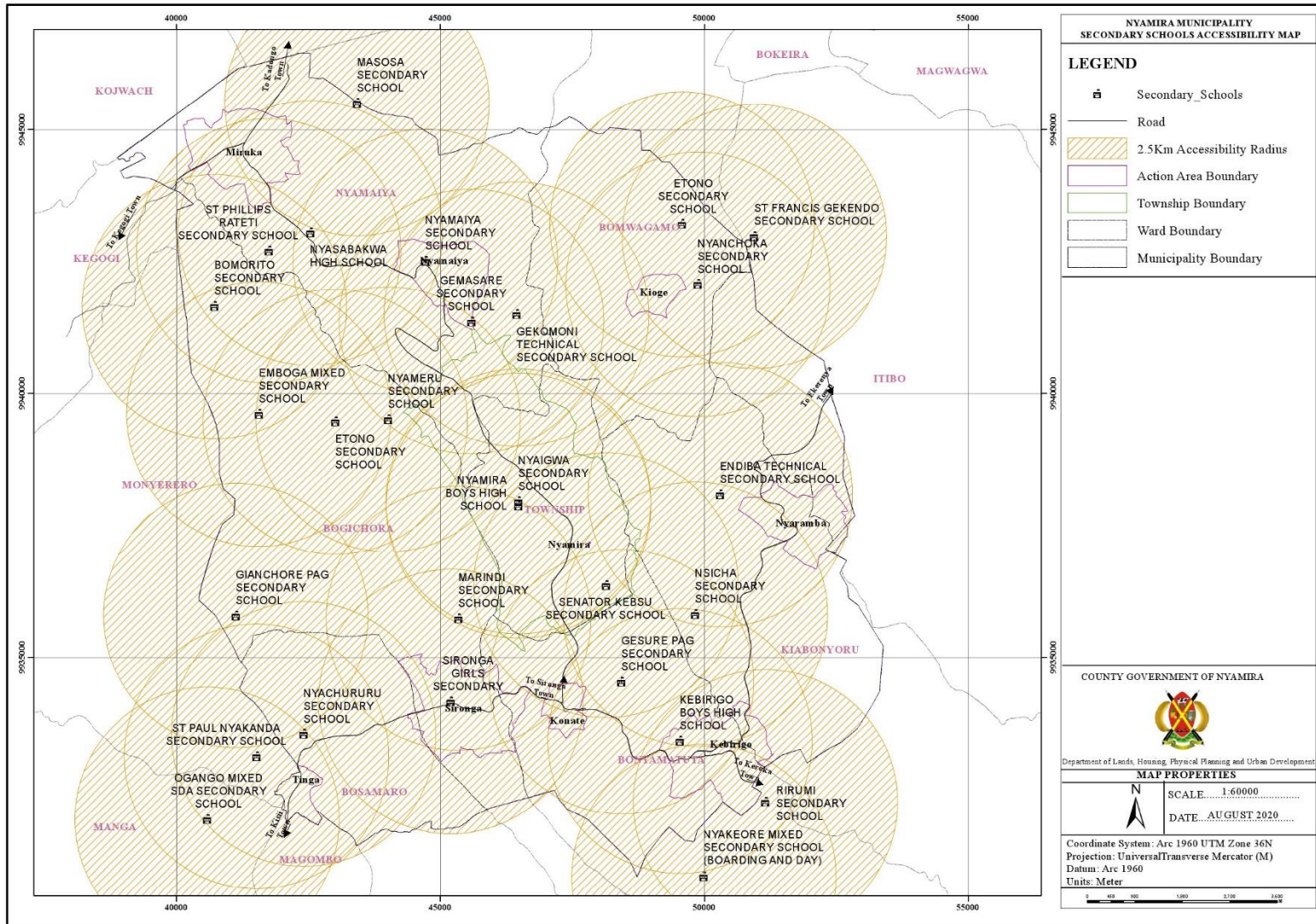
*Source: Field survey (August,2020)*

From the above analysis, approximately 91% of the secondary schools have a land deficit while 9% have attained the minimum land requirement.

***Spatial distribution of Secondary Schools***

The secondary schools are fairly evenly distributed within the Municipality. The Physical Planning handbook (2007) recommends a maximum walking distance of between 2km to 3km for secondary school going students. Using an accessibility index of 2.5km for the public secondary schools, all homesteads were within the recommended proximity distance as shown by the map below;

Map 12: Secondary Schools Accessibility Map



Source: Field survey (August, 2020)

**iv. Tertiary level**

Tertiary education, also referred to as post-secondary education, is the educational level following the completion of secondary education. It generally culminates in the receipt of certificates, diplomas, or academic degrees. The Municipality has 7 tertiary institutions as shown in the table below;

**Table 26: Tertiary Institutions within Nyamira Municipality**

S. No	School	Ward
1.	Bombebe Vocational Training Institute	Bogichora
2.	Bombebe Polytechnic	Bogichora
3.	Ekerubo Gietai Technical Training Institute	Bogichora
4.	Ibucha Vocational Training Institute	Bogichora
5.	Tinga Vocational Training Institute	Bosamaro
6.	Borabu Technical Training Institute (Nsicha Polytechnic)	Kiabonyoru
7.	Bomondo Polytechnic	Township

*Source: Field survey (August,2020)*

**Projection of required educational facilities within Nyamira Municipality**

According to the Physical Planning Handbook (2007), one nursery school is required for every 2,500 people; one primary school for every 4,000 people and one secondary school for every 8,000 people. From the computations, it was deduced that the Municipality has adequate schools based on the population. However, there is a deficit in ECDE in terms of the accessibility as per the required standards. Table 27 below summarises the projected educational facilities between 2020 and 2030.

**Table 27: Educational Facilities Requirement**

YEAR	Available	2020		2025		2030	
Institutions		Pop.	Surplus (+) Deficit (-)	Pop.	Surplus (+) Deficit (-)	Pop.	Surplus (+) Deficit (-)
ECDE	86	132,940	+32	141,161	+29	149,890	+26
Primary	86	132,940	+52	141,161	+50	149,890	+48
Secondary	30	132,940	+13	141,161	+12	149,890	+11



### ***Emerging Issues***

Nyamira Municipality Early Childhood Development Centres are not enough as per the accessibility index of 500m (Physical Planning Handbook, 2007) whereas in terms of population analyses in which one ECDE centre is required for every 2,500 people (Physical Planning Handbook, 2007), they are adequate. This is attributed by the densely populated Municipality urban areas as compared to Municipality hinterland.

### **6.4.4 Health**

Nyamira County has 130 health facilities. The doctor: population ratio is 1:11,906 while the nurse: population ratio is 1: 1,428. The County has an average bed capacity of 415. The average distance to the nearest health facility is 5km, against the standard recommended distance of 4km as per Nyamira CIDP 2018-2023. Nyamira Municipality has several health facilities which range from level (V) hospital at Nyamira Township to medical clinics.

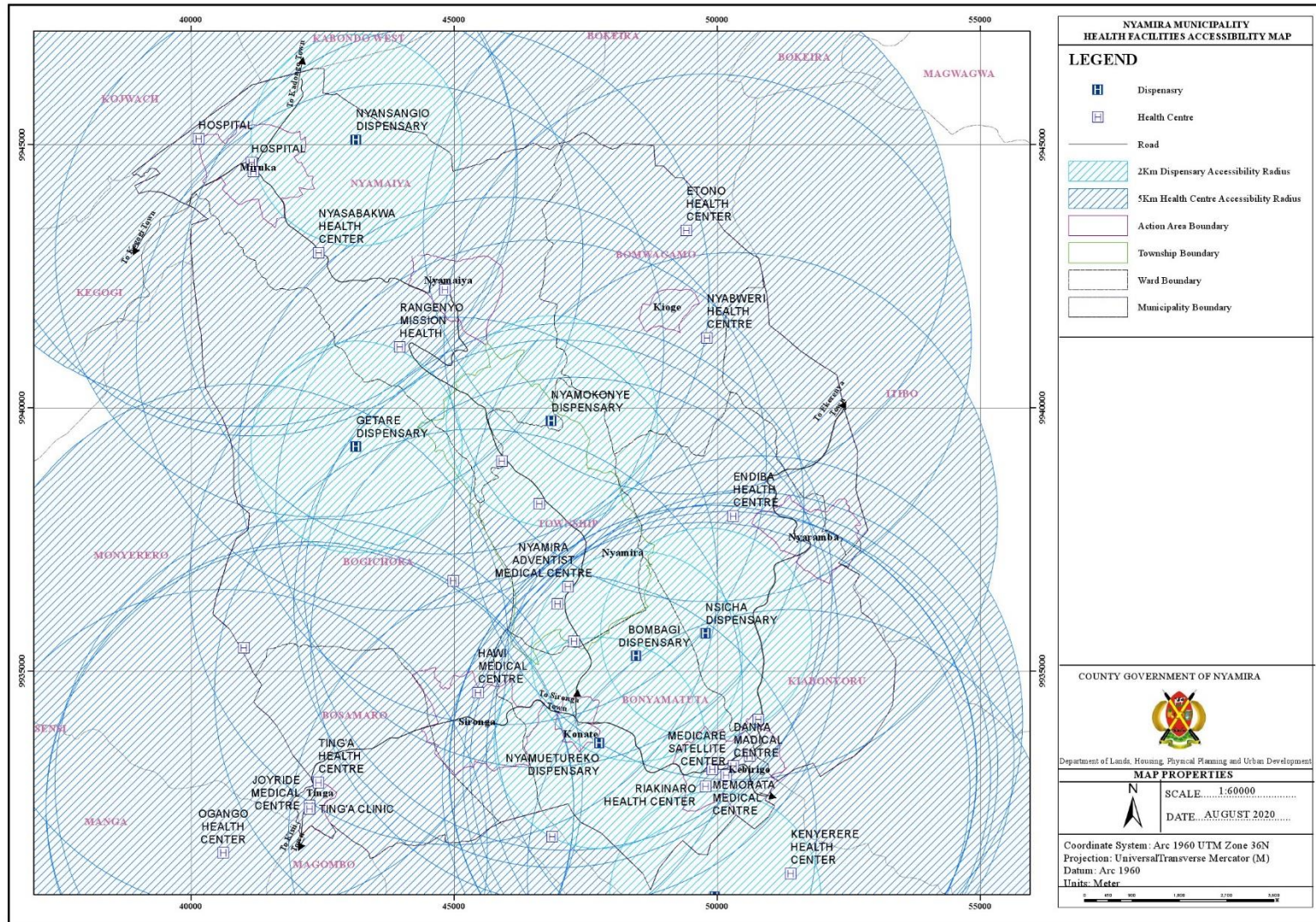
#### ***6.4.4.1 Health Facilities within Nyamira Municipality***

Nyamira Municipality has a total of 1 level (V) hospital, 13 health centres (level (III) hospitals), 9 dispensaries and several clinics.

#### ***Spatial distribution of the Health Facilities***

The public health facilities are unevenly distributed in Nyamira Municipality. Most of them are concentrated in the urban centres with just a few health facilities located in the hinterland. This is due to the fact that population is also concentrated within the urban centres especially Nyamira Township. Using 5km accessibility index, all the homesteads were within the recommended range as shown by the map below:

Map 13: Health Facilities Accessibility



Source: Field survey (August, 2020)

### Land Requirement in public health facilities

The Physical Planning Handbook (2007) recommends a minimum land size of 8.0 hectares for level (IV) and (V) hospitals and 3 hectares for a health centre and 2.0 hectares for a dispensary.

Table 28 below shows the existing health facilities land sizes in Nyamira Municipality;

**Table 28: Health Facilities and Land Requirement within Nyamira Municipality**

S. No	Health Facility	Level	Sub-County	Ward	Sub-location	(Ownership) Public/Private	Size (Ha)	Surplus (+) Deficit (-)
1.	Nyamira Referral Hospital	Level (V) Hospital	Nyamira South	Township	Township	Public	3.79	-4.21
2.	Kinara Hospital	Level (IV) Hospital	Nyamira South	Township	Township	Public	1.28	-6.72
3.	Kenyere re Health Center	Level (III) Hospital	Nyamira South	Bonyamatuta	Nyabisimba	Public	0.29	-2.71
4.	Ting'a Health Centre	Level (III) Hospital	Nyamira South	Bosamaro	Ikobe	Public	0.53	-2.47
5.	Nyasaba kwa Health Center	Level (III) Hospital	Nyamira South	Nyamaiya	Bonyaiguba	Pulic	0.72	-2.28
6.	Kenyambi Health Centre	Level (III) Hospital	Nyamira South	Bogichora	Bundo	Public	0.17	-2.83
7.	Rangenyo Mission Health	Level (III) Hospital	Nyamira South	Nyamaiya	Bonyaiguba	Private	4.22	+1.22
8.	Endiba Health Centre	Level (III) Hospital	Borabu	Kiabonyoru	Nyaramba	Public	0.14	-2.86
9.	Ramba Rural Health Centre	Level (III) Hospital	Nyamira South	Bogichora	Ibucha	public	0.20	-2.8
10.	Healcrest Health Centre	Level (III) Hospital	Nyamira South	Township	Township	Private	0.05	-2.95

*Nyamira Municipal Spatial Plan*

S. No	Health Facility	Level	Sub-County	Ward	Sub-location	(Ownership) Public/Private	Size (Ha)	Surplus (+) Deficit (-)
11.	Nyamaiya Health Center	Level (III) Hospital	Nyamira South	Nyamaiya	Bokiambori	Public	0.88	-2.12
12.	Ibara Mission Health Center	Level (III) Hospital	Borabu	Bosamaro	Nyangoge	Private	0.67	-2.33
13.	Etono Health Center	Level (III) Hospital	Nyamira West	Bongwamo	Nyagwekoa	Public	1.69	-1.31
14.	Nyabwe ri Health Centre	Level (III) Hospital	Nyamira West	Bongwamo	Nyagwekoa	Public	0.58	-2.42
15.	Riakinaro Health Center	Level (III) Hospital	Nyamira South	Bonyamatuta	Kebirigo	Public	0.15	-2.85

*Source: Field survey (August,2020)*

As shown in the table above, all the health facilities have not attained the minimum land requirement except for Rangenyo Mission Health Centre as per the requirement of Physical Planning Hand Book (2007).

**Table 29: Dispensaries Land Requirement within Nyamira Municipality**

S. No	Health Facility	Sub-county	Ward	Sub-location	(Ownership) Public/Private	Size (Acres)	Surplus (+) Deficit (-)
1.	Getare dispensary	Nyamira South	Bogichora	Nyameru	Public	0.23	-1.77
2.	Nyamokenye dispensary	Nyamira South	Nyamaiya	Bomacho	Public	0.16	-1.84
3.	Bombagi dispensary	Nyamira South	Township-Nyamira	Township	public	0.33	-1.67
4.	Nyakeore dispensary	Nyamira South	Bonyamatuta	Kebirigo	public	0.13	-1.87
5.	Nsicha dispensary	Borabu	Kiabonyoru	Nyangoge	public	0.29	-1.71
6.	Nyansangio dispensary	Nyamira South	Nyamaiya	Bokiambori	public	0.44	-1.56
7.	Nyamuetureko dispensary	Nyamira South	Nyamaiya	Siamani	public	0.48	-1.52
8.	Bombagi dispensary	Nyamira South	Township-Nyamira	Township	public	0.33	-1.67
9.	Amatierio dispensary	Borabu	Kiabonyoru	Mokomoni	Public	0.61	-1.39

As shown in the table above, all the dispensaries have not attained the minimum land as per the requirement of Physical Planning Hand Book (2007).

#### 6.4.5 Community Facilities

- i. **Social Hall-** there is only one private social hall within the Municipality namely Fort Hall at Ibara near Kebirigo Urban Centre
- ii. **Recreational** – The Municipality has various recreational facilities ranging from parks, playgrounds, cultural centres, community resource centres etc. This is shown in the table below;

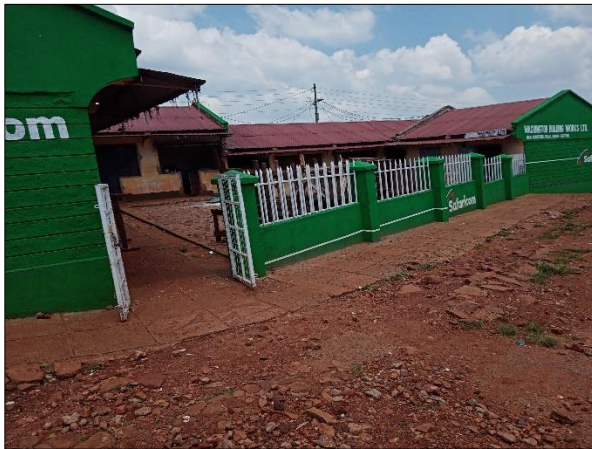
**iii. Recreational grounds in Nyamira**

**Table 30: List of recreational facilities within the Municipality**

<b>Name of facility</b>	<b>Spatial distribution</b>	<b>Ownership</b>
<b>Nyamaiya stadium</b>	North east	Public
<b>Nyamira technical school</b>	Township	Public
<b>Nyamaiya community social hall/youth resource centre</b>	North east	Public
<b>Uhuru gardens nyamira</b>	Township	Public
<b>Nyaramba cultural group</b>	West	Private
<b>Kebirigo community resource centre</b>	South west	Private
<b>Viongozi pastoral centre</b>	South west	Private
<b>More than 80 public primary and secondary school grounds</b>	Evenly across municipal	Public
<b>Cultural tourism centre</b>	Nyaramba	Private
<b>Nyamira county library and resource centre</b>	Township	Public

*Source: Nyamira County Department of Trade, Tourism & Co-operative Development*

- iv. **Markets** – These include; open air markets and closed markets. Most of the markets lack the basic support infrastructure such as power connectivity, paved paths, drainage system, solid waste collection facilities (bins, receptacles) and water supply.



*Nyabite Closed market*



*Nyamaiya Open-air Market*



*Kebirigo Open-air Market*



*Miruka Market under construction*

***Plate 6: Some of the markets in Nyamira Municipality***

*Source: Field survey (August, 2020)*

The table below shows some of the markets within the municipality and their challenges;

**Table 31: Market Facilities in some Urban Centres within Nyamira Municipality**

Urban Centre	Type of the market (closed/open)	Categories of the market (clothes, vegetables, cereals, household appliances, livestock etc)	Number of the market	Number of market days	Challenges
Nyamira Township	Closed	clothes, vegetables, cereals, household appliances,	1	2	Inadequate water Few sheds Poor solid waste management
Miruka	open	clothes, vegetables, cereals, household appliances, livestock	1	1	Under construction
Nyamaiya	open	clothes, vegetables, cereals, household appliances, livestock	1	2	No modern market sheds Poor solid waste management
Kioge	open	clothes, vegetables, cereals, household appliances, livestock	1	2	No market shed
Nyaramba	open	clothes, vegetables, cereals, household appliances, livestock	1	2	No market shed
Kebirigo	closed	clothes, vegetables, cereals, household appliances, livestock	1	2	Inadequate water Poor solid waste management
Sironga	open	clothes, vegetables, cereals, household appliances,	1	2	No designated market area
Ting'a	open	clothes, vegetables, cereals, household appliances, livestock	1	2	No market shed Poor solid waste management

Source: Nyamira County Department of Trade, Tourism & Co-operative Development



**v. Police Stations/Posts**

The Municipality has one police station and six police posts. Most of the police posts are located on private rented land. The table below shows the existing police station and posts within the Municipality.

**Table 32: Police Station and Police Posts**

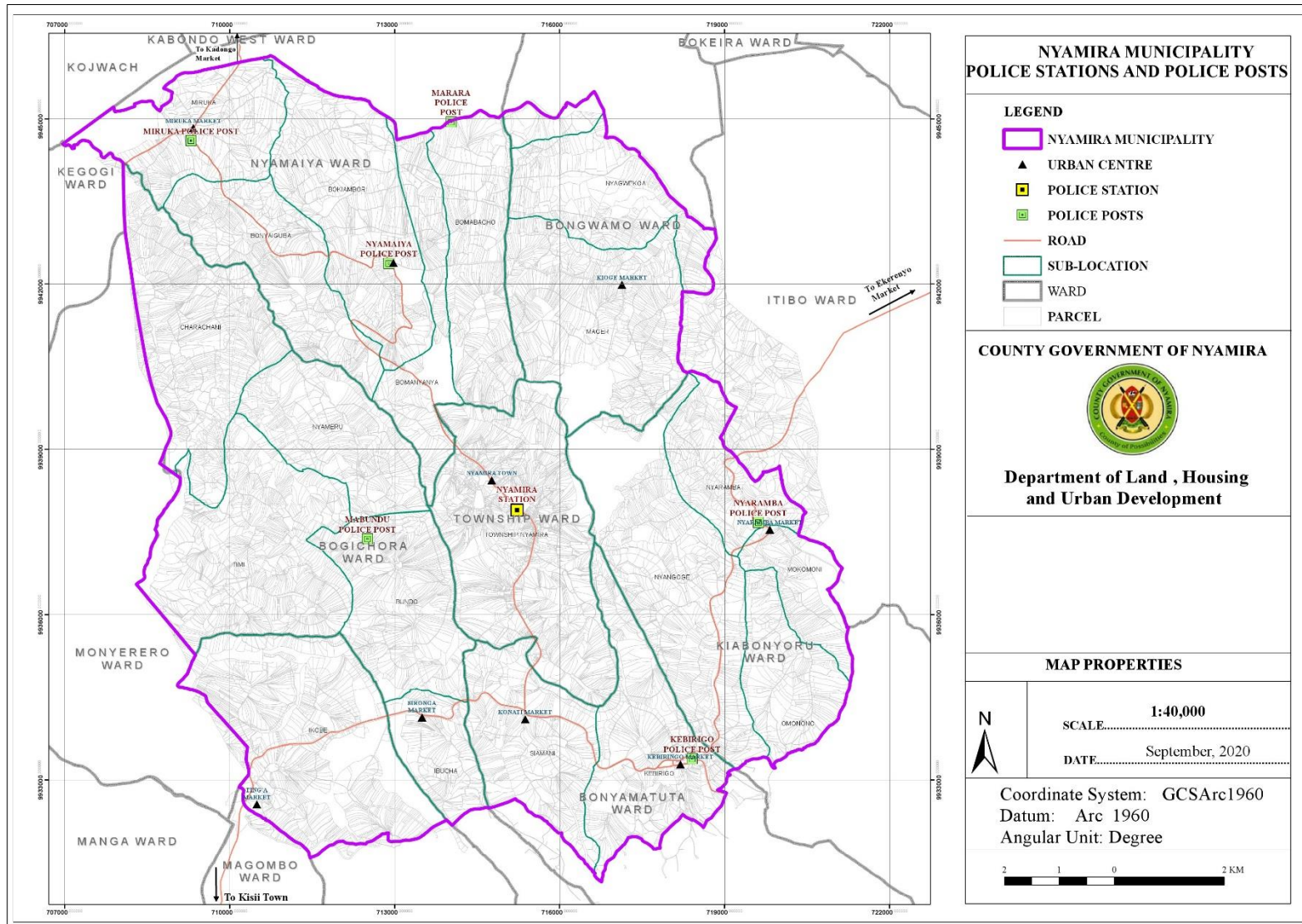
<b>Urban Centre</b>	<b>Facilities</b>	<b>Sub-county</b>	<b>Location</b>	<b>No of Officers</b>
<b>Nyamira Township</b>	Police Station	Nyamira South	Nyamira Town	200
<b>Miruka</b>	Police Post	Nyamira South	Miruka Market area	5
<b>Nyamaiya</b>	Police Post	Nyamira South	Nyamaiya Market area	10
<b>Marara</b>	Police Post	Nyamira South	Marara Market area	5
<b>Kebirigo</b>	Police Post	Nyamira South	Kebirigo Market area	5
<b>Mabundu</b>	Police Post	Nyamira South	Mabundu Market area	5
<b>Nyaramba</b>	Police Post	Borabu	Nyaramba Market area	5

*Source: Field Survey, July 2020 (OCPD, Nyamira Police Station)*

The most common offences within the Municipality include; sexual offence, murder, stealing (burglary) and making of illicit brew with the hotspot areas being Konate, Tente, Nyabite, Kebirigo, Mabundu and Miruka. The main causes of crime within the Municipality are poverty, unemployment and family feuds

The map below shows spatial distribution of police station and police post within the Municipality.

Map 14: Location of Police Stations and Police Posts



Source: Field Survey, (August, 2020)

**ii. Religious Institutions**

There are various religious facilities within the Municipality which comprise of various denominations. Some of them include; Catholic Churches, African Inland Church, Destiny International Church and Seventh Day Adventist church among others.

**6.4.6 Economic Activities**

Nyamira Municipality has various economic activities that drive its economy. The main economic activities include; commerce, agriculture and informal trade (*jua kali sector*).

**i. Commercial activities**

Most of the commercial activities are mainly concentrated at Nyamira Township and other Market Centres within the Municipality. Nyamira Township being the core business and administrative centre has the bulk of the commercial activities within the Municipality. List and categories of commercial activities within the Municipality Township and urban centres are annexed. The commercial activities are grouped into two broad categories;

**a. Formal commercial activities**

The formal commercial activities include; banking services, transport business, SACCOs, wholesale businesses, general shops, open-air markets, closed markets, eateries, hotels and restaurants among others. There are several banking institutions within the Municipality namely; Kenya Commercial Bank, Equity, Family Bank, Cooperative Bank and Kenya Women microfinance among others. The Municipality has 27 registered SACCOs as listed below:

**Table 33: Saccos within the municipality**

S. No	Name
1.	Tonya Sacco
2.	Nyamira Tea Sacco
3.	Nawo Sacco
4.	Nyamira South Bodaboda Sacco
5.	Glory Land Sacco
6.	Msel West Mugirango
7.	Utobora Sacco
8.	Nyamira Jua Kali Sacco
9.	Nyamira Express
10.	Steps Sacco
11.	Sunrays Sacco
12.	Nyamaiya Quarry
13.	Nyamira County Assembly Sacco

*Nyamira Municipal Spatial Plan*

S. No	Name
14.	Patanisha
15.	Kebikemo
16.	Nyamira Youth Bunge Sacco
17.	Wordic Sacco
18.	M-Young Sacco
19.	Nyagetinge Stars Sacco Ltd
20.	Kebirigo Nabot Sacco
21.	Bob Ni SWAG Sacco
22.	Miruka Waka Sacco
23.	Cohhenny Sacco
24.	Pedagogo Travel Smart
25.	Nyamira Line
26.	Nuru Travellers Sacco
27.	Kebomo Sacco Ltd

*Source: Department of Trade, Tourism & Co-Operative Development- County Government of Nyamira (2020)*



*Commercial activities at Nyamaiya*



*Commercial activities at Nyaramba*



*Commercial activities at Kebirigo*



*Commercial activities at Nyamira Town*

***Plate 7: Some of the banking institutions within Nyamira Municipality***

*Source: Field survey (August, 2020)*

**b. Informal business activities (*jua kali*)**

Informal activities have increasingly become the driver of the economy in Nyamira Township and other urban centres within the Municipality. The informal businesses are classified mainly into; **Artisans** (welding, motor garages, furniture making, household items and tools, tailoring, etc.), Informal traders such as hawkers, fruit and vegetable, shoes and clothes vendors among others. **Hawking** activities are concentrated along the reserves of busy internal roads, fronting the formal businesses housed on permanent structures. The *boda boda* businesses also form part of the informal trade. This service is in high demand due to the need for quick mobility within the Municipality urban centres.

**Table 34: Summary of Informal Business Activities within the Municipality**

Informal business activity	Number
<b>Hawkers</b>	3250
Artisans	300
Charcoal selling	150
Garages	10
Shoe and clothes selling	800
Boda boda	3000
Small Traders, Shops, Retail Service Kiosks	1006
Small Informal Sector	1450
Semi-Permanent Informal Sector Traders	1256
Other Informal Sector Operations	1450

*Source: Department of Trade, Tourism & Co-Operative Development- County Government of Nyamira (2020)*



***Plate 8: Informal businesses at Nyamira Township***

*Source: Field survey (August, 2020)*

## **ii. Agriculture**

Agriculture is one of the main economic activities due to the large rural hinterland in Nyamira Municipality. Agricultural activities entail both crop production and livestock keeping which are carried out in small-scale. The Municipality is characterized by the following type of crops;

- ❖ Main food crops; maize, finger millet, wheat, beans, pulses etc.
- ❖ Main horticulture fruits and vegetables; avocados, bananas, pineapples, cabbages, kales, *managu*, *saga*, *kunde*, *nderema*, *masosa*, pumpkin leaves, spinach, tomatoes, onions (spike and bulb), coriander, bell pepper etc.
- ❖ Cash crops; tea and coffee

The cash crops are sold to different markets both local and international. Coffee is mainly sold to local millers while tea and pyrethrum majorly international companies. Tea processing is done mainly by KETEPA, coffee on other hand is handled by different millers including Sasini, Gusii union, Thika coffee millers and CMC millers. Most food crops are sold within the Municipality and surplus sold to Kisumu, Nakuru, Eldoret and Nairobi. Table 35 below shows the Municipality's annual planting and harvesting seasons;

**Table 35: Annual Planting and Harvesting Seasons**

Crop	Planting	Harvesting
Maize	March	July -August
	August-Sep	December
Beans	March	May-June
	August	October-November
Finger millet	March	July-August
	August-September	December
Pineapples	Perennial Crop	

*Source: Nyamira County Directorate of Agriculture*

**Challenges facing crop production**

- Soil fertility-continuous use of land has led to lowering of soil fertility.
- Acidity in soil due to rains and over use of fertilizers
- High costs of inputs
- Lack of subsidized fertilizers
- Increased pests and diseases (especially maize- fall army worm)
- Increased bacterial and fungal diseases on horticultural crops
- Lack of access to inputs (e.g. certified seeds)
- Lack of proper organized marketing channel
- Increased land sub-division

**Opportunities in Crop Production**

- Favorable climate



Banana farm



Tea farm

***Plate 9: Agricultural Activities***

*Source: Field survey (August, 2020)*

***Livestock Production***

The types of animals reared within the Municipality are dairy cows, dairy goats, sheep, poultry (layers, broilers), bees, pigeons, ducks, turkeys, donkeys and rabbits. There are various value addition industries within the Municipality such as Nyamira peri urban cooler opposite Borabu Country Inn, Kuku Den opposite the works office, Highland Creameries in Borabu sub-county, BODAF A Cooler in Borabu and Borabu Union Coolers in Nyansiongo.

***Livestock production challenges within the municipality***

- Lack of an organized marketing system
- Prevalence of pests and livestock diseases
- Lack of better animal breeds for increased production
- Inadequate feeds for livestock
- Inadequate management skills among farmers
- High cost of farm inputs



***Opportunities available for livestock production:***

- Ready market from the ever-growing high population of Nyamira
- Favourable climatic conditions for livestock production
- Availability of adequate labour for animal production
- Good road networks throughout the county
- Introduction of artificial insemination by the county to lower cost
- Availability of agricultural extension officer employed by the county to advice farmers

***Bee Keeping***

Bee keeping is a major part of the agriculture of Nyamira County with approximately 150,000 litres produced by the County of which the Municipal produces approximately 40,000 litres annually. The honey is sold locally, hence need for a proper channeled market.

***Agro- Based Industries***

The Agro-based industries in Nyamira Municipality are Kebirigo tea factory and Sanganyi tea factory. Both factories deal in tea processing and produce an average of 150,000 kg per factory each month. These industries are privately owned with their source of raw materials being farmers in the areas around them. Access roads need to be upgraded to bitumen standards.

**iii. Mining**

Nyamira Municipality has a few mining activities which include; murrum and bricks. Bricks are mainly made in Sironga while murrum mining occurs mainly at Nyangoge. Both the bricks and murrum are sold locally with about 50,000 bricks sold per month at a value of ksh 750,000 while murrum is rated at about ksh 300,000 per month. The table below shows mining activities and their location within the Municipality:

**Table 36: Municipality Mining Activities**

<b>Urban centre</b>	<b>Area</b>	<b>Material mined</b>
<b>Sironga</b>	Sironga marshlands	Soil for brick making
<b>Nyamira township</b>	Quarry within township	Murrum
<b>Kioge</b>	Quarry	Ballast mine
<b>Nyamaiya</b>	Bondeka Kemasare Rangenyoy	Murrum and ballast
<b>Kebirigo</b>	River Gucha	Ballast Sand

*Source: Nyamira County Directorate of Mining*

## **Challenges**

- Environmental degradation
- Over exploitation by brick makers and middlemen
- Source of fire for burning the bricks and murram is firewood leading to massive deforestation
- Child labour- children engage in brick making and collecting murram
- Ballast mining along roads spoiling roads
- Theft of bricks- especially at night



*Brick making at Sironga*



*Ballast mining at Nyamaiya area*

### ***Plate 10: Mining activities within the Municipality***

*Source: Field survey (August,2020)*

## **6.5 Infrastructure and Utility Services**

This presents the infrastructure and services in Nyamira Municipality which include transport, water, sanitation, energy, Information and Communication Technology.

### **6.5.1 Overview**

This section focuses on the infrastructure and services within Nyamira Municipality which include transport, water, sanitation, energy, Information and Communication Technology.

## **6.5.2 Transport**

The main mode of transport in Nyamira County is road. Major roads include; Kisii-Chemosit road (B4) and Konate-Senta road (B5).

### **6.5.2.1 Road Transport in Nyamira Municipality**

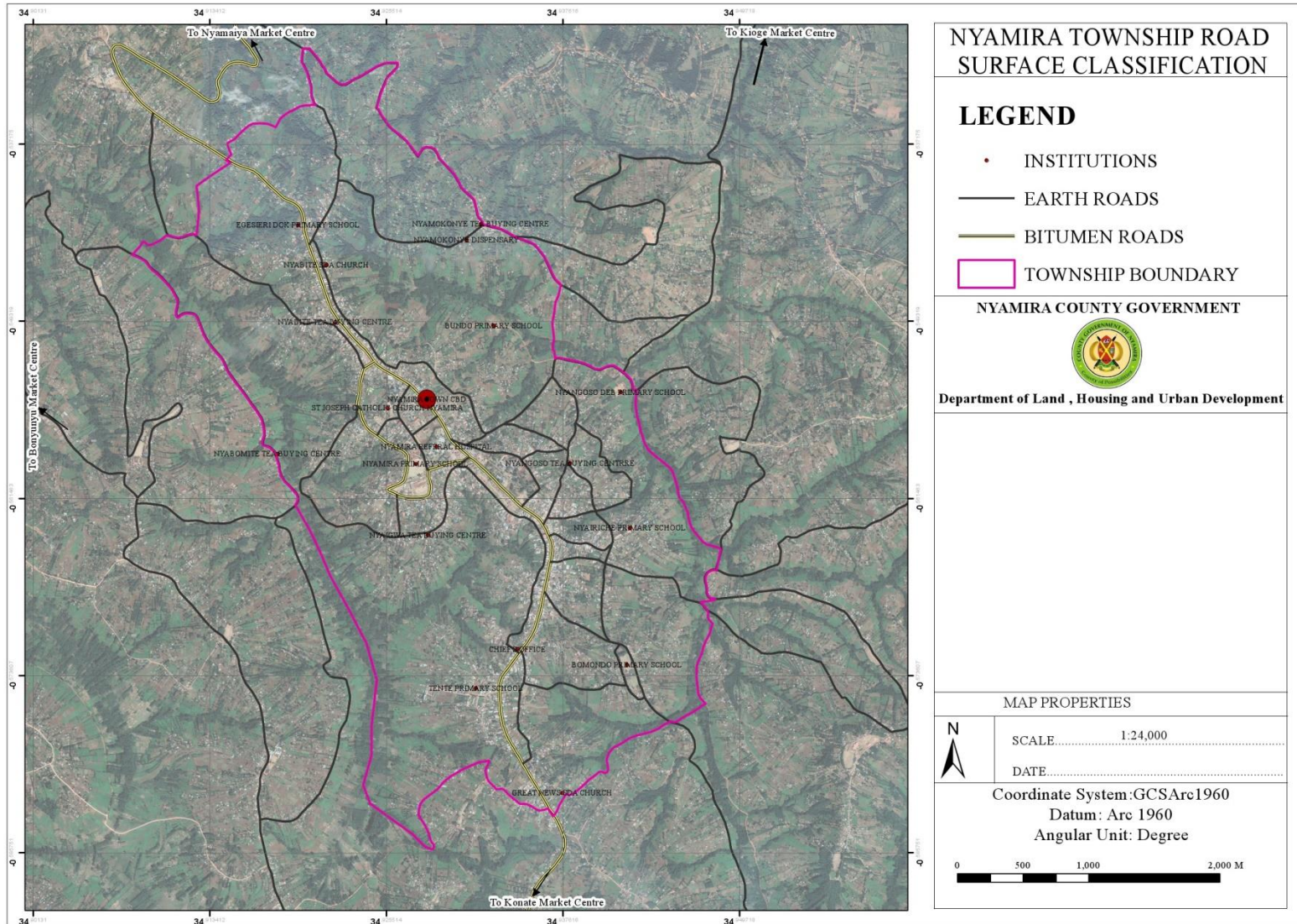
Within Nyamira Municipality, road transport remains the major mode of transport. Kisii-Chemosit road (B4) and Konate-Senta road (B5) serve as the major tarmac transportation link between Nyamira Township and other urban centres. Most of the urban centres in the Municipality are directly connected to Nyamira Township. Nyamira Municipality has about 406.43km of road network of which 42.49 Km is bitumen while 363.94 km is of earth surface.

**Table 37: Municipality Road Surface Classification**

<b>Township</b>	<b>Bitumen (Km)</b>	<b>Earth (Km)</b>	<b>Total (Km)</b>	<b>% Bitumen</b>	<b>% Earth</b>
<b>Whole Municipality</b>	42.49	363.94	406.43	10.45	89.55
<b>Nyamira Township</b>	6.25	43.82	50.07	12.48	87.52

*Source: Field survey (August, 2020)*

Map 15: Nyamira Township Roads Surface Classification



Source: Field survey (August, 2020)

**6.5.2.2 Road Conditions**

Nyamira Municipality has 10.45% of bitumen and 89.55% earth roads. This implies that most of the road surface requires upgrading to bitumen standard. Out of 10.45% of bitumen standard roads within the municipality, Nyamira Township contributes 1.54%. Plate 11 below shows some of the road bitumen standards within the Municipality;



*Bitumen road in Nyamira Municipality  
(Konate –Senta Road (B5))*



*Kisii-Chemosit road (B4)*

***Plate 11: Bitumen roads that are in good condition in Nyamira Municipality***

*Source: Field survey (August, 2020)*

Most of the roads (89.55%) within Nyamira Municipality are of earth surface hence require upgrading to bitumen standards. Some of the roads are well maintained while others are characterized by encroachment, lack of connectivity, narrowness, lack of drainage and blocked channels as illustrated by plate 12 below;



*Narrow and eroded earth road*



*Well maintained earth road*

***Plate 12: Road conditions in Nyamira Municipality***

*Source: Field survey (August,2020)*

**6.5.2.3 Public Transport**

The use of public transport is widely adopted by most of the residents in Nyamira Municipality with the most common being the use of ‘*Matatus*’ and Motorcycles. The major operators include: 14-seater matatus, taxis and motorcycles. Motorcycle transport is highly used for transport within short distances and inaccessible routes by vehicles in the Municipality while taxis and passenger service vehicular transportation are used for long distances. There are 3,540 motorbikes operating within Nyamira Municipality, with 17 designated sheds. There are 3 boda boda registered Saccos and 53 self help welfare Association and 6 registered *matatu* Saccos operating in Nyamira Municipality namely; Wasafiri Sacco, M-Young Sacco, Kinyana Sacco, Keki Line Sacco, Toesemanie Sacco and Nuru Travelers Sacco. The table below summarizes the number of the *Boda Boda* Saccos within the Municipality;

**Table 38: Number of Boda Boda Sacco as Per Wards within the Municipality**

Ward	No of Motorbikes	Sheds		Street furniture	Toilets	Parking spaces	Lighting	Saccos (Names)
		No of sheds	Capacity					
<b>Nyamaiya</b>	347	2	15	-	1	8	Yes	Nyamira south bodaboda SACCO
<b>Bogichora</b>	580	3	20	2		7	Yes	Nyamira south bodaboda SACCO
<b>Bosamaro</b>	677	1	15	-		7	Yes	Nyamira south bodaboda SACCO
<b>Bonyamatuta</b>	586	1	15	-		9	Yes	Nyamira south bodaboda SACCO
<b>Kiabonyoru</b>	424	0		-		9	Yes	Borabu bosaboda Sacco
<b>Bomwagamo</b>	233	3	60	3		4	Yes	Nyamira North Bodaboda SACCO
<b>Nyamira Township</b>	693	7	80	4	1	15	Yes	Nyamira south bodaboda SACCO

Source: Field survey (August,2020)

**6.5.2.4 Bus Terminus**

The Municipality has one designated bus terminus at Nyamira Township. The available support infrastructure at the bus terminus includes: a public toilet and water point close to the toilet and 240-seater capacity furniture. However, the existing bus terminus lacks basic support infrastructure such as way finding (Passenger Information Systems (PIS), signage and markings).



***Plate 13: Nyamira Township Bus Terminus***

*Source: Field survey (August,2020)*

**6.5.2.5 Parking Lots**

The Municipality has several designated parking spaces within Nyamira Town CBD. There are approximately 384 commercialized parking spaces among which 35 are reserved and the remaining 349 are unreserved. However, some of the unreserved parking lots have been invaded by street vendors. Adequate parking space is required, given that the Municipality is growing rapidly due to increased commercial and other activities.

**Table 39: Reserved Parking Lots**

No	Name of Business Premise	No of Parking Lots Reserved
1.	Shivling Supermarket	5
2.	Kenya Women Finance Trust	3
3.	Boflos Hardware	9
4.	Family Bank	4
5.	Smart Petrol Station	6
6.	Cooperative Bank of Kenya	8

*Source: Directorate of Physical Planning*



**Plate 14: Reserved and unreserved parking lots at Nyamira Town**

*Source: Field survey (August, 2020)*





**Plate 15: Parking lots encroached by street vendors**  
*Source: Field survey (August,2020)*

### 6.5.3 Storm Water Drainage

Most of the open and closed stormwater drainage channels are constructed at areas around Nyabite Market, bus terminus and Nyamira County referral hospital access roads. Most of the roads do not have drainage channels; however, most earth roads have dug trenches for storm water management. Some of the drainage channels are being clogged by solid waste hence the need for constant cleaning and proper management of the waste. There is inadequate storm water drainage system along the murram and earth roads. This accelerates road damage during rainy seasons due to water clogging.



*Constructed storm water drainage channel*

*Dug storm water drainage channel*

**Plate 16: Drainage channels conditions in Nyamira Township**

*Source: Field survey (August,2020)*

#### **6.5.4 Non-Motorized Transport**

The Municipality has a pedestrian lane along Konate-Senta road (B5) within Nyamira town CBD. However, most of the roads within the Municipality lack non-motorized transport. The lack of non-motorized transport causes conflict between motorized and non-motorized transport.



*Plate 17: Pedestrian walkway along Konate-Senta road (B5)*

*Source: Field survey (August,2020)*

#### **6.5.5 Emerging issues**

- ❖ Inadequate storm water drainage channels
- ❖ Clogging of some storm water drainage channels
- ❖ High percentage of earth roads
- ❖ Encroachment of some road reserves in urban centres
- ❖ Inadequate pedestrian walkways in major urban centres
- ❖ Narrow access roads

## 6.5.6 Water Supply

### 6.5.6.1 Water Supply in Nyamira Municipality

The main sources of water within the Municipality are rivers, natural springs, rainwater, wells and boreholes that serve both domestic and commercial/industrial users. Nyamira Municipality is mainly served by Gusii Water and Sanitation Company (GWASCO), Lake Victoria Development Authority, Bomwagamo Water Supply and Sewerage Company and private water providers. The water production is at 530 m<sup>3</sup>/day and has a design capacity of 3800m<sup>3</sup>/day.

Nyamira Municipality has three major storage facilities each holding 500m<sup>3</sup>/day these include; KMTC storage, Rangenyo storage and Kebirigo Ibara storage tank. However, away from the urban core people are also served by natural springs, rainwater and rivers. Most of the areas including urban centres within the municipality are not served by piped water.

**Table 40: Sources of Water**

Urban Centre	Source of Water
Nyamira Township	Piped water, Private water providers, Spring, Lake Victoria South Development Agency, Borehole, Rain water, Stream, River
Kebirigo	Piped water (not functional), Rain water, Springs, Lake Victoria South Development Agency, River
Miruka	Rain water, springs, wells
Nyamaiya	Rain water, River, Springs, Rangenyo water storage
Nyaramba	River, Rain water, Springs, Wells, Stream
Ting'a	River, Rain water, Springs, Piped (not functional), Borehole
Sironga	River, Rain water, Springs
Konate	Rain water, Springs
Kioge	NGO (world vision), River, Stream, Spring, Rain water

*Source: Field survey (August, 2020)*

### 6.5.6.2 Water Demand

The main sources of water for the Municipality are GWASCO and Lake Victoria South Development Agency who get their water from River Eaka. Each pump 530 m<sup>3</sup>/day with Nyamira Township having 43,000 households out of which 2,500 are connected to piped water. This represents only 5.8% of the population with a majority deficit of 40,500 households without a water connection.

The water supply is more than enough but the tariff of ksh.75/m<sup>3</sup> is high and most of the residents are unable to afford to pay for the connection. Nyamira Municipality has a projected water demand of 3800 m<sup>3</sup>/day and has a surplus supply of 3270m<sup>3</sup>/day.

#### ***6.5.6.3 Emerging issues***

- ❖ Increase in water demand due to increasing population
- ❖ Unexploited water sources
- ❖ Poor management and distribution of water

### **6.5.7 Sanitation**

#### ***6.5.7.1 Liquid Waste Disposal***

The Municipality does not have a conventional sewerage system but there is a plan to have a sewage-disposal setup. Most of the residents within the Nyamira Township use septic tanks as a way of liquid waste management. The Municipality is served by one exhauster which empties the septic tanks and it is stationed at Kisii Town. This collection is done by GWASCO and is shared by both Nyamira and Kisii Counties. In rural hinterland most of the residents use pit latrines as a way of liquid waste management.

#### ***6.5.7.2 Solid Waste Management***

The Municipality does not have a proper solid waste management system. The current dumping site within Nyamira Township is an abandoned ballast mining site at Kemasare. The site is neither properly demarcated nor well managed leading to environmental pollution. There are designated collection points within the Nyamira Township where waste is periodically collected and taken to the dumping area. Most of the urban centres burn their waste with a few dumping their waste at undesignated areas for collection. The scattering of waste within the Municipality is a clear indication that there is no proper coordination solid waste management.

As per the NEMA solid waste management (2004), a person generates 0.29 kilograms per day. Nyamira urban centre waste generation and whole Municipality is as shown in the table below:

**Table 41: Municipality Urban Centres Waste Generation per Year**

	2019	2020	2025	2030
<b>Nyamira Municipality (Population)</b>	131,355	132,940	141,161	149,890
<b>Waste Generation Per Year in tonnes (365 days)</b>	13,904	14,071	14,942	15,866
<b>Nyamira Township (Population)</b>	24,483	25,482	31,124	38,015
<b>Waste Generation Per Year in tonnes</b>	2,592	2,697	3,294	4,024
<b>Kebirigo Market Centre (Population)</b>	4,711	4,903	5,989	7,315
<b>Waste Generation Per Year in tonnes (365 days)</b>	499	519	634	774
<b>Miruka Market Centre (Population)</b>	3,921	4,081	4,985	6,088
<b>Waste Generation Per Year in tonnes (365 days)</b>	415	432	528	644
<b>Sironga Market Centre (Population)</b>	2,621	2,728	3,332	4,070
<b>Waste Generation Per Year in tonnes</b>	277	289	353	431
<b>Nyamaiya Market Centre (Population)</b>	1,496	1,557	1,902	2,323
<b>Waste Generation Per Year in tonnes (365 days)</b>	158	165	201	246
<b>Nyaramba Market Centre</b>	1,222	1,272	1,553	1,897

	2019	2020	2025	2030
<b>(Population)</b>				
<b>Waste Generation Per Year in tonnes (365 days)</b>	129	135	164	201
<b>Ting'a Market Centre (Population)</b>	595	619	756	924
<b>Waste Generation Per Year in tonnes (365 days)</b>	63	66	80	98

The plate below shows the solid waste management within the Municipality;



*Garbage disposal area at Kemasare      Undesignated solid waste disposal site at Nyamira Township*  
**Plate 18: Solid waste management within the municipality**  
*Source: Field survey (August,2020)*

### 6.5.7.3 Emerging Issues

- ❖ Lack of sewer reticulation system
- ❖ Improper solid waste management
- ❖ Lack of designated waste collection sites
- ❖ Un-improved sanitation facilities

### 6.5.8 Energy

Energy sources within the Municipality can be categorized into two; renewable and non-renewable. Renewable sources include; solar and bio-fuel whereas non-renewable include; charcoal, firewood, electricity, gas and paraffin. The Municipality is served by one Kenya Power and Lighting Company (KPLC) Sub-station which serves the 85,548 customers. Electricity is mainly connected to the major public and private institutions and commercial centres. Majority of the households are connected to electricity which has been accelerated by the rural electrification programme across the Country.

Solar powered lighting has also been embraced in the County with other sources of renewable energy being hydropower and 2 biomass digesters in the Municipality. Firewood is the main source of energy for cooking within the agricultural hinterland while in most urban centres it's charcoal, paraffin and electricity respectively. Use of Firewood energy has implications on the environment in terms of air pollution and the reduction of forest cover. The use of firewood and charcoal mainly for household energy is contributing greatly to deforestation and environmental degradation.

#### 6.5.8.1 High mast flood lights and street lights

Most of the urban centres within the Municipality lack high mast floodlights. However, solar-powered street lights have been installed within the core of the urban areas with the immediate hinterland lacking street lights and high mast floodlights. The presence of street lights within the urban centres has led to reduction of insecurities. However, some of the street lights are not functional hence need to be repaired.

**Table 42: List of Flood and Street Lights within Nyamira Municipality**

Urban Centre	Total number of floodlights and street lights	Functional	Not functional
Nyamira Township	70	48	22
Kebirigo	10	7	3
Miruka	9	6	3
Nyamaiya	4	3	1

Urban Centre	Total number of floodlights and street lights	Functional	Not functional
Kioge	2	2	0
Nyaramba	6	2	4
Sironga	3	3	0
Konate	4	4	0
Ting'a	4	2	2
Total	<b>112</b>	<b>78</b>	<b>34</b>

Source: Field survey (August,2020)



Floodlight at Miruka Market



Solar Powered Street light at Nyamaiya

**Plate 19: Floodlights and street lights within the municipality**

Source: Field survey (August,2020)

**6.5.9 Information and Communication Technology**

Just like many other areas of Nyamira County, the flow of information and communication in the Nyamira Municipality has lately changed from the traditional forms to modern technology. The Municipality has coverage of the following mobile phone service providers; Safaricom, Airtel and Telkom Kenya. Money transfer is mainly done through M-Pesa, Posta Pay and Airtel money services. Other communication operators in the area include, *Matatu* SACCOs among other private enterprises that mainly offer parcel delivery services.



The use of electronic and print media has been widely adopted as sources of information in the Municipality. The citizenry in the Municipality utilize radio, television and newspapers as the primary sources of information. Residents of the Municipality rely on both local and national stations. Some of the local radio stations include; Minto, Egesa and Kisima FM.

Some of the national media stations include; KTN, Citizen, Nation TV and KBC for news and entertainment. The main print media is national newspapers such as Nation, Standard and the People daily. Social Media and Website tools have been adopted by the people especially the youth in Nyamira Township.

#### ***6.5.9.1 Emerging Issues***

- ❖ Insufficient high mast flood lights in Nyamira Township and other urban centres
- ❖ Lack of sewer reticulation system
- ❖ Lack of proper solid waste management
- ❖ Need to increase network boosters

## 6.6 Land, Housing and Settlement

### 6.6.1 Land Tenure

About 85% of land within the Municipality is privately owned and the remaining 15% being public land. Most of the privately owned land is mainly used for agricultural activities in Municipality rural hinterland. Public lands are mainly found within the urban centres, public institutions and wetlands.

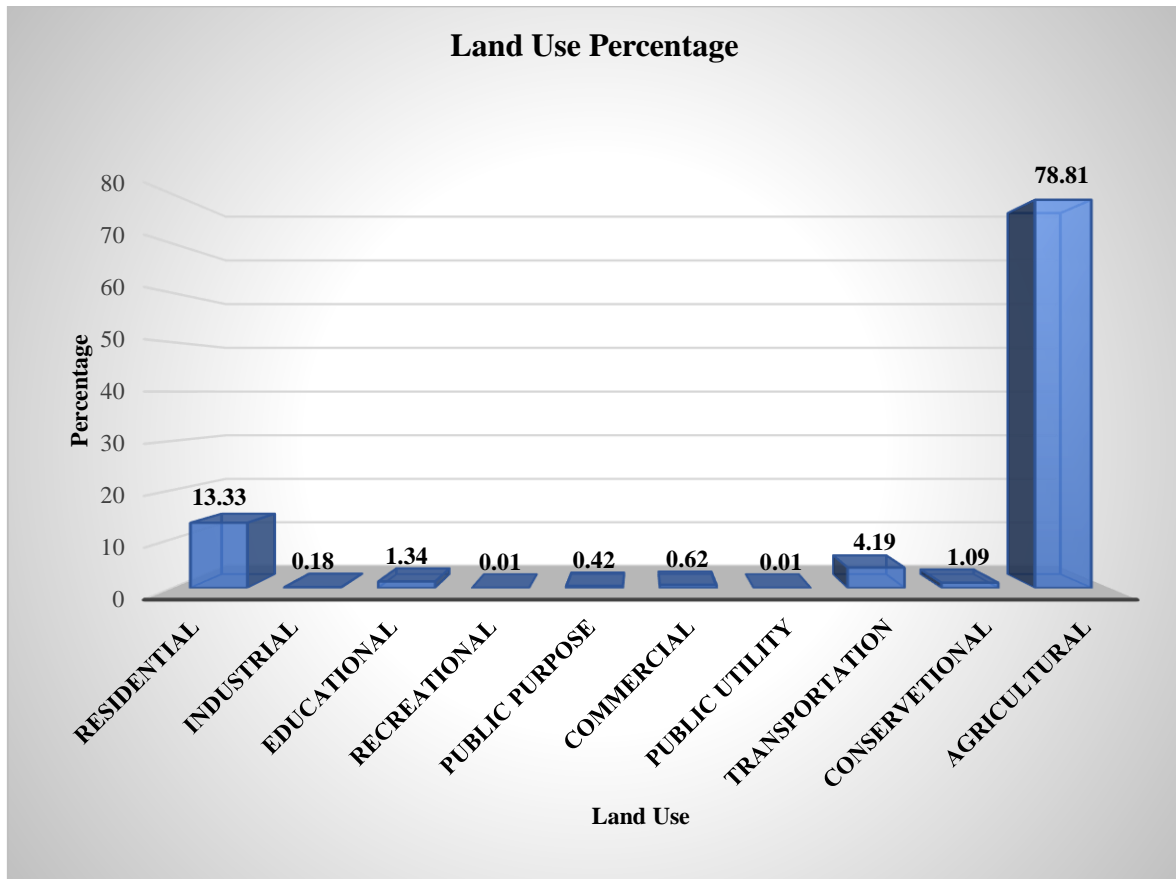
### 6.6.2 Land Use

The land use proportions in Nyamira Municipality are presented in the table and chart below;

**Table 43: Existing Municipality Land Use Budget Percentages**

Land Use Code	Land Use	Area (Ha)	Percentage
0	Residential	2074.5	13.38
1	Industrial	27.68	0.18
2	Educational	208.34	1.34
3	Recreational	2.22	0.01
4	Public Purpose	64.73	0.42
5	Commercial	97.13	0.63
6	Public Utility	2.26	0.01
7	Transportation	651.7	4.20
8	Conservational	169.19	1.09
9	Agricultural	12202.25	78.72
Total		<b>15,500</b>	100

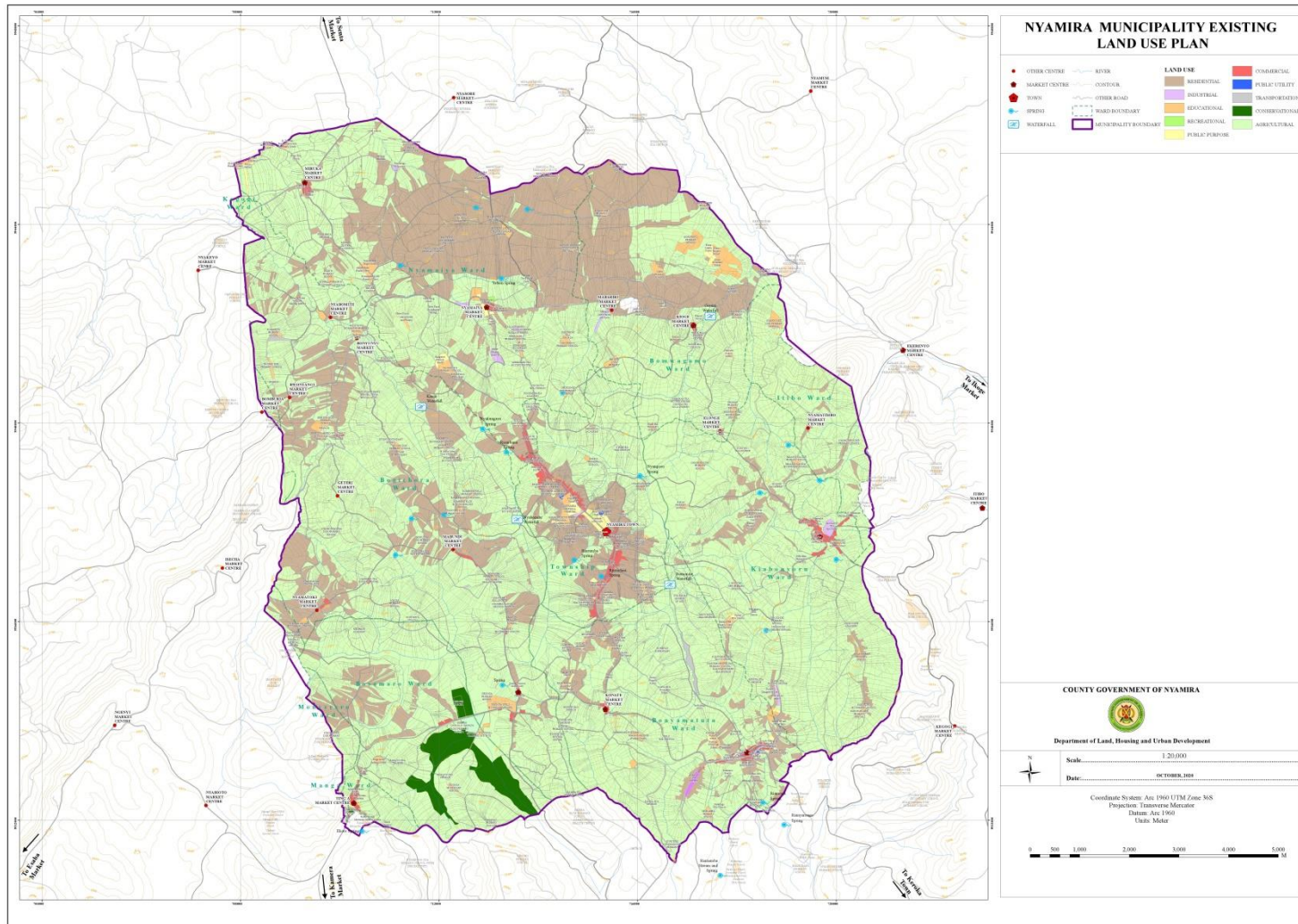
Agricultural land use takes a great portion of the Municipality accounting for 78.72% of the land within the Municipality. This can be attributed to the fact that agriculture is the backbone of the Municipality's economy. Conservation consists of the forest and riparian reserves. The percentages of the other land uses are relatively low due to the large agricultural hinterland being part of the Municipality.



**Chart 11: Nyamira Municipality Land Use Classification**

The map below shows the spatial distribution of Nyamira Municipality existing land uses;

Map 16: Nyamira Municipality Existing Land Use



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### **6.6.3 Land Use and Urbanization Trend**

There is an increased rate of the urban population within most urban centres in the municipality. Nyamira Township being the Headquarter of the County Government of Nyamira and the National Government at the County level experiences a higher rate of the urbanization. This has led to unplanned development and continued urban sprawl mainly along major roads resulting in uncoordinated urban development and land use conflicts. The increased demand for commercial and residential activities has resulted in an unregulated land sub-division at the immediate Nyamira Township hinterland.

The main settlement pattern exhibited within the nyamira CBD is linear pattern along the major roads while on the hinterland it's cluster as shown in plate 21 below. However, nuclear settlement pattern is also exhibited in some Market Centres. Below is a section of Konate – Senta Road showing the linear and nuclear settlement pattern;



***Plate 20: Linear Settlement along Konate – Senta Road (B5)***

*Source: Google Earth (August, 2020)*



***Plate 21: Nuclear settlement at Miruka Market Centre.***  
*Source: Google Earth (August, 2020)*

The settlement patterns are influenced by various factors, which include road networks (accessibility), urbanization and topography among others. Linear settlements are mainly along the Konate – Senta Road (B5). Nucleated settlements are evident in some Market Centres within the Municipality. The plate below shows urban development trend in Nyaramba Market Centre and Nyamira Township.



*Section of Nyamira Township, 2010 Image*



*Section of Nyamira Township, 2020 Image*



*Section of Nyaramba Market Centre, 2010 Image*



*Section of Nyaramba Market Centre, 2019 Image*

***Plate 22: Urbanization Trend Nyamira Township and Nyaramba Market Centre***

*Source: Google Earth (August, 2020)*

#### **6.6.4 Nyamira Township**

The most vibrant node within the Municipality is Nyamira Township, which is the commercial hub for the entire Municipality and the entire County. Its primacy is attributed to the fact that it's a service Town therefore a lot of people come in every day to seek Government services. Its strategic location, connectivity to the interior, availability of commercial spaces and availability of agricultural produce has highly contributed to its thriving economy. Its growth is facilitated by various financial platforms such as banks, mobile banking and SACCOs.

In the Township, there are several commercial banks, Mpesa agents, banking agents and SACCOs, which speed up money transfer and transactions thus propelling the economic growth. Currently the Township is growing exponentially with rapid expansion and large storey buildings coming up for both residential and commercial uses. The plate below shows sections of Nyamira Township CBD.



**Plate 23: Sections of Nyamira Township**

*Source: Field survey (August, 2020)*

### **6.6.5 Housing**

Adequate decent housing contributes directly to human health, security and productivity. It is essential to both the quality of life and the socio-economic development of any given community. The County has 150,669 dwelling units, which are grouped into conventional houses and group quarters. Out of the total dwelling units in the County, 99.89% are conventional and 0.11% are group quarters. Conventional houses are the ones constructed using traditional method of building, using common techniques and materials while group quarters refer to persons living in a collective environment such as army barracks and hostels in learning institutions.

**Table 44: Housing Categories as per Sub-counties covered by Municipality**

<b>Sub county</b>	<b>Conventional houses</b>	<b>Group Quarters</b>	<b>Total</b>
Borabu	19,404	64	19,468
Nyamira North	40,396	50	40,446
Nyamira South	38,959	14	38,973

*Source; KNBS Census, 2019*

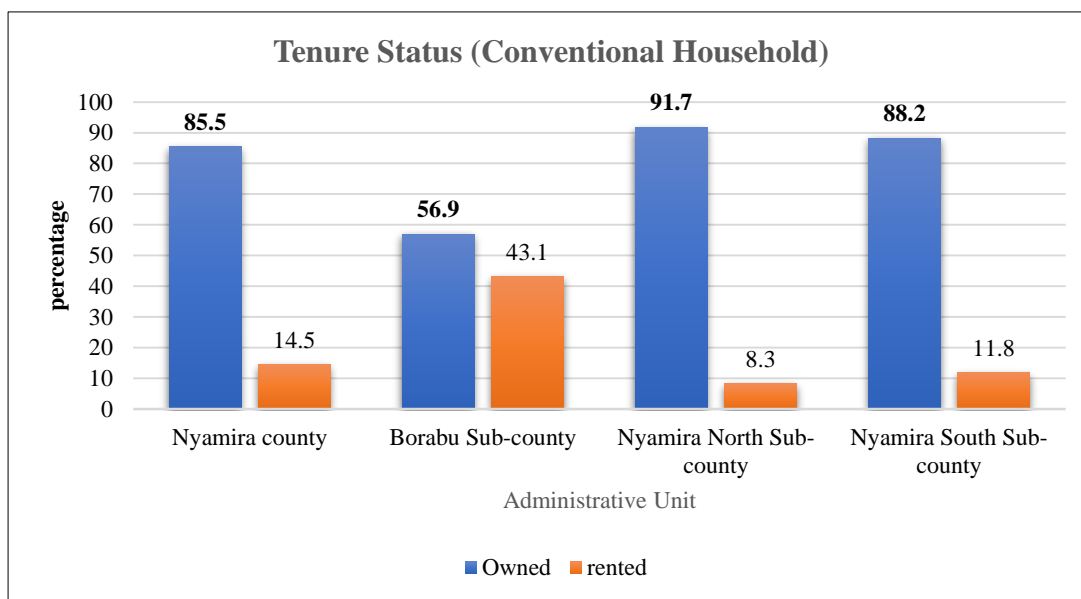


**6.6.5.1 Housing Tenureship**

According to census 2019, approximately 85.5 % of the people in Nyamira County own their homes while 14.5 % live in rental houses. As such, the County does not have a shortfall in housing units. The table below illustrates housing ownership in the County and Sub-Counties contributing to the Municipality.

**Table 45: Tenure status of main dwelling unit**

Tenure Status (Conventional Households)								
Tenure	Nyamira county		Borabu Sub county		Nyamira North Sub county		Nyamira South Sub county	
	Number	% age	Number	% age	Number	% age	Number	% age
Owned	128,713	85.5	11,035	56.9	37,045	91.7	34,359	88.2
Rented	1,767	14.5	8,368	43.1	3,349	8.3	4,592	11.8
Not Stated	19	0	1	0	2	0	8	0
<b>Total</b>	<b>130,499</b>		<b>19,400</b>		<b>40,394</b>		<b>38,959</b>	



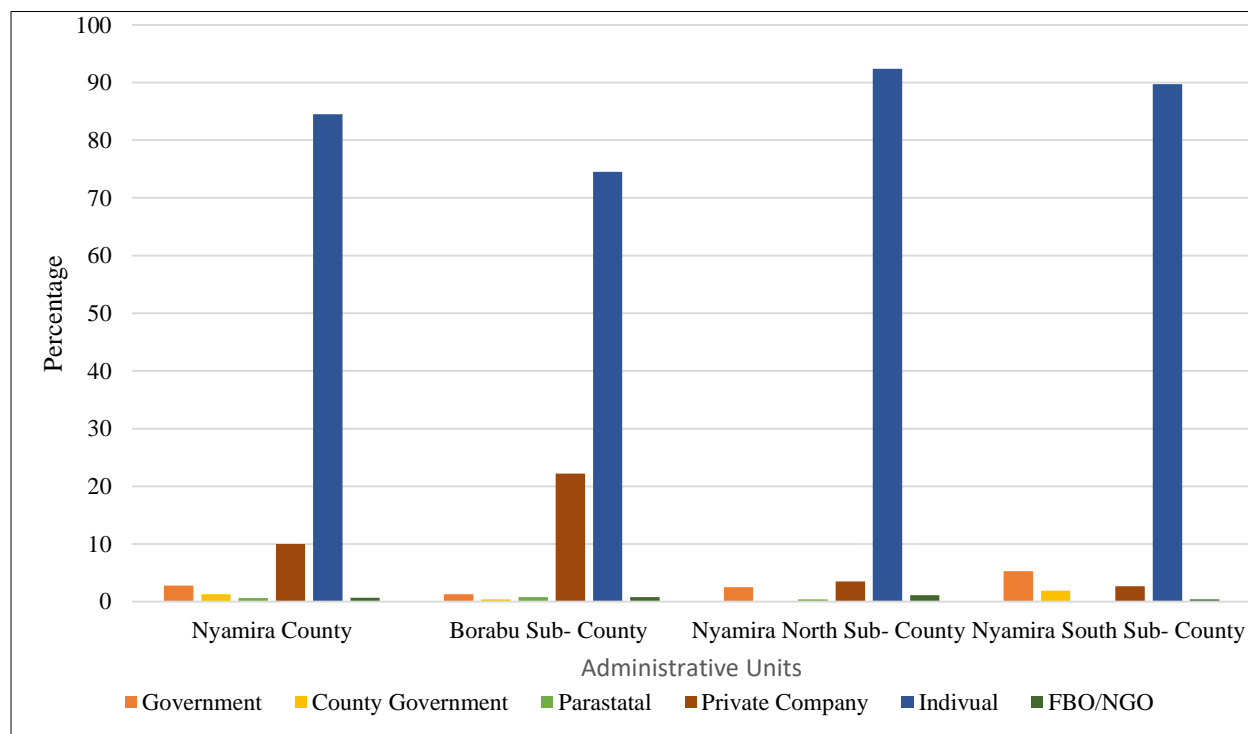
**Chart 12: Tenure Status in the County and Sub-Counties Covering the Planning Area**  
Source; KNBS Census, 2019

**6.6.5.2 Housing Provision**

Private individuals provide the highest percentage of rented/provided houses in the County and in the Sub-Counties while parastatals provide the smallest percentage of houses in the County. The table below illustrates the house providers in the County and Sub-Counties contributing to the Municipality in number and percentages.

**Table 46: House providers in the county and sub- counties contributing to planning area**

Mode of Tenureship													
County/ Sub- County	Rented / Provid ed	Government		County Government		Parastatal		Private company		Individual		FBO/NGO/ Church/ Temple/Mosque	
		Number	%age	Number	%age	Number	%age	Number	%age	Number	%age	Number	%age
Nyamira	21,767	615	2.8	289	1.3	137	0.6	2,174	10.0	18,402	84.5	150	0.7
Borabu	8,368	107	1.3	34	0.4	65	0.8	1,859	22.2	6,235	74.5	68	0.8
Nyamira North	3,349	85	2.5	1	0.0	13	0.4	118	3.5	3,094	92.4	38	1.1
Nyamira South	4,592	244	5.3	86	1.9	2	0.0	122	2.7	4,118	89.7	20	0.4



**Chart 13: House providers in the County and Sub-Counties Covering the Planning Area**  
Source; KNBS Census, 2019

### 6.6.5.3 Mode of Acquisition

Housing analysis helps to inform on the state of housing ownership and the potential for real estate companies to venture in the area. According to results of the census 2019, majority of people (96.7%) have constructed their own homes while 2.1% have acquired their homes through inheritance. The table below illustrates the mode of acquisition of houses in the county and sub-counties contributing to the municipality.

**Table 47: Modes of acquisition of owned dwelling units**

Mode of Acquisition							
County/ Sub-County	Owned	Purchased		Constructed		Inherited	
		Number	percent	Number	percent	Number	percent
<b>Nyamira</b>	128,713	1,240	1.0	124,770	96.7	2,703	2.1
Borabu	11,035	188	1.7	10,556	95.7	291	2.6
Nyamira North	37,045	276	0.7	36,140	97.6	629	1.7
Nyamira South	34,359	284	0.8	33,233	96.7	842	2.5

*Source; KNBS Census, 2019*

**6.6.5.4 Housing Typologies**

The housing typologies within Nyamira Municipality vary from bungalows to flats, permanent to semi- permanent and temporary structures. As analysed by the Kenya National Bureau of Statistics (KNBS), 2019, the housing materials primarily used in Nyamira County are as follows:

**a) Roofing material**

The main source of roofing material in Nyamira County is iron sheet. As illustrated in the table below iron sheets contribute to 96.1% while grass/ twigs, makuti thatch, dung / mud iron sheets tin cans, asbestos sheet, concrete/ cement, tiles, decra/versatile and nylon/cartons/ cardboard contribute to insignificant percentages.

**Table 48: Roofing material in county and sub counties contributing area to the municipality**

Administrative units	Conventional Households	Grass/ Twigs	Makuti Thatch	Dung / Mud	Iron Sheets	Tin Cans	Asbestos Sheet	Concrete/ Cement	Tiles	Decra/ Versatile	Nylon/ Cartons/ Cardboard
<b>Nyamira</b>	<b>150,499</b>	<b>0.8</b>	<b>0.1</b>	<b>1.0</b>	<b>96.1</b>	<b>0.1</b>	<b>0.6</b>	<b>0.8</b>	<b>0.2</b>	<b>0.3</b>	<b>0.1</b>
Borabu	19,404	0.6	0.1	0.7	95.0	0.1	1.1	1.0	0.9	0.4	0.0
Nyamira North	40,396	0.4	0.0	1.1	97.0	0.1	0.5	0.3	0.1	0.3	0.1
Nyamira South	38,959	0.4	0.1	1.2	95.7	0.1	0.6	1.2	0.2	0.3	0.1

Source; KNBS Census, 2019

Iron sheets are the commonly used roofing materials in Nyamira Municipality. The plate below shows roofing material in the municipality.



**Plate 24: Common roofing material within the municipality**

Source; field study, (August, 2020)

### b) Wall material

The main wall materials in Nyamira County are mud/dung (60.3%), bricks (20.3%), concrete/ concrete blocks/ precast wall (5.3%), stone with mud (5.8%), stone with lime/ cement (2.4 %), stones covered by mud (5.2%), covered adobe (3.3 %) and iron sheets (1.2%). Grass / reeds, uncovered adobe and timber are the least used with insignificant percentages. The table below illustrates wall materials used in the county and sub-counties contributing area to the municipality.

**Table 49: Wall material**

County/sub-county	Number	Grass/ Reeds	Mud/ Cow Dung	Stone With Mud	Covered Adobe	Uncovered Adobe	Plywood/ Cardboard	Off Cuts/ Reused Wood/ Wood Planks	Iron Sheets	Concrete/ Concrete Blocks/ Precast Wall	Stone With Lime/ Cement	Bricks	Timber
<b>Nyamira</b>	<b>150,499</b>	<b>0.1</b>	<b>60.3</b>	<b>5.8</b>	<b>3.3</b>	<b>0.6</b>	<b>0.1</b>	<b>0.2</b>	<b>1.2</b>	<b>5.3</b>	<b>2.4</b>	<b>20.3</b>	<b>0.4</b>
Borabu	19,404	0.1	41.6	3.2	2.3	0.6	0.1	0.4	2.3	10.8	2.6	34.4	1.5
Nyamira North	40,396	0.1	64.7	10.6	3.8	0.5	0.0	0.1	0.7	4.4	2.2	12.6	0.3
Nyamira South	38,959	0.1	61.0	5.5	3.2	0.7	0.1	0.2	1.1	5.4	2.3	20.2	0.2

Source; KNBS Census, 2019

Generally, mud/cowdung are the commonly used building material in the planning area. However, a small percentage have used Concrete/ Concrete Blocks in Nyamira Township



*Concrete/ Concrete Blocks*

*Bricks*

**Plate 25: Common wall material within the municipality**

c) *Source; field study, (August,2020)*

**d) Floor Material**

The table below indicates the percentage of floor materials used in houses in Nyamira and Sub Counties contributing area to the Municipality. Majority of the houses’ floor in the County is earth/sand 35.9% while wood planks/ Shingles/ timber and polished wood is the least used accounting to 0.1%.

**Table 50: Floor material in the Nyamira County and sub-counties contributing to municipality**

County/Sub-County	Number	Earth/Sand	Dung	Wood planks/ Shingles/ Timber	Parquet or polished wood	Ceramic tiles	Concrete/ Cement/Terrazo	Wall to wall Carpet
<b>Nyamira</b>	<b>150,499</b>	<b>35.9</b>	<b>33.1</b>	<b>0.1</b>	<b>0.1</b>	<b>4.4</b>	<b>25.5</b>	<b>0.7</b>
Borabu	19,404	27.3	25.1	0.1	0.3	5.9	40.6	0.4
Nyamira North	40,396	38.4	36.6	0.1	0.0	3.8	20.4	0.7
Nyamira South	38,959	43.1	27.5	0.1	0.1	5.1	23.3	0.8

*Source; KNBS Census, 2019*

The most common housing typology in the urban areas is row housing. In the rural hinterland, houses are low-rise, multi- dwelling, bungalows and homes for large extended families. Most houses in the urban core are mostly provided by the private sector for rental purposes.



*High-rise buildings in the township*



*Semi-permanent houses in the planning area*



*Semi-permanent houses*

***Plate 26: Some Housing Typologies in Nyamira Municipality***

*Source; field study, (August, 2020)*

The market forces, household income, and household lifestyle among other factors have contributed to the existing residential zones and classes in Nyamira Township and the other urban centres.

In Nyamira Township, the rent rates vary from one estate to another depending on the neighborhood characteristics. It should be noted that mixed use development in the Township especially in the residential areas affects the surge in land value and rent rates.

**6.6.5.5 Housing Cost in Nyamira Municipality**

The housing costs vary within the Municipality depending on the urban area, Nyamira Township being the main urban centre has a high cost houses. People living in the agricultural hinterland own their houses. The table below shows the house rents within selected Market Centres in the Municipality.

**Table 51: House Rent Rates within the Municipality**

Market	Semi-permanent single room	Semi-permanent double room	Permanent single room	Permanent double room	Bed sitter	One bed room	Two bed rooms	Three Bed rooms
Nyamira Township	-	-	2000	4000	3000	5000	7000	12000
Nyaramba	200	-	300-500	1000	-	-	-	-
Sironga	-	200	-	1200	-	-	-	-
Ting'a	-	-	1500	3000	3500	5000	-	-
Kebirigo	1500	-	3000	6000	-	-	-	-
Nyamaiya	-	-	2000	3500	-	2500	5000	-
Konate	1500	3000	1500	3000	-	-	-	-
Miruka	700	-	1500	-	-	2000	-	-
Kioge	-	-	1000	2000	-	-	-	-

*Source; field study, (August, 2020)*



### 6.7 Summary of the Urban Centres Emerging Issues

After the detailed analysis, the following challenges and opportunities as shown in the table below were identified for Nyamira Township and the following selected Market Centres; Kebirigo, Miruka, Nyamaiya, Nyaramba, Sironga, Ting’a, Konate and Kioge.

Urban Centre	Challenges	Opportunities
<p><b>Nyamira Township</b></p>	<ul style="list-style-type: none"> <li>• Inadequate Non-motorized transport provision</li> <li>• Spillage of the market vendors &amp; informal businesses into the road reserve &amp; parking lots</li> <li>• Insecurity in the backstreets</li> <li>• Lack of lighting in the back streets</li> <li>• Inadequate space for the bus terminus</li> <li>• Inadequate storm water drainage system</li> <li>• Lack of a social hall</li> <li>• Lack of a resource center</li> <li>• Inadequate recreational facilities</li> <li>• Inadequate sanitation blocks</li> <li>• Uncontrolled residential development</li> <li>• Incompatible land uses</li> <li>• Lack of sewerage system</li> <li>• Inadequate space for jua-kali sector</li> <li>• Inadequate boda-boda sheds</li> <li>• Unfavorable terrain for development</li> <li>• Lack of fire station</li> <li>• Inadequate land for town expansion</li> </ul>	<ul style="list-style-type: none"> <li>• Adequate water sources</li> <li>• Availability of enough educational facilities</li> <li>• Presence of County Government headquarter</li> <li>• Strategic location along Konate-Senta Road</li> <li>• Commercial node for Nyamira County</li> <li>• Rich agricultural hinterland</li> <li>• Availability of community facilities such as health centre and police station</li> <li>• Potential tourist attraction site (waterfalls)</li> </ul>
<p><b>Kebirigo Urban Centre</b></p>	<ul style="list-style-type: none"> <li>• Inadequate water supply</li> <li>• Lack of bus terminus</li> <li>• Lack of recreational facilities</li> <li>• Poor solid waste management</li> <li>• Inadequate storm water drainage system</li> <li>• Spillage of the market vendors &amp; informal businesses into the road reserve</li> <li>• Inadequate street lighting</li> <li>• Lack of sewerage system</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic location along Kisii-Chemosit Road</li> <li>• Rich agricultural hinterland</li> <li>• Adequate water sources</li> <li>• Favorable climate for agriculture</li> </ul>

Urban Centre	Challenges	Opportunities
	<ul style="list-style-type: none"> <li>• Narrow and poorly maintained roads</li> <li>• Lack of public social hall</li> <li>• Lack of resource center</li> </ul>	
<b>Nyaramba Market Centre</b>	<ul style="list-style-type: none"> <li>• Lack of social hall</li> <li>• Uncontrolled development</li> <li>• Lack of proper solid waste management</li> <li>• Encroachment into road reserves.</li> <li>• Lack of bus terminus</li> <li>• Poor conditions of access and feeder roads.</li> <li>• Lack of boda boda sheds</li> <li>• Lack of proper drainage system</li> <li>• Lack of recreational facilities</li> <li>• Inadequate street lighting</li> <li>• No market facility</li> <li>• Lack of storm water drainage</li> <li>• Lack of sewer system</li> <li>• Environmental pollution by Sang'anyi tea factory</li> </ul>	<ul style="list-style-type: none"> <li>• Potential tourist attraction site (cultural groups)</li> <li>• Adequate water sources</li> <li>• Rich agricultural hinterland</li> <li>• Available site for the location of a market</li> </ul>
<b>Nyamaiya Market Centre</b>	<ul style="list-style-type: none"> <li>• Uncontrolled development</li> <li>• Lack of proper solid waste management</li> <li>• Encroachment into road reserves.</li> <li>• Lack of bus terminus</li> <li>• Poor conditions of access and feeder roads.</li> <li>• Lack of recreational facilities</li> <li>• No market facility</li> <li>• Inadequate infrastructure for the stadium</li> <li>• Lack of market facility infrastructure</li> <li>• Lack of storm water drainage</li> <li>• Lack of sewer system</li> <li>• Open ballast mining quarries</li> <li>• Lack of recreational facility</li> </ul>	<ul style="list-style-type: none"> <li>• Rich agricultural hinterland</li> <li>• Adequate water sources</li> </ul>
<b>Sironga Market Centre</b>	<ul style="list-style-type: none"> <li>• Over exploitation of marshy land</li> <li>• Lack of market facility</li> <li>• Inadequate water supply</li> <li>• Inadequate storm water drainage</li> </ul>	<ul style="list-style-type: none"> <li>• Available area for market facility</li> <li>• Rich agricultural hinterland</li> <li>• Strategic location along Kisii-</li> </ul>

Urban Centre	Challenges	Opportunities
	<p>system</p> <ul style="list-style-type: none"> <li>• Lack of a social hall</li> <li>• Lack of recreational facility</li> <li>• Lack of sewer reticulation system</li> <li>• Poor conditions of access and feeder roads.</li> <li>• Encroachment into the marshy land</li> <li>• Increasing urban decay</li> <li>• Lack of police post</li> </ul>	<p>Chemosit road</p> <ul style="list-style-type: none"> <li>• Availability of public land</li> <li>• Adequate water sources</li> </ul>
<p><b>Ting’a Market Centre</b></p>	<ul style="list-style-type: none"> <li>• Inadequate water supply</li> <li>• Lack of recreational facility</li> <li>• Lack of sewer reticulation system</li> <li>• Lack of storm water drainage system</li> <li>• Lack of police post</li> <li>• Inadequate infrastructure within the market facility</li> <li>• Encroachment into the road reserve by informal businesses</li> <li>• Lack of a social hall</li> <li>• Poor conditions of access and feeder roads.</li> <li>• Poor solid waste management</li> <li>• Lack of bus stop</li> <li>• Inadequate street lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic location along Kisii-Chemosit road</li> <li>• Rich agricultural hinterland</li> <li>• Adequate water sources</li> </ul>
<p><b>Miruka Market Centre</b></p>	<ul style="list-style-type: none"> <li>• Lack of bus terminus</li> <li>• Poor solid waste management</li> <li>• Inadequate storm water drainage system</li> <li>• Inadequate street lighting</li> <li>• Inadequate water supply</li> <li>• Lack of recreational facility</li> <li>• Lack of Non-motorized transport provision</li> <li>• Human-vehicular conflict</li> <li>• Lack of a social hall</li> <li>• Poor conditions of access and feeder roads.</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic location along Konate-Senta Road</li> <li>• Rich agricultural hinterland</li> <li>• Adequate water sources</li> </ul>

Urban Centre	Challenges	Opportunities
<b>Konate Market Centre</b>	<ul style="list-style-type: none"> <li>• Lack of a market facility</li> <li>• Inadequate water supply</li> <li>• Inadequate street lighting</li> <li>• Lack of a social hall</li> <li>• Lack of storm water drainage system</li> <li>• Poor conditions of access and feeder roads.</li> <li>• Lack of Non-motorized transport provision</li> <li>• Lack of bus stop</li> <li>• Human-vehicular conflict</li> <li>• Lack of recreational facility</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic location at the junction of Konate-Senta Road and Kisii-Chemosit Road</li> <li>• Adequate water sources</li> <li>• Rich agricultural hinterland</li> </ul>
<b>Kioge Market Centre</b>	<ul style="list-style-type: none"> <li>• Lack of storm water drainage system</li> <li>• Poor conditions of access and feeder roads.</li> <li>• Lack of Non-motorized transport provision</li> <li>• Lack of bus stop</li> <li>• Human-vehicular conflict</li> <li>• Lack of recreational facility</li> <li>• Lack of market facility</li> </ul>	<ul style="list-style-type: none"> <li>• Potential tourist attraction area (waterfall)</li> <li>• Adequate water sources</li> <li>• Rich agricultural hinterland</li> <li>• Space for market facility</li> </ul>

## **CHAPTER SEVEN**

### **STRUCTURING ELEMENTS AND DESIGN CONSIDERATIONS**

#### **7.1 Overview**

Structuring elements are the components that inform and determine the urban form and general development patterns. In developing the structure plan for Nyamira Municipality and Local Physical and Land Use Development Plans for Nyamira Township, Ting'a, Sironga, Konate, Kebirigo, Nyaramba, Kioge, Nyamaiya and Miruka Market Centres various structuring elements were considered as explained below. In addition, development models — defined by the development character in the Township and the other Market Centres were adopted to guide the logical development of the structure and detailed land use plans.

#### **7.2 Structuring elements**

The following structuring elements guided the development of Nyamira Municipal Spatial Plan and the Local Physical and Land Use Development Plans for the above-mentioned urban centres:

- i. Cadastral boundaries
- ii. Existing development and trends
- iii. Previous physical development plans and market layouts
- iv. Road networks
- v. Rivers /streams
- vi. Terrain

These elements determined extents and general layouts of the urban centres, and also formed the basis for the broad land uses categorization.

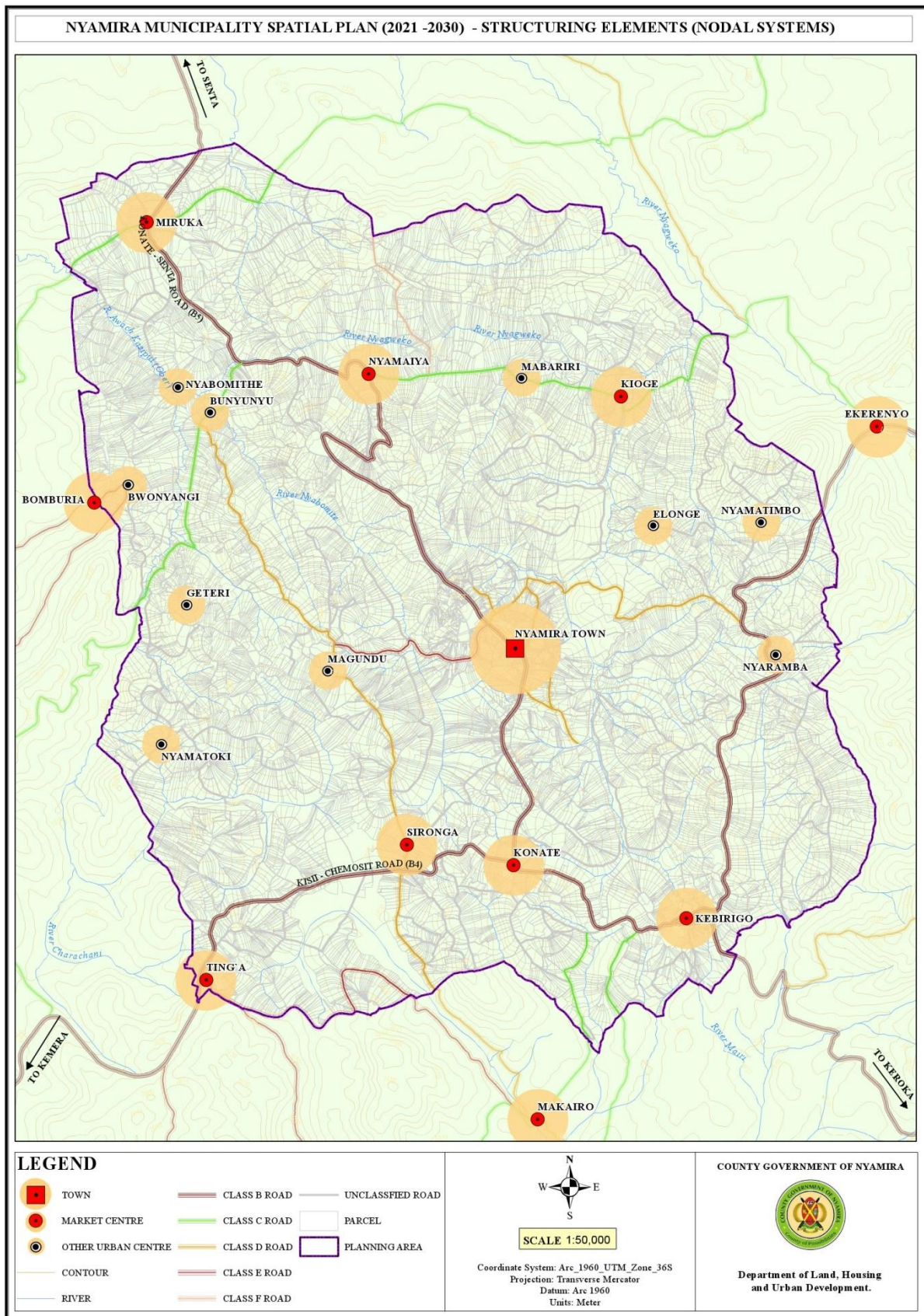
##### **7.2.1 Cadastral boundaries**

The cadastral boundaries defined extents of the urban centres and informed the proposed broad land use zones. To a greater extent therefore, the proposed land use zones conform to the existing cadastral boundaries.

##### **7.2.2 Existing development and trends**

The existing development and trends on the ground highly influenced the structure, design and the general urban form in the sense that it mainly determined the land use classification/zones.

Map 17: Structuring Elements (Nodal System)



### **7.2.3 Previous Physical Development Plans and Market Layouts**

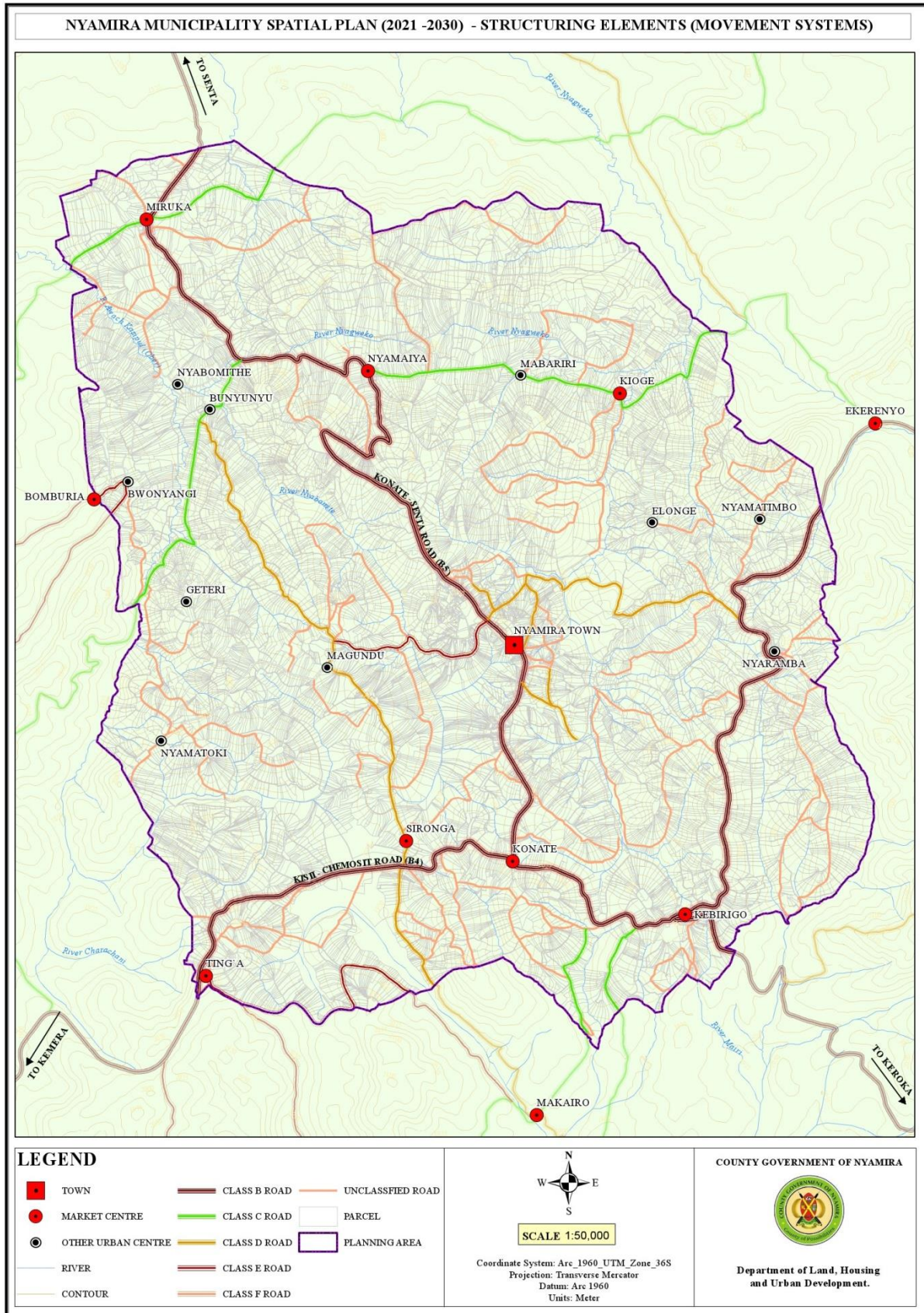
Various previous physical development plans and market layouts were reviewed and considered in the plan preparation exercise. The previous development plans included; Nyamira Township, Kebirigo and Sironga and the market layouts for: Miruka, Ting'a, Sironga and Kebirigo Market Centres.

### **7.2.4 Road Networks**

The existing road networks influenced the design and the form of various land use zones, by setting the limits of various areas with similar development character. Kisii-Chemosit road (B4) and Konate- Senta road (B5) are the major roads within the Municipality which serve as the major tarmac transportation links between Nyamira Township and other urban centres.

The map below demonstrates the movement system within the Municipality;

Map 18: Structuring Elements (Movement System)



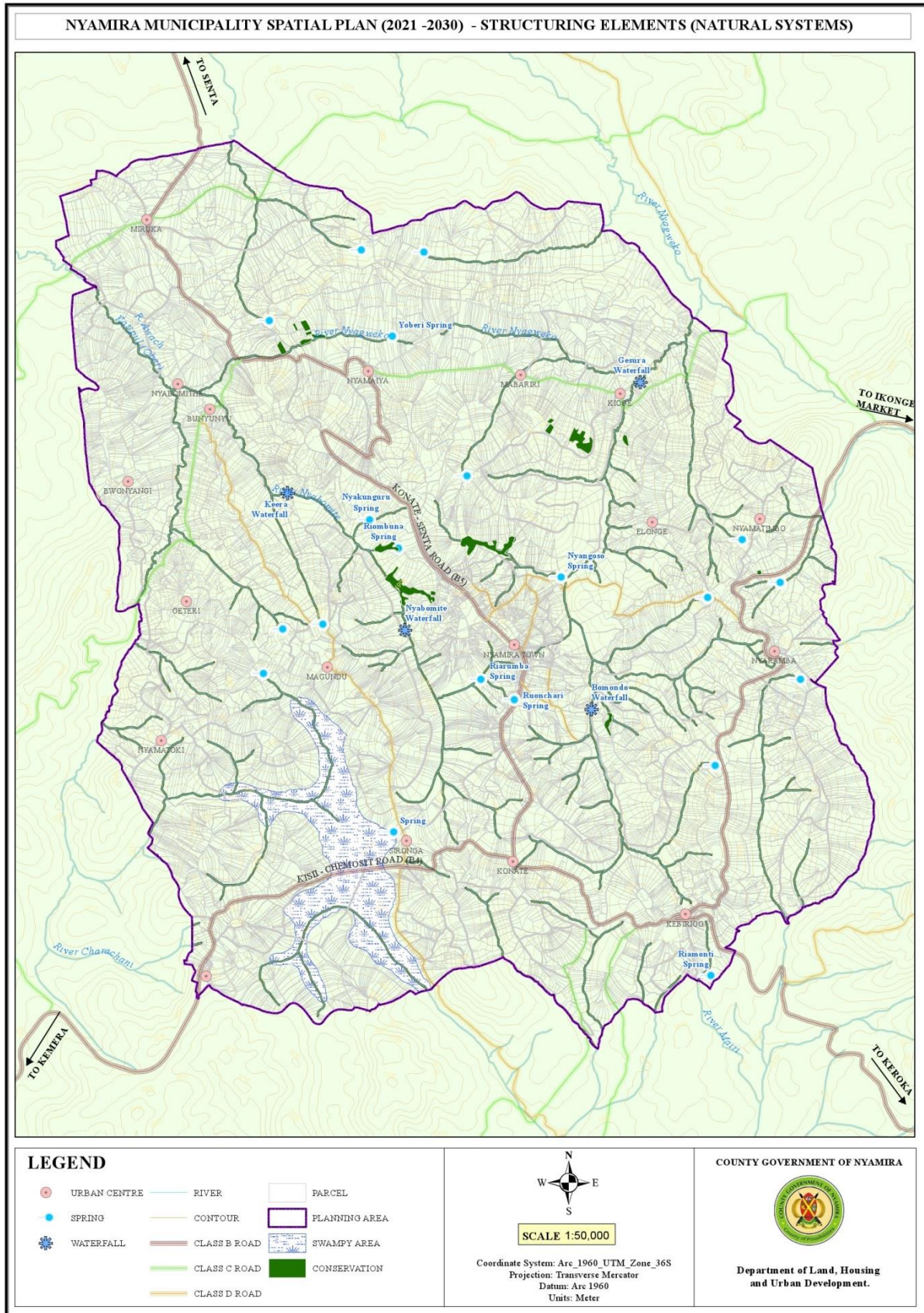


### **7.2.5 Natural features**

The Municipality is characterized by mainly permanent rivers and streams, natural springs and a few seasonal streams and rivers. Some of the rivers include: Gucha, Bundo, Eaka, Nyawekwa, Monsorian, Nyangoko, Moogi, Manyeka among others. To some extent, terrain influenced the proposed road network designs and also informed location for some of the proposed land uses.

The map below shows the natural features within the Municipality;

Map 19: Structuring Elements (Natural Systems)



### **7.3 Development Models**

The aim of these models is to illustrate possible development scenarios that can be adapted to stream line development in the right direction. They are usually futuristic based on the current trends and future projections. They also serve as the design elements in laying out the urban design and morphology of the Municipality.

#### **7.3.1 Linear model**

The model adapts the linear concept of development where urban development occurs along the transportation corridors. This concept has least interruption on the existing developments since for Nyamira Township the development is expected to occur along the major roads.

##### **7.3.1.1 Advantages**

- ❖ Minimizes urban expansion on agricultural land and riparian areas
- ❖ Encourages mixed land uses
- ❖ Minimizes movement within local neighborhoods
- ❖ Easy to plan and merge
- ❖ Easy installation of utilities along the main corridor
- ❖ Relatively easy access to individual plots

##### **7.3.1.2 Disadvantages**

- ❖ Crowding / congestion along the main transportation routes
- ❖ Conflict of some mixed land uses
- ❖ Encourages urban sprawl
- ❖ Poor access to the periphery hence the development's inefficiency
- ❖ Restricted to plain landscapes
- ❖ Very expensive to service as a result of the uncontrolled urban sprawl

#### **7.3.2 The Radial Model**

The radial model actualizes the concept of roads radiating from a focus point preferably a commercial node. Major roads emanate from the principal point while the minor roads are curved across the radiating major roads. This model is manifested at the core of the Town where roads are originating from connecting the core (Nyamira Town) to the neighbouring Market Centres and the agricultural hinterland in a radial form.

### **7.3.2.1 Advantages of the radial model**

- ❖ It presents a very aesthetic urban structure in terms of symmetrical layout.
- ❖ It offers high accessibility of commercial areas since they become focal points.
- ❖ It offers high connectivity between the different land uses.

### **7.3.2.2 Disadvantages of the radial model**

- ❖ It does not favor incorporation of any existing land parcels
- ❖ It is suitable in flat areas

### **7.3.3 Compact / Densification Model**

The compact model restricts urban development within the designated Town and Market Centres boundaries by compacting developments within the set boundaries. It helps to stop any further expansion of urban developments into agricultural land. The model is characterized by: core revitalization, vertical development, mixed-use development. It also involves redevelopment (urban renewal) of some areas facing informality and urban decay. The aim is to transform these areas into liveable, clean urban environments and promote urban morphology and efficient use of space.

#### **7.3.1 Advantages**

- ❖ Provides for easier provision of services and facilities such as hospitals, parks and schools among others
- ❖ Provides opportunities for densification and renewal/redevelopment
- ❖ Limits urban sprawl
- ❖ Creates compact urban growth
- ❖ Contains any loss of agricultural land
- ❖ Intensifies developments
- ❖ Contains urban growth on existing areas
- ❖ Minimizes movement

#### **7.3.3.2 Disadvantages**

- ❖ High cost of infrastructure redevelopment
- ❖ High social cost of demolition/movements
- ❖ Will not lead to desirable separation of land uses

### **7.3.4 Integrated (preferred) model**

This model provides the preferred development growth scenario. The model incorporates the positive elements of the other models to make a comprehensive integrated development scenario that would steer development in the best suitable direction.

#### **7.3.4.1 Advantages**

- ❖ Recognizes importance of urban growth
- ❖ Helps limit urban expansions by compacting developments
- ❖ Reduces overreliance and congestion on the core — CBD
- ❖ Encourages densification and urban renewal
- ❖ Encourages energy efficiency
- ❖ Lowers cost of infrastructure development
- ❖ Encourages protection of public land and environmentally fragile areas through conservation

**CHAPTER EIGHT**  
**STRUCTURE PLAN AND DETAILED LAND USE PLAN**

**8.1 Overview**

Planning as a discipline has its universal presentation guidelines. These guidelines ensure universality, understanding and distinct representation of land use zones. The various land use zones have been classified into eleven zones which are represented by use of class code number and color as outlined in table 52 below;

**Table 52: Land use zone codes and colors**

Land Use Code	Land Use Name	Color
0	Residential	Brown
1	Industrial	Purple
2	Educational	Orange
3	Recreational	Green
4	Public purpose	Yellow
5	Commercial	Red
6	Public utilities	Blue
7	Transportation	Grey
8	Conservation	Pale greenish
9	Agricultural	Greenish
10	Water Bodies	Bluish

*Source: Urban Land Use Planning and Oversight Guidelines (National Land Commission) – 2016)*

In the preparation of the MSP, the above National Land Commission Land use codes and colors were used to illustrate the various land use zones.

**8.2 Municipal Spatial Plan**

The Municipal Spatial Plan (**map 20**) outlines the recommended land use zones and the area’s preferred direction of urban development. It integrates Nyamira Township Detailed Land Use Plan, Detailed Land Use Plans for the Market Centres, transportation plan (by- passes and link roads), economic improvement plan, conservation of the agricultural land and environmentally fragile areas. The MSP covers an approximate area of **15,500 Hectares** as outlined in Table 53 below:

**Table 53: Municipal Spatial Plan Land Use Budget**

**a. Land Use Budget**

Code	Land Use	Area(Ha)	Percentage
0	Residential	2,924.89	18.87
1	Industrial	67.56	0.44
2	Educational	188.93	1.22
3	Recreational	43.47	0.28
4	Public Purpose	97.37	0.63
5	Commercial	130.46	0.84
6	Public Utility	25.07	0.16
7	Transportation	1034.93	6.68
8	Conservation	217.62	1.40
9	Agricultural	10,769.70	69.48
<b>Total</b>		<b>15,500</b>	<b>100</b>

**b. Land Use Classification**

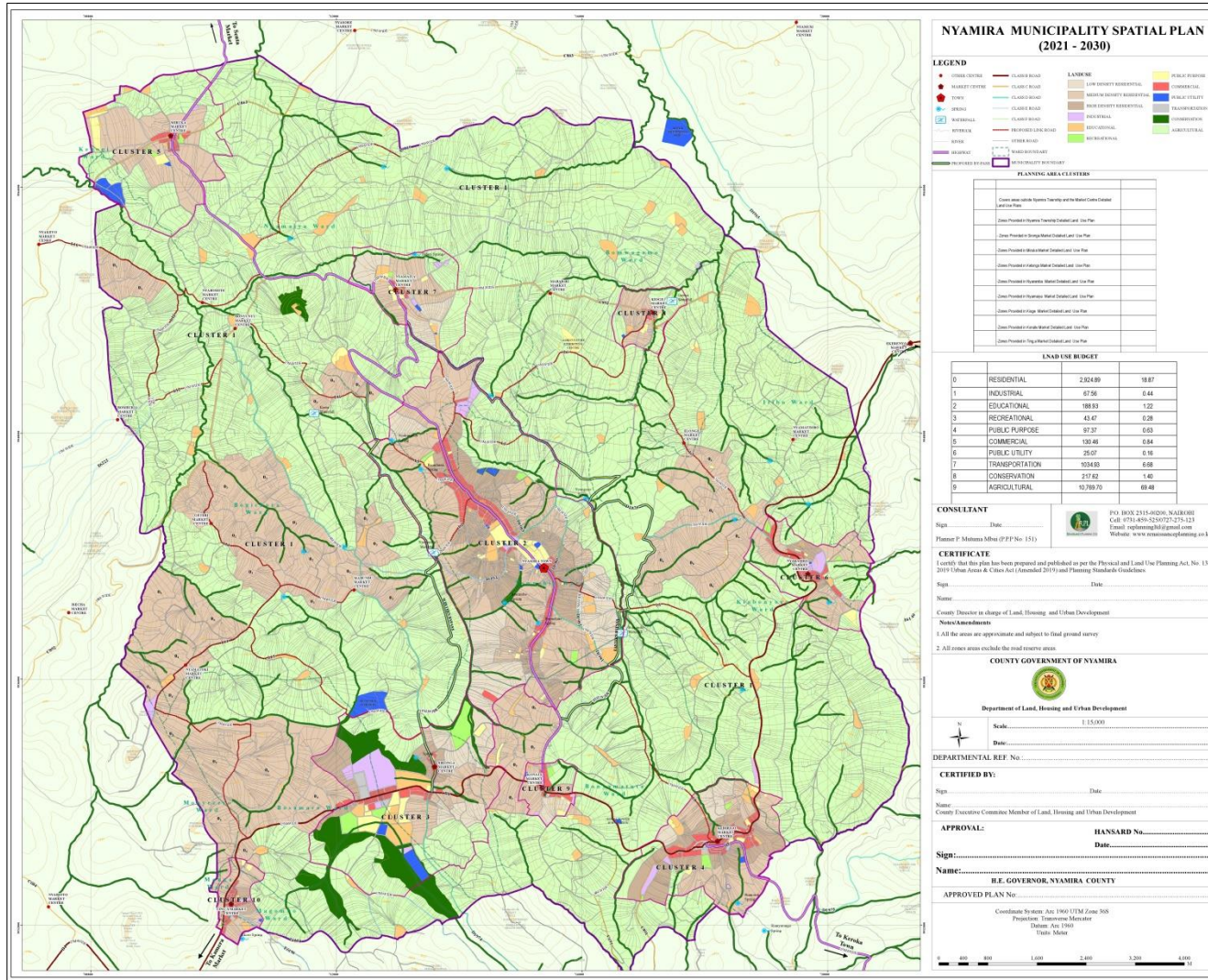
Cluster	Description	Area (Ha)
1	<b>Hinterland</b> Covers areas outside Nyamira Township and the Market Centre Detailed Land Use Plans	11,993.14
2	<b>Nyamira Township</b> Zones Provided in Nyamira Township Detailed Land Use Plan	1,327.32
3	<b>Sironga Market Centre</b> Zones Provided in Sironga Market Detailed Land Use Plan	686.28
4	<b>Miruka Market Centre</b> Zones Provided in Miruka Market Detailed Land Use Plan	444.06
5	<b>Kebirigo Market Centre</b> Zones Provided in Kebirigo Market Detailed Land Use Plan	374.61
6	<b>Nyaramba Market Centre</b> Zones Provided in Nyaramba Market Detailed Land Use Plan	225.14
7	<b>Nyamaiya Market Centre</b> Zones Provided in Nyamaiya Market Detailed Land Use Plan	216.34

*Nyamira Municipal Spatial Plan*

<b>Cluster</b>	<b>Description</b>	<b>Area (Ha)</b>
8	<b>Kioge Market Centre</b> Zones Provided in Kioge Market Detailed Land Use Plan	90.88
9	<b>Konate Market Centre</b> Zones Provided in Konate Market Detailed Land Use Plan	71.74
10	<b>Ting'a Market Centre</b> Zones Provided in Ting'a Market Detailed Land Use Plan	70.49
<b>Total</b>		<b>15,500</b>



Map 20: Municipal Spatial Plan



### **8.2.1 Proposed Interventions Outside Major Urban Areas**

Some of the major interventions within the municipal rural hinterland are explained below;

#### **Transportation Network**

The Municipality is characterized by both classified and unclassified roads. The classified roads have been proposed for upgrading to bitumen in the long-term and in the short – medium term phases to be widened and upgraded to murrum status in order to open up the agriculture hinterland and also to promote connectivity between urban centres and other major urban centres in the municipality outskirts. The table below describes the Municipality classified roads for upgrading and widening in order of prioritization:

**A. Upgrading and Widening of the Classified Roads**

**Table 54: Upgrading and Widening of the Classified Roads**

S.No	Road Name	Road Code	Road Class	Initial Width	Proposed Width	Expanded Width	Length (Km)
1.	B4 near Kebirigo – Kanda SDA church – St. Peters Nyakemincha Primary School – to Makairo Market centre.	C691	Class C Road	12m Wide	18m	6m 3m on each side	5.5
2.	B4 in Kebirigo market – Kebirigo tea factory – D1974 near Makairo market centre	C891	Class C Road	12m Wide	18m	6m 3m on each side	1.67
3.	Nyamaiya – Mabariri market – Monga DEB primary School – Kioge Market – Crossing Nyagweko river – Eaka tea buying centre – Nyanchoka Primary & Secondary School – St Francis Gekendo School – to Ekerenyo market centre.	C892	Class C Road	12m Wide	18m	6m 3m on each side	19.92
4.	Nyakeyo - Miruka Nyansangio Dispensary –Masosa Secondary School – Nyasero market – Nyamusi market centre	C863	Class C Road	12m Wide	15m	3m 1.5m on each side	24.06
5.	Eastern Bypass – towards Senator Keksu secondary school, Bomondo Primary school & Bomondo polytechnic – to B5 Nyamira Town	D1981	Class D Road	12m Wide	15m	3m 1.5m on each side	1.42

*Nyamira Municipal Spatial Plan*

S.No	Road Name	Road Code	Road Class	Initial Width	Proposed Width	Expanded Width	Length (Km)
6.	From LI – joining D1981 near Bomondo Polytechnic	D1982	Class D Road	12m Wide	15m	3m 1.5m on each side	0.6
7.	Starts from B5 in Nyamira Town – towards Nyangoso tea buying Centre – joining D1979	D1980	Class D Road	12m Wide	15m	3m 1.5m on each side	1.26
8.	D1979 near Kenya industrial Estate– B5 Nyamira Town	D1983	Class D Road	12m Wide	15m	3m 1.5m on each side	0.64
9.	B4, Nyaramba Market – St Joseph Biego Secondary school - to B5 Nyamira Town at the Bus terminus	D1979	Class D Road	12m Wide	15m	3m 1.5m on each side	5.6
10.	Makairo – Sironga – Mabundu - Bunyunyu Market centre	D1974	Class D Road	12m Wide	18m	6m 3m on each side	13.4
11.	From C863 – Bomburia market – Bwonyangi market – Nyakand Wakifu academy – C863	E6222	Class E Road	12m Wide	15m	3m 1.5m on each side	1.22
12.	Ting’a Market Centre – Ekoru primary school – Gesianga primary school – to C691 near Makairo market centre	E6191	Class E Road	12m Wide	15m	3m 1.5m on each side	4.6
13.	B5, Nyamira township – Nyaigwa tea buying centre – crossing river Nyabomite – joining D1974 near Mabundu market centre	E6193	Class E Road	12m Wide	15m	3m 1.5m on each side	3.28
<b>Total</b>							122.36

**Nb. The expanded width has been done equally on both sides of the road**

**B. Proposed By-Passes and Link Roads for Widening and Upgrading**

Eastern and Western by-passes are proposed to by-pass Nyamira Township. This will ease traffic congestion within the Township. The proposed link road connects the urban centres, major facilities, between the major roads and by-passes. The table below shows the description of the by-passes and the identified link roads.

**Table 55: Proposed By-Passes and Link Roads**

Road Name	Proposed Road Identification Number	Initial Width	Proposed Width	Expanded Width	Length (Km)
From Konate – Senta (B5) road at the junction towards Gesore primary school – Biego Primary School– Nyamokenye Centre – Kemasare Secondary School- joining Konate – Senta (B5) road near Nyamaiya Market Centre	Eastern by-pass	15m	25m	10m 5m on each side	12
Kisii – Chemosit road (B4) at Sironga – through Mabundu Market Centre joining Konate – Senta (B5) road at the road to Keera Waterfall near Rangenyo	Western Bypass	15m	25m	10m 5m on each side	8.1
	<b>Proposed Link Roads</b>				
From B5 in Nyamira Town – Nyamira Pentecostal church – crossing Nyagweko River & the proposed	L1	12m	15m	3m 1.5m on each side	4.2

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<b>Road Name</b>	<b>Proposed Road Identification Number</b>	<b>Initial Width</b>	<b>Proposed Width</b>	<b>Expanded Width</b>	<b>Length (Km)</b>
Eastern Bypass – Chinche DEB primary school – Nyangoge SDA church – to B4 at Nyangoge Primary School					
Nyamira Town at Nyabite Open air and closed Market – intersecting Nyabomite River & E6193 – to Western Bypass	L2	9m	12m	3m 1.5m on each side	1.24
Nyamira Town at Nyabite tea buying centre – towards Riombuna spring – Western bypass (Near Nyakunguru Spring)	L3	12m	15m	3m 1.5m on each side	6.63
From B5, Nyamira Town – Good Mwanda Academy – heading to Kemasare tea buying centre – joining Eastern bypass at Kemasare Secondary School	L4	12m	15m	3m 1.5m on each side	1.70
Start from L4 at Full Gospel church in Nyamira Township – towards Nyamokenye dispensary – to Eastern bypass at Nyamokenye tea buying centre	L5	12m	15m	3m 1.5m on each side	4.02
From Eastern Bypass at Omokonge DEB primary school – Eaka primary school – to C892, Kioge Market Centre	L6	9m	15m	6m 3m on each side	3.71

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<b>Road Name</b>	<b>Proposed Road Identification Number</b>	<b>Initial Width</b>	<b>Proposed Width</b>	<b>Expanded Width</b>	<b>Length (Km)</b>
From C892, Kioge Market Centre near Eaka tea buying centre – Eronge Market – to D1979 near Ikonge academy	L7	9m	15m	6m 3m on each side	8.60
From Western bypass near Bomangi dispensary – Bethsaida SDA Church - B4, Kebirigo market centre	L8	9m	15m	6m 3m on each side	3.20
From B5 at Nyasabakwa high school to F6139 road near Manyeng’o primary school	L9	9m	15m	6m 3m on each side	3.32
B5 near Bonyaiguba DOK primary school – Nyabomite market – Ekerubo Gietai Technical Training Institute - to Nyakeyo Market centre	L10	12m	15m	3m 1.5m on each side	3.39
From C892 at Bunyunyu Mixed secondary School – Nyangori SDA church – Western Bypass near Rangenyo primary school.	L11	12m	15m	3m 1.5m on each side	2.76
L10(Near Nyabomite market) – Bonyangi market – crossing Charachani river –to C892	L12	12m	15m	3m 1.5m on each side	3.55
From C892 near Emboga mixed Secondary school - Geteri market – Ikurucha tea buying centre – to	L13	12m	15m	3m 1.5m on each side	4.21

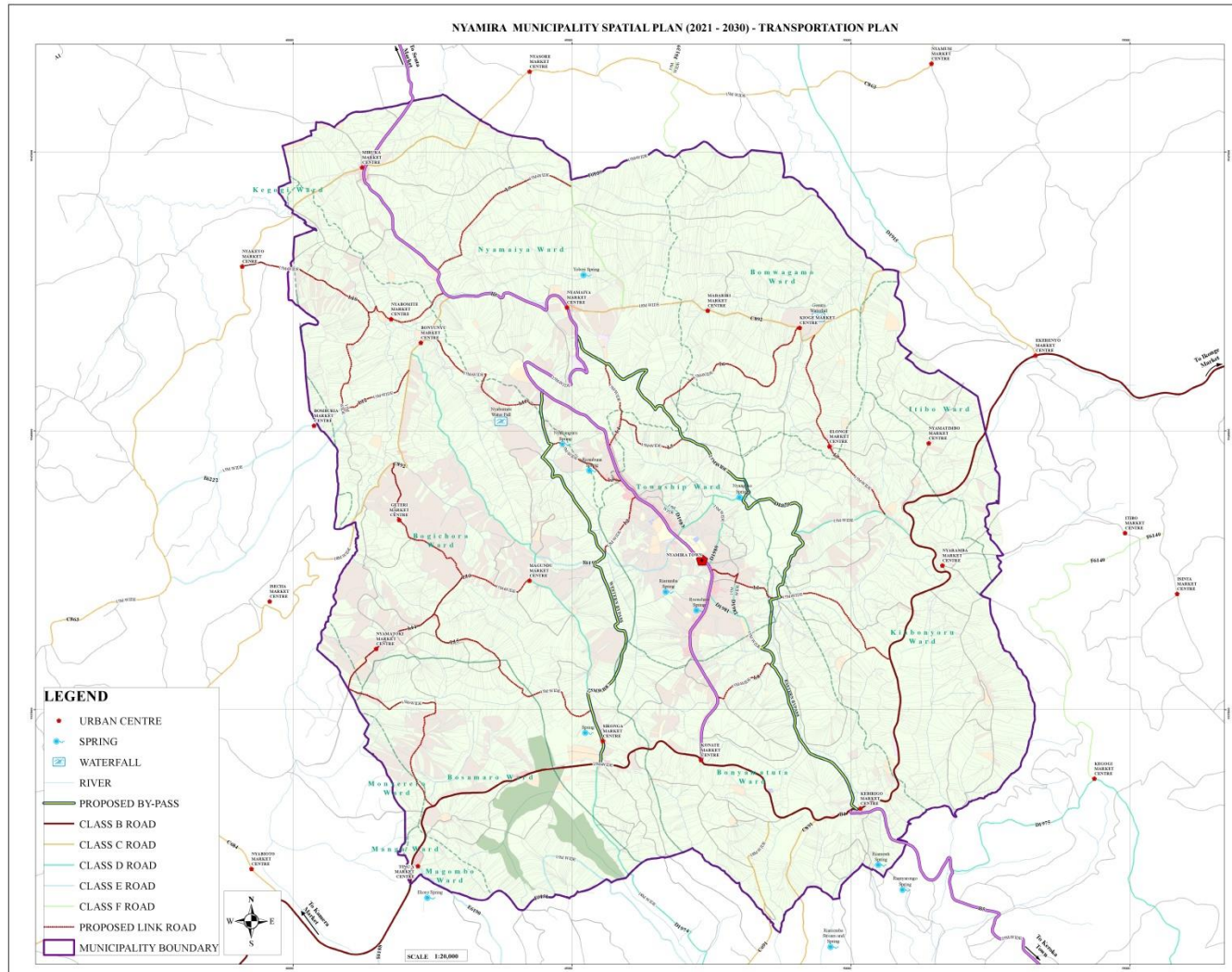
*Nyamira Municipal Spatial Plan*

Road Name	Proposed Road Identification Number	Initial Width	Proposed Width	Expanded Width	Length (Km)
Mabundu Market centre					
L13 – Natembe tea buying centre – Nyamatoki market – Gianchore PAG primary & secondary school – Nyamusi Medical Centre – B4 near Nyachururu Secondary School.	L14	12m	15m	3m 1.5m on each side	6.91
L14 at Natembe tea buying centre – Nyaisa primary school- to Western Bypass near Sironga	L15	12m	15m	3m 1.5m on each side	4.17
Total					<b>112.85</b>

**Nb. The expanded width has been done equally on both sides of the road**



Map 21: Municipal Spatial Plan – Transportation Plan



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### 8.2.2 Public Amenities

In order to ensure proper solid and liquid waste management within the municipality. The following interventions have been proposed for a safe and clean municipality environment;

**Table 56: Waste Management Interventions**

Name of The Proposed Facility	Location of The Facility	Zone	Area In Ha	Area to be Served
Proposed Decentralized Treatment Faecal Facility	Nyamira Township Local Physical and Land Use Development Plan (2021-2030)	6 <sub>7</sub>	1.43	Nyamira Township and its hinterland
Proposed Decentralized Treatment Faecal Facility	Sironga Market Centre Local Physical and Land Use Development Plan (2021-2030)	6 <sub>3</sub>	0.99	Sironga, Ting'a, Konate, Kebirigo and Nyaramba Areas
Proposed Sewer Treatment Site	Miruka Market Centre Local Physical and Land Use Development Plan (2021-2030)	6 <sub>3</sub>	3.56	Nyamira Township, Nyamaiya, Miruka and Kioge Areas
Proposed Sewer Treatment Site	Sironga Market Centre Local Physical and Land Use Development Plan (2021-2030)	6 <sub>4</sub>	4.44	Nyamira Township, Sironga, Ting'a and Konate Areas
Proposed Sewer Treatment Site	x- coordinate: 716530 y-coordinate: 992688		16.00	Kebirigo, Sironga and Ting'a Areas

*Nyamira Municipal Spatial Plan*

<b>Name of The Proposed Facility</b>	<b>Location of The Facility</b>	<b>Zone</b>	<b>Area In Ha</b>	<b>Area to be Served</b>
	Near Makairo Market Centre along Gucha river			
Proposed Sewer Treatment Site	X- Coordinate: 717641 Y-Coordinate: 9944980 Near Kegogi DEB primary school along Nyagweko river		16.27	Kebirigo, Sironga and Ting'a Areas
Proposed Sanitary Land Fill	Miruka Market Centre Local Physical and Land Use Development Plan (2021-2030)	6 <sub>4</sub>	4.10	Municipality
Proposed Sanitary Land Fill	Sironga Market Centre Local Physical and Land Use Development Plan (2021-2030)	6 <sub>2</sub>	2.83	Municipality

*a. Community facilities*

Some of the community facilities proposed outside the market centres are as outlined in the table below:

**Table 57: Community Facilities**

Name	Location of The Facility	Zone	Area in Ha
Proposed Cemetery	Miruka Market Centre Local Physical and Land Use Development Plan (2021-2030)	62	2.38
Proposed Cemetery	Northern side of Sironga Market Centre X- Coordinate: 714576.964 Y-Coordinate: 9939379.35	-	15.70
Proposed Agriculture Demonstration Centre	Mageri Village– 4km from Nyamira Township X- Coordinate: 715786.26 Y-Coordinate: 9941533.668		5.13

### 8.3 Nyamira Township Detailed Land Use Plan

This plan designates the broad land use zones from the structure plan into smaller zones. It covers an approximate area of 1329.00 Ha. Residential land use occupies the highest percentage of 58.66% while public utility land use accounts for the least percentage at 0.29% of the entire Township. The table below outlines the land use budget while map **22** shows the Township’s detailed land use plan.

**Table 58: Detailed Land Use Plan Budget**

<b>Code</b>	<b>Land Use</b>	<b>Area in Hectares</b>	<b>Percentage</b>
0	Residential	779.61	58.66
1	Industrial	8.84	0.67
2	Educational	26.25	1.98
3	Recreational	5.18	0.39
4	Public purpose	26.21	1.97
5	Commercial	61.29	4.61
6	Public utility	3.90	0.29
7	Transportation	209.50	15.76
8	Conservation	66.27	4.99
9	Agricultural	141.95	10.68
<b>Total</b>		<b>1329.00</b>	<b>100</b>



**8.3.2.1 Residential Land Use**

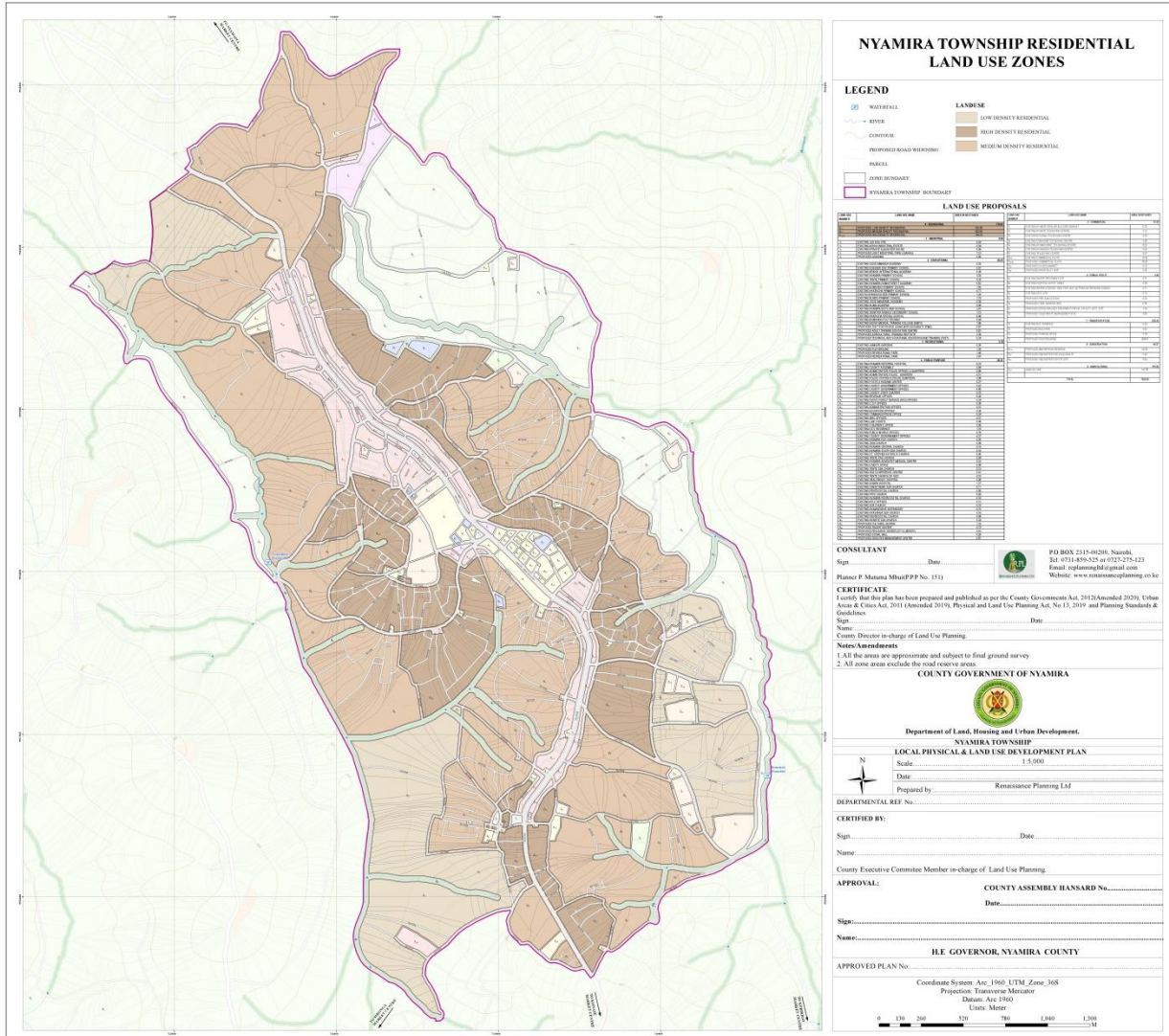
This land use covers an approximate area of **779.61 Ha**. It comprises of the three residential land uses categories of low density, medium density and high-density residential zones. The areas covered by the three residential land use categories are as outlined in table **59** below:

**Table 59: Proposed Residential Land Use Zones**

<b>Land Use No.</b>	<b>Land Use Name</b>	<b>Area (Ha)</b>
0 <sub>1-3</sub>	Proposed Low Density Residential	162.45
0 <sub>4-11</sub>	Proposed Medium Density Residential	432.96
0 <sub>12-22</sub>	Proposed High Density Residential	184.20
<b>Total</b>		<b>779.61</b>

The spatial distribution of the various residential zones is as shown in map **23** below

Map 23: Residential Land Use Zones



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### **8.3.2.2 Industrial Land Use**

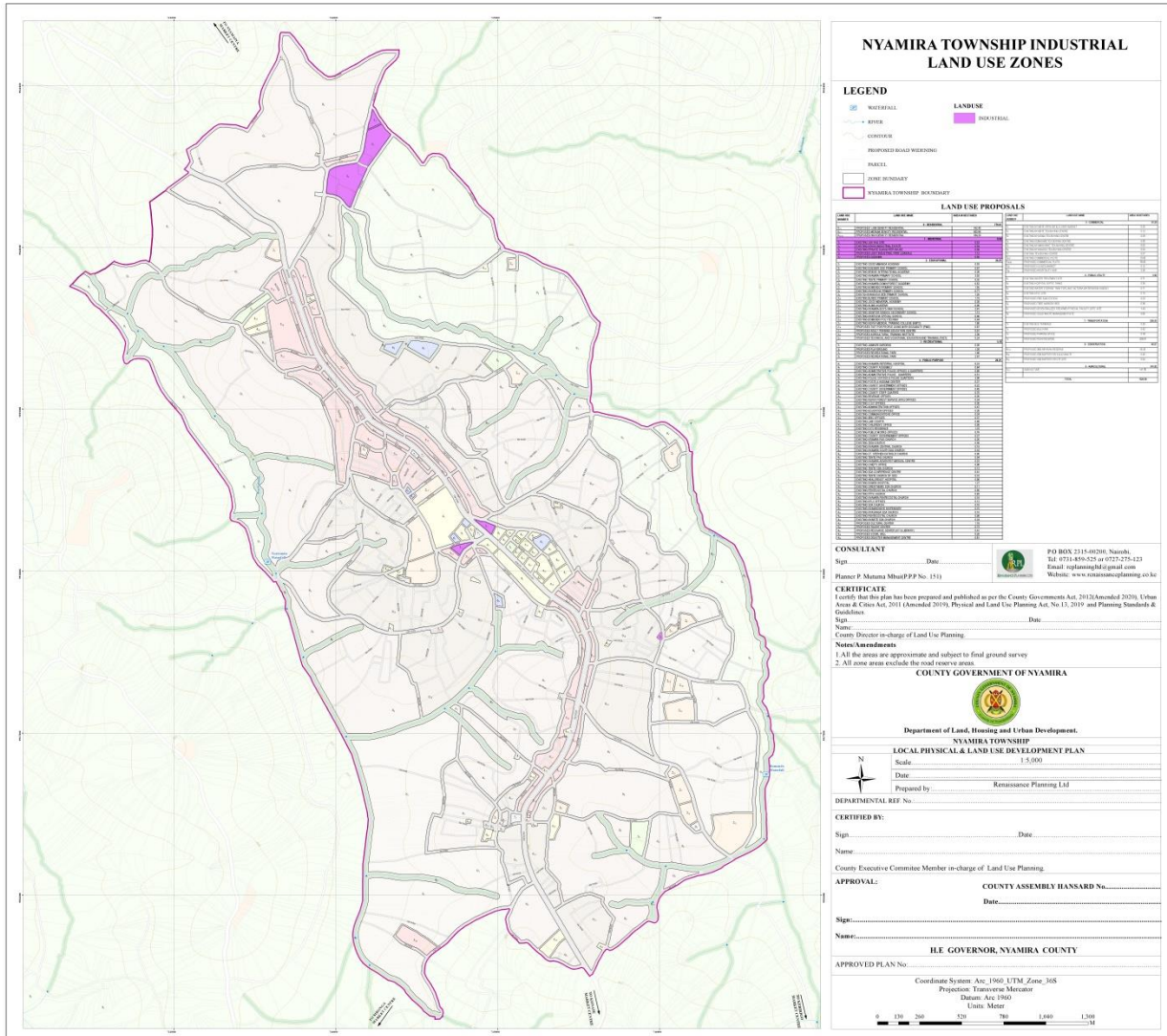
This land use covers an approximate area of **8.84 Ha**. It comprises of both the existing and proposed industrial land use zones. Some of the existing industries include jua kali site, industrial estates among others as outlined in table **60** below:

**Table 60: Industrial Land Use**

<b>Land Use No.</b>	<b>Land Use Name</b>	<b>Area (Ha)</b>
1 <sub>1</sub>	Existing Jua Kali Site	0.53
1 <sub>2</sub>	Existing Kenya Industrial Estate	0.54
1 <sub>3</sub>	Existing Private Slaughter House	0.09
1 <sub>4</sub>	Proposed Light Industrial Park (Jua Kali )	7.12
1 <sub>5</sub>	Proposed Godown	0.56
<b>Total</b>		<b>8.84</b>

The spatial distribution of the various Industrial Land Use zones is as shown in map **24** below

Map 24: Industrial Land Use Zones



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**8.3.2.3 Educational Land Use**

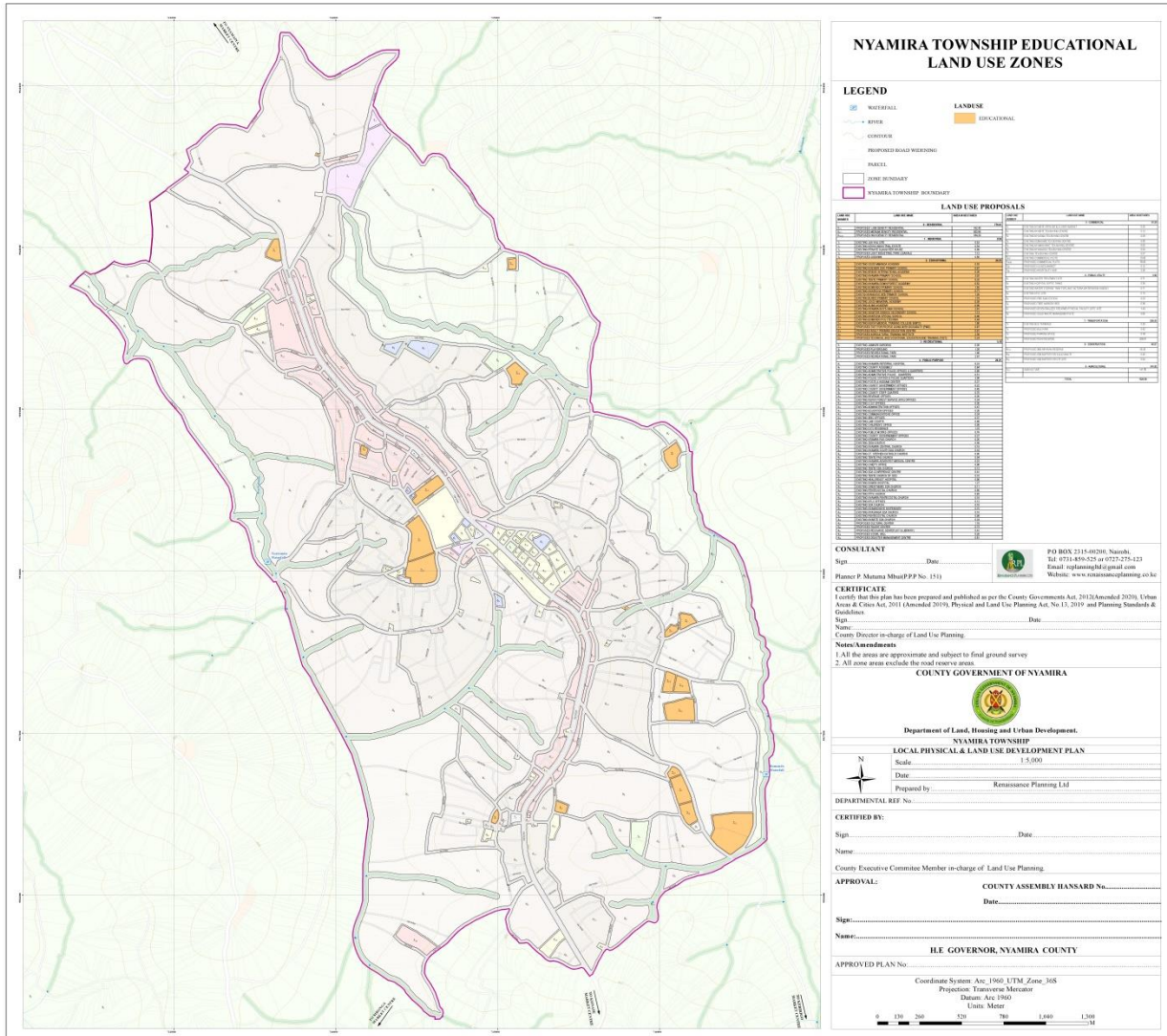
This land use covers an approximate area of **26.25Ha**. It entails existing nursery, primary, secondary schools and tertiary institutions as outlined in table **61** below;

**Table 61: Educational Land Use Zones**

Land Use No.	Land Use Name	Area (Ha)
2 <sub>1</sub>	Existing Good Mwanda Academy	0.03
2 <sub>2</sub>	Existing Egesieri Dok Primary School	0.97
2 <sub>3</sub>	Existing Bridge International Academy	0.28
2 <sub>4</sub>	Existing Nyamira Primary School	3.02
2 <sub>5</sub>	Existing Tente Primary School	0.32
2 <sub>6</sub>	Existing Nyamira Down Forest Academy	0.52
2 <sub>7</sub>	Existing Bomondo Primary School	1.55
2 <sub>8</sub>	Existing Nyairicha Primary School	0.77
2 <sub>9</sub>	Existig Nyangoso DEB Primary School	1.20
2 <sub>10</sub>	Existing Bundo Primary School	1.19
2 <sub>11</sub>	Existing Joice Memorial Academy	0.39
2 <sub>12</sub>	Existing Alimo Academy	0.06
2 <sub>13</sub>	Existing Nyamira Boys High School	2.91
2 <sub>14</sub>	Existing Senator Kebasu Secondary School	1.13
2 <sub>15</sub>	Existing Nyaricha Special School	0.46
2 <sub>16</sub>	Existing Bomondo Polytechnic	0.44
2 <sub>17</sub>	Existing Kenya Medical Training College (KMTC)	1.60
2 <sub>18</sub>	Proposed TVET For People Living With Dissablity (PWD)	0.87
2 <sub>19</sub>	Proposed Adult Training Education Centre	0.91
2 <sub>20</sub>	Proposed Agricultural Training Institute	2.39
2 <sub>21</sub>	Proposed Technical and Vocational Education and Training (TVET)	5.24
<b>Total</b>		<b>26.25</b>

The spatial distribution of the various Educational Land Use zones is as shown in map **25** below:

Map 25: Educational Land Use Zones



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#### **8.3.2.4 Recreational Land Use**

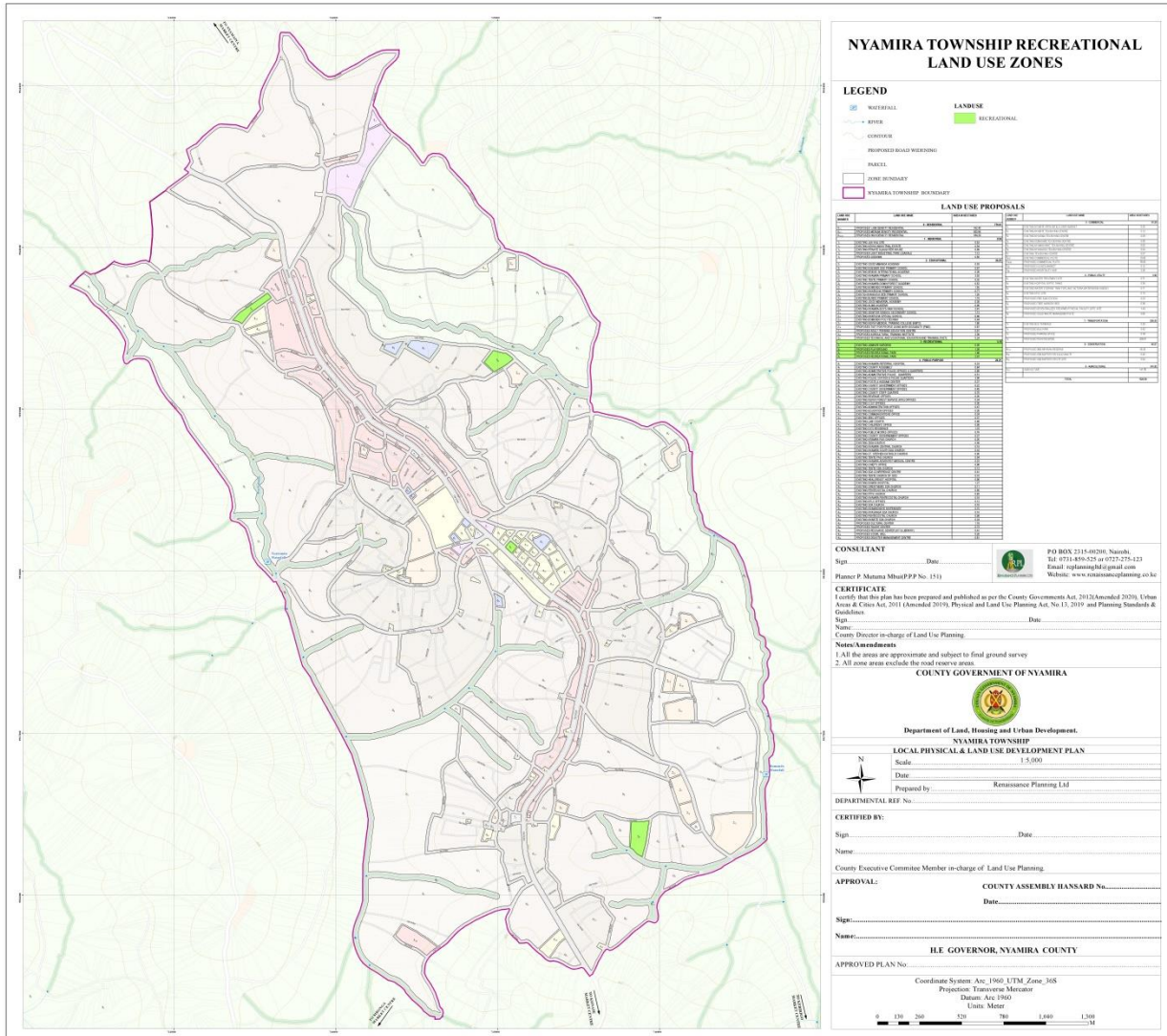
This land use covers an approximate area of **5.18 Ha**. The area distributions are outlined in table **62** below;

**Table 62: Recreational Land Use**

<b>Land Use No.</b>	<b>Land Use Name</b>	<b>Area (Ha)</b>
3 <sub>1</sub>	Existing Jamhuri Gardens	0.36
3 <sub>2</sub>	Proposed Playground	1.29
3 <sub>3</sub>	Proposed Recreational Park	1.46
3 <sub>4</sub>	Proposed Recreational Park	2.07
<b>Total</b>		<b>5.18</b>

The spatial distribution of the various recreational land use zones is outlined in map **26** below:

Map 26: Recreational Land Use Zones



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**8.3.2.5 Public Purpose Land Use**

This land use covers an approximate area of **26.21Ha** and includes both the existing and proposed land use zones. Table **63** below summarizes the public purpose land use zones.

**Table 63: Public Purpose Land Use**

<b>Land Use No.</b>	<b>Land Use Name</b>	<b>Area (Ha)</b>
4 <sub>1</sub>	Existing Nyamira Referral Hospital	6.23
4 <sub>2</sub>	Existing County Assembly	0.64
4 <sub>3</sub>	Existing Administrative Police Offices & Quarters	0.69
4 <sub>4</sub>	Existing Administrative Police Quarters	0.51
4 <sub>5</sub>	Existing Police Station & Police Quarters	3.08
4 <sub>6</sub>	Existing Posta & Huduma Center	0.27
4 <sub>7</sub>	Existing County Government Offices	0.22
4 <sub>8</sub>	Existing County Government Offices	0.45
4 <sub>9</sub>	Existing County Staff Quarters	0.70
4 <sub>10</sub>	Existing Revenue Offices	0.20
4 <sub>11</sub>	Existing Kenya Forest Service (KFS) Offices	0.34
4 <sub>12</sub>	Existing C.D.F Offices	0.30
4 <sub>13</sub>	Existing Administration Offices	0.47
4 <sub>14</sub>	Existing Education Offices	0.28
4 <sub>15</sub>	Existing Communications Office	0.24
4 <sub>16</sub>	Existing IEBC Offices	0.37
4 <sub>17</sub>	Existing Law Courts	0.48
4 <sub>18</sub>	Existing Children's Office	0.09
4 <sub>19</sub>	Existing DC's Residence	1.16
4 <sub>20</sub>	Existing Public Works Offices	0.79

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<b>Land Use No.</b>	<b>Land Use Name</b>	<b>Area (Ha)</b>
421	Existing County Government Offices	0.27
422	Existing Nyamira PAG Church	0.20
423	Existing Zion Church	0.09
424	Existing Nyamira Central Church	0.19
425	Existing Nyamira South SDA Church	0.16
426	Existing St. Stephen Catholic Church	0.05
427	Existing Tente PAG Church	0.04
428	Existing Nyamira Adventist Medical Centre	0.22
429	Existing Chief's Office	0.08
430	Existing Tente SDA Church	0.12
431	Existing Sda Conference Centre	0.41
432	Existing Tente Church Of God	0.10
433	Existing Healcreast Hospital	0.06
434	Existing Kinara Hospital	1.27
435	Existing Great News SDA Church	0.11
436	Existing Pentecostal Church	0.05
437	Existing FPFK Church	0.83
438	Existing Nyamira Pentecostal Church	0.16
439	Existing KPLC Offices	0.12
440	Existing SDA Church	0.18
441	Existing Nyamokonye Dispensary	0.15
442	Existing Nyasanga SDA Church	0.10
443	Existing Pentecostal Church	0.08
444	Existing Nyabite SDA Church	0.24

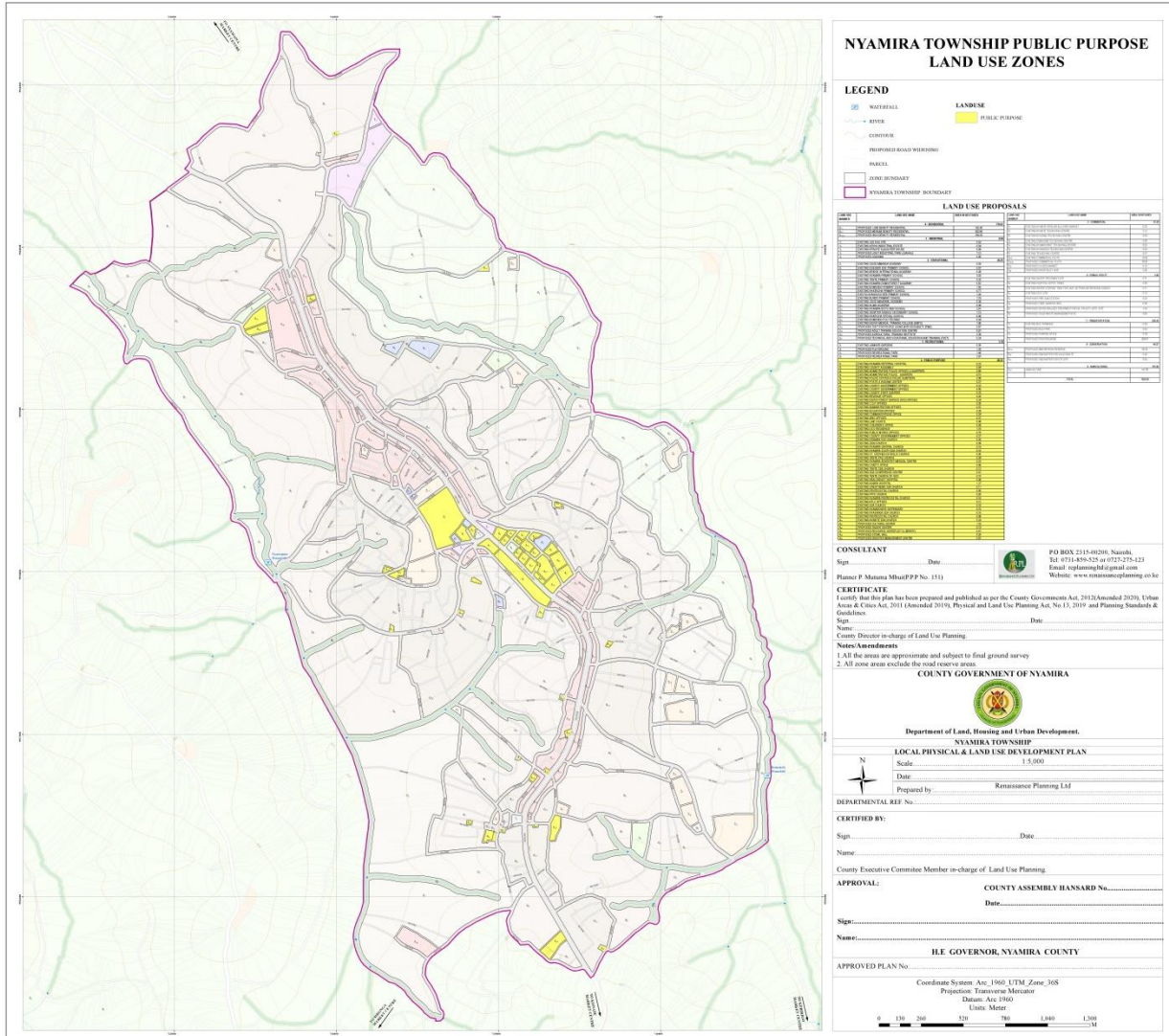


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<b>Land Use No.</b>	<b>Land Use Name</b>	<b>Area (Ha)</b>
445	Proposed Cultural Center	1.18
446	Proposed Talent Center	0.73
447	Proposed Resource Center (ICT & Library)	0.41
448	Proposed Social Hall	0.29
449	Proposed Disaster Management Centre	0.81
<b>Total</b>		<b>26.21</b>

Map 27 below shows the spatial distribution of the various public purpose land uses;

Map 27: Public Purpose Land Use Zones



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### 8.3.2.6 Commercial Land Use

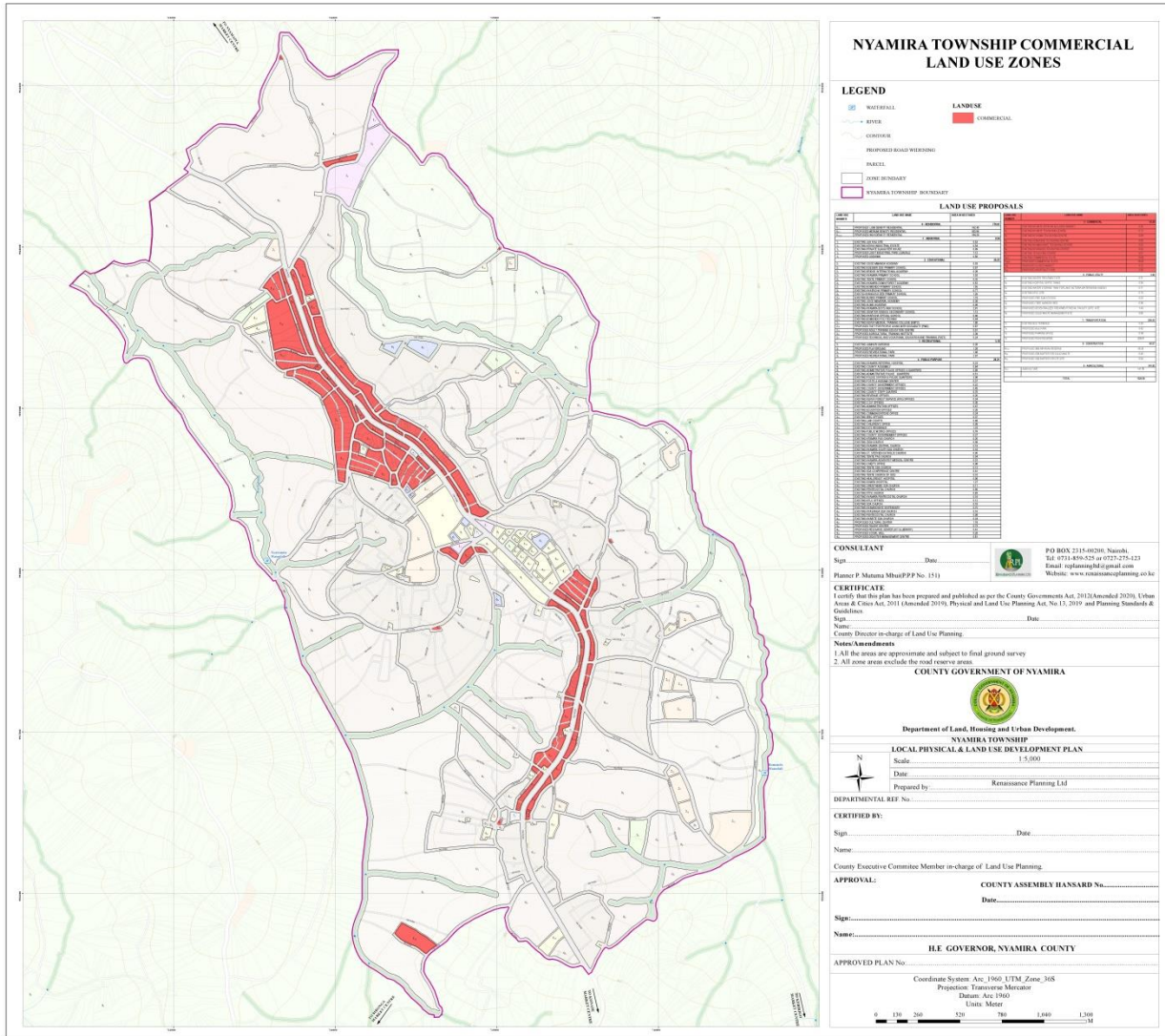
The commercial land use covers an approximate area of **61.29 Ha** which comprises of both the existing and proposed land use zones. The existing and proposed commercial zones are as outlined in table **64** below;

**Table 64: Existing and proposed Commercial Land Use**

Land Use No.	Land Use Name	Area (Ha)
5 <sub>1</sub>	Existing Nyabite Market (Open and Closed Market)	0.20
5 <sub>2</sub>	Existing Nyabite Tea Buying Centre	0.12
5 <sub>3</sub>	Existing Nyaigwa Tea Buying Centre	0.09
5 <sub>4</sub>	Existing Kemasare Tea Buying Centre	0.05
5 <sub>5</sub>	Existing Nyamokenye Tea Buying Centre	0.02
5 <sub>6</sub>	Existing Nyangoso Tea Buying Centre	0.04
5 <sub>7</sub>	Existing Tea Buying Centre	0.07
5 <sub>8-17</sub>	Existing Commercial Plots	19.06
5 <sub>18-28</sub>	Proposed Commercial Plots	39.26
5 <sub>29</sub>	Proposed Closed Market	0.12
5 <sub>30</sub>	Proposed Hospitality Hub	2.26
<b>Total</b>		<b>61.29 Ha</b>

The spatial distribution of the various commercial land use zones is as shown in map **28** below:

Map 28: Commercial Land Use Zones



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**8.3.2.7 Public Utility Land Use**

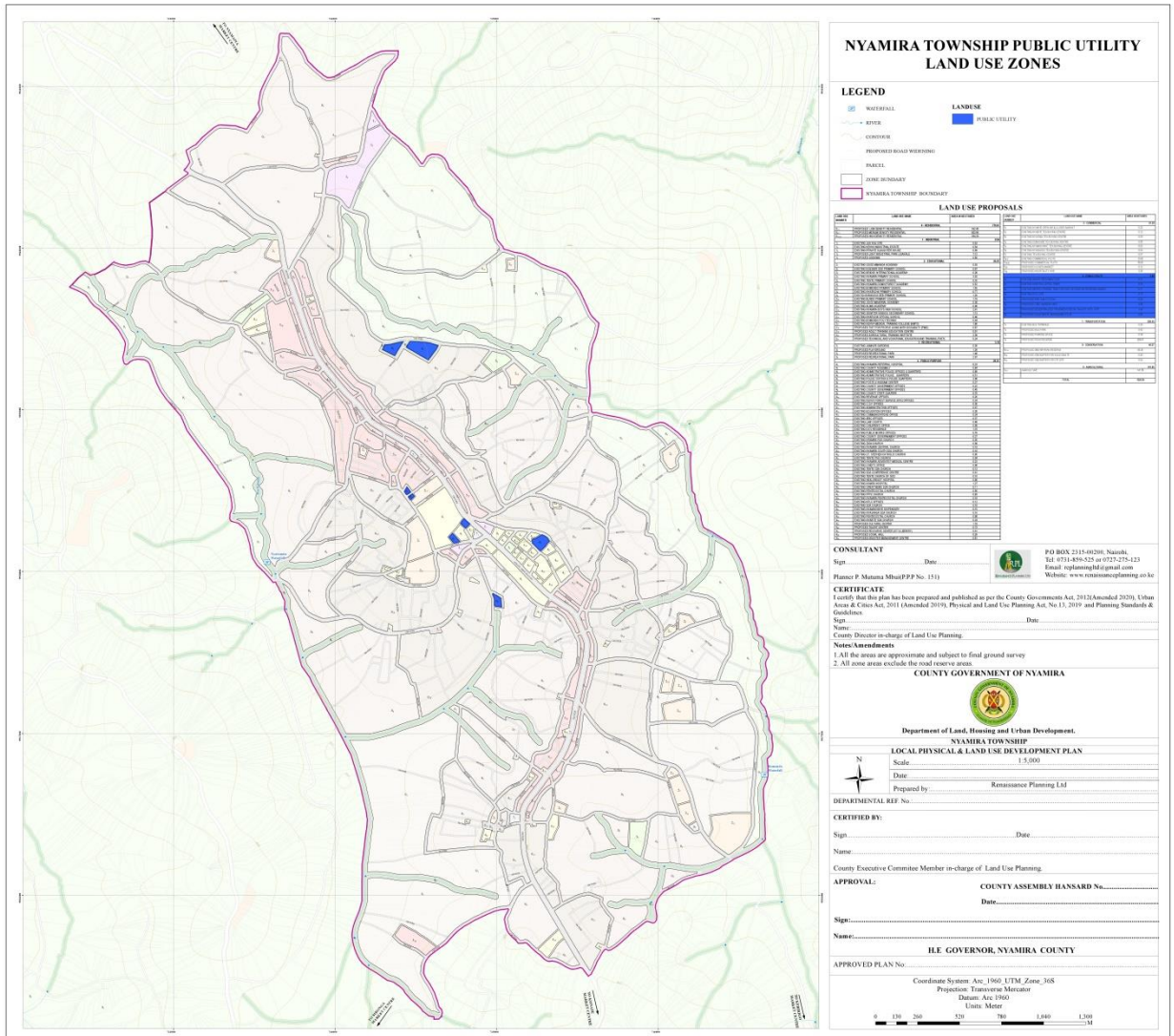
This land use covers an approximate area of **3.90 Ha**. It comprises of both existing and proposed land use zones as outlined in table **65** below;

**Table 65: Proposed Public Utility Land Use**

<b>Land Use No.</b>	<b>Land Use Name</b>	<b>Area (Ha)</b>
61	Existing Water Treatment Site	0.71
62	Existing Hospital Septic Tanks	0.26
63	Existing Water Storage Tank For Lake Victoria Water Basin Agency	0.11
64	Existing KPLC Site	0.14
65	Proposed Fire Sub-Station	0.23
66	Proposed Tree Nursery Bed	0.36
67	Proposed Decentralized Treatment Faecal Facility (DTF) Site	1.43
68	Proposed Solid Waste Management Site	0.66
<b>Total</b>		<b>3.90 Ha</b>

Map **29** below shows the distribution of the various public utility land use zones:

Map 29: Public Utility Land Use Zones



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**8.3.2.8 Transportation Land Use**

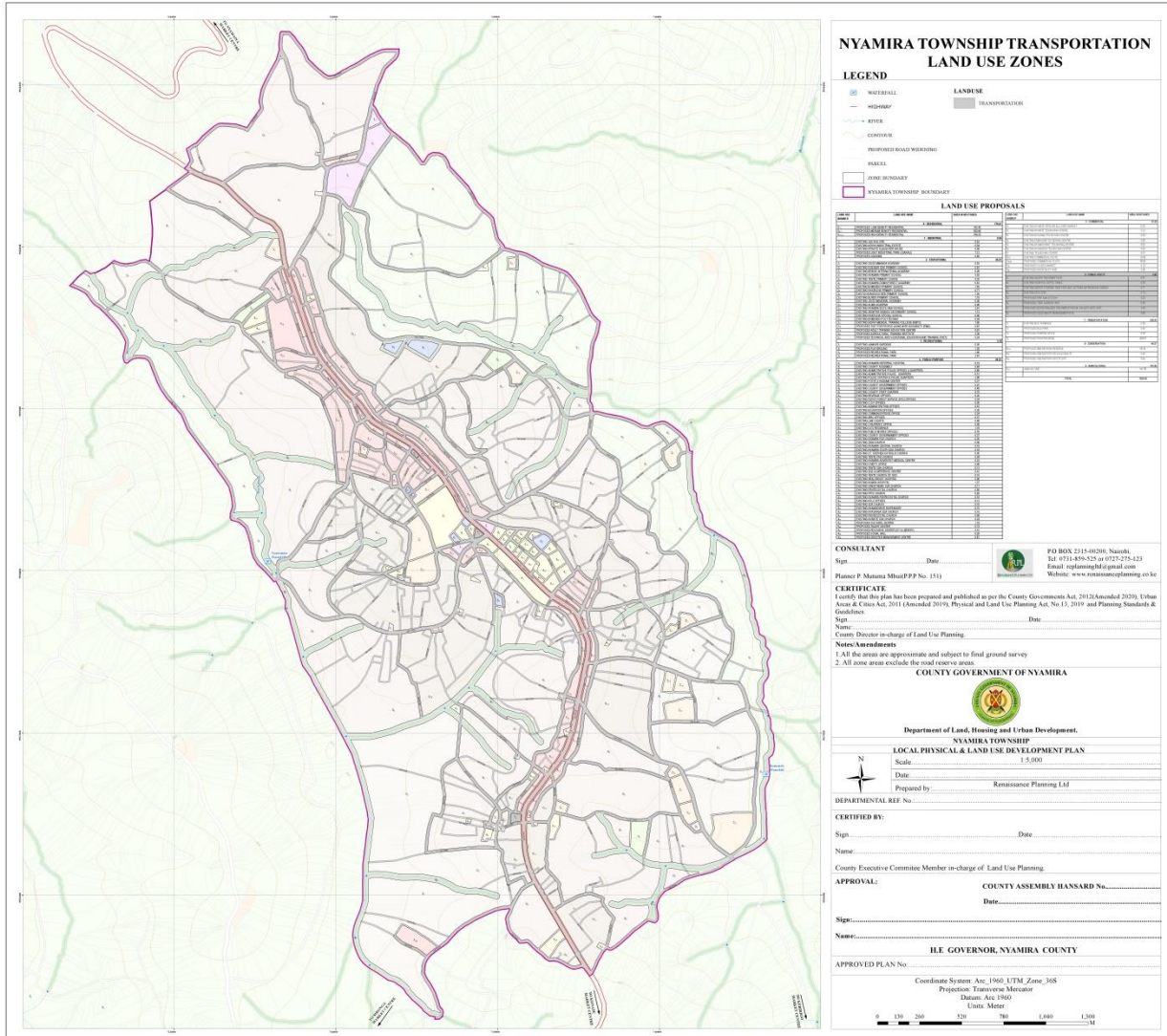
This land use covers an approximate area of **209.50 Ha**. It comprises of one existing bus terminus, proposed bus park, parking lot and road reserve as outlined in table **66** below:

**Table 66: Transportation Land Use**

<b>Land Use No.</b>	<b>Land Use Name</b>	<b>Area (Ha)</b>
7 <sub>1</sub>	Existing Bus Terminus	0.29
7 <sub>2</sub>	Proposed Bus Park	0.42
7 <sub>3</sub>	Proposed Parking Space	0.18
7 <sub>4</sub>	Proposed Road Reserve	208.61
<b>Total</b>		<b>209.50Ha</b>

The distribution of the various transportation land use zones is presented in map **30** below:

Map 30: Transportation Land Use Zones



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### **8.3.2.9 Conservation Land Use**

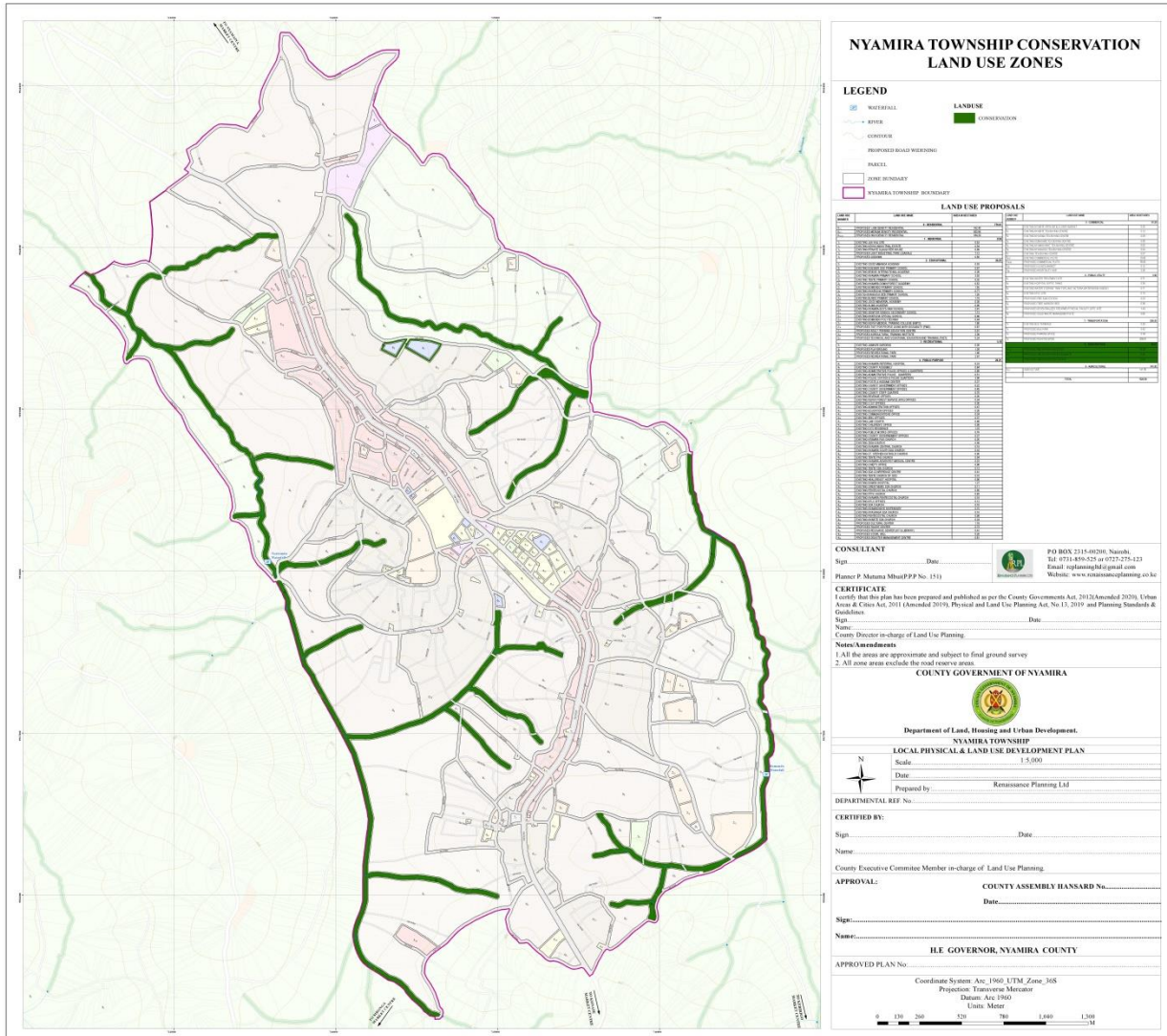
This land use covers an approximate area of **66.27 Ha** as outlined in table **67** below:

**Table 67: Conservation Land Use**

<b>Land Use No.</b>	<b>Land Use Name</b>	<b>Area (Ha)</b>
8 <sub>1-13</sub>	Proposed 30m Riparian Reserve	65.33
8 <sub>14</sub>	Proposed 10m Buffer For Solid Waste Management site	0.40
8 <sub>15</sub>	Proposed 10m Buffer For Decentralized Treatment Faecal Facility Site	0.54
<b>Total</b>		<b>66.27 Ha</b>

The distribution of the various conservation land use zones is presented in map **31** below:

Map 31: Conservation Land Use Zones



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**8.3.2.10 Agricultural Land Use**

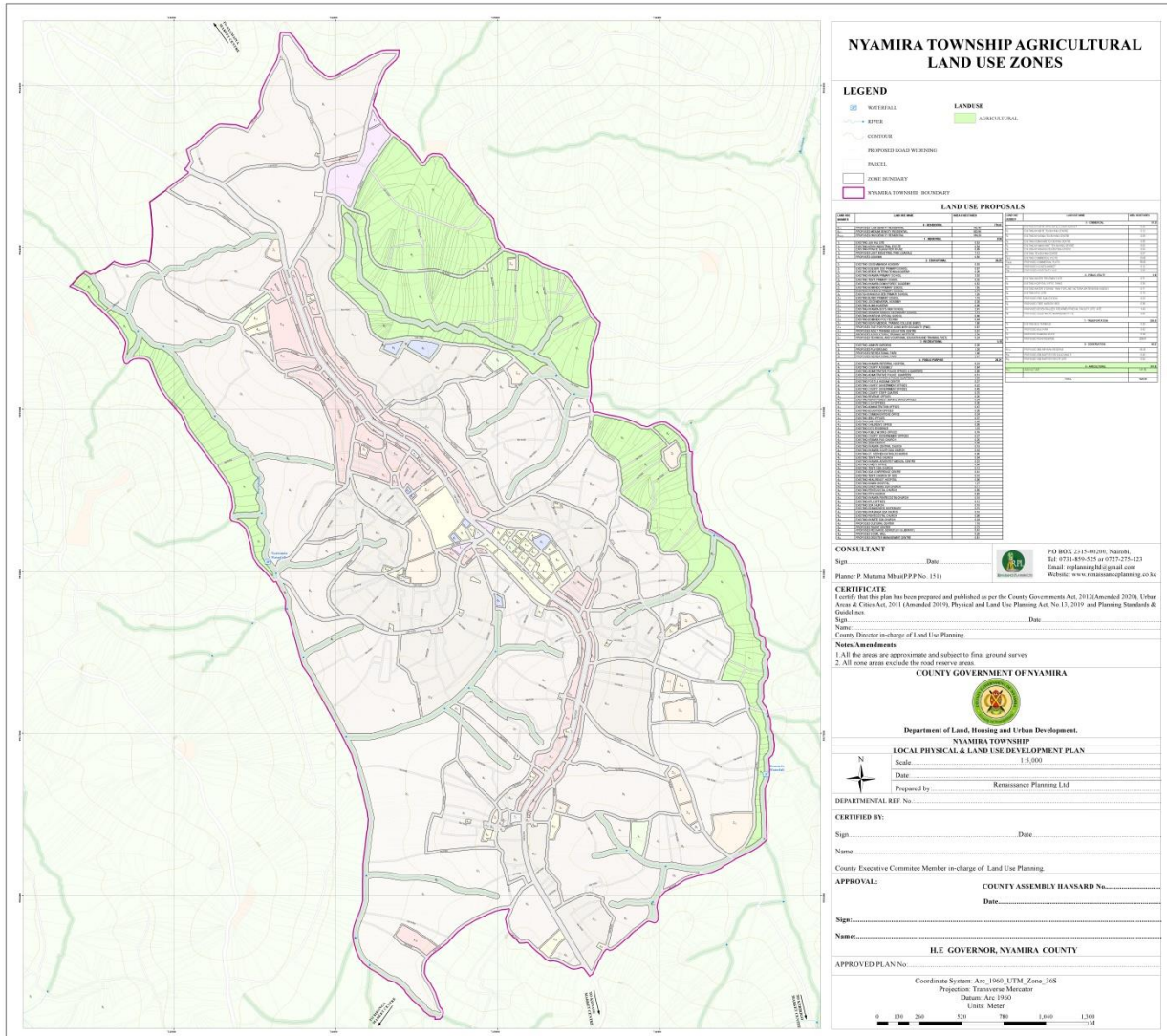
This land use covers an approximate area of **141.95 Ha** as shown in the table below:

**Table 68: Agricultural Land Use**

<b>Land Use No.</b>	<b>Land Use Name</b>	<b>Area (Ha)</b>
9 <sub>1-3</sub>	Agriculture	141.95
		<b>141.95 Ha</b>

The distribution of the various agricultural land use zones is presented in map **32** below:

Map 32: Agricultural Land Use Zones



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## **8.4 Development Guidelines**

Development guidelines and regulations have been developed for the various existing and proposed land use zones. The aim of these guidelines is to guide and regulate the developments that will be realized during the proposals' implementation. These standards should be followed to the latter, failure to which the area will be in a much worse state in the future than it is right now. Nyamira Municipality and Government of Nyamira County and other stakeholders should take the mandate of enforcement to ensure that every development within the Municipality adheres to the set standards and guidelines.

### **8.4.1 Residential Land Use Development Guidelines**

The Physical Planning Handbook, 2007 has outlined the standard residential plot sizes as presented in the table below:

**Table 69: Standard Residential Plot Sizes**

<b>Density</b>	<b>Standard Plot size (Ha)</b>
1. Low density	0.20
2. Medium density	0.10
3. High density	0.05

*Source: Physical Planning Hand book, 2007*

There are significant disparities in the plot sizes within the existing plot zones even within a certain residential land use category. Thus, the recommended residential land use guidelines are zone specific as outlined in the tables below;

Nyamira Municipality Board and County Government of Nyamira and other stakeholders should take the mandate of enforcement to ensure that every development within the Municipality adheres to the set standards and guidelines.

**Table 70: Proposed Residential Building Line**

<b>Road Width (m)</b>	<b>Building line (m)</b>
9m	3
12m	4
15m	4
18m	4
20m	4
25m	5
30m	5
40m	6

**Table 71: Residential Land Use Development Guidelines**

Zone No.	Existing Land Use	Proposed Land Use	Type of Residential Density	Range of the Plot area sizes (Hectares)	Recommended min. Plot Size (Ha)	Plot Coverage	Type of Dwelling Units	No. of floors	Set Back (m)		Total Area (Ha)
									S	R	
0 <sub>1</sub>	Residential	Residential	Low	0.08-2.58	0.2	35%	Bungalows & masionattes	2	2	3	23.34
0 <sub>2</sub>	Residential	Residential	Low	0.03-11.46	0.2	35%	Bungalows & masionattes	2	2	3	84.74
0 <sub>3</sub>	Residential	Residential	Low	0.2-3.08	0.2	35%	Bungalows & masionattes	2	2	3	54.31
0 <sub>4</sub>	Residential	Residential	Medium	0.03-5.56	0.1	50%	Apartments and Town houses	5	2	3	78.48
0 <sub>5</sub>	Residential	Residential	Medium	0.04-6.25	0.1	50%	Apartments and Town houses	5	2	3	100.92
0 <sub>6</sub>	Residential	Residential	Medium	0.02-7.76	0.1	50%	Apartments and Town houses	5	2	3	43.70
0 <sub>7</sub>	Residential	Residential	Medium	0.01-1.68	0.1	50%	Apartments and Town houses	5	2	2	63.87
0 <sub>8</sub>	Residential	Residential	Medium	0.02-2.41	0.1	50%	Apartments and Town houses	5	2	2	9.12
0 <sub>9</sub>	Residential	Residential	Medium	0.01-3.63	0.1	50%	Apartments and Town houses	5	2	2	69.75
0 <sub>10</sub>	Residential	Residential	Medium	0.01-0.78	0.1	50%	Apartments and Town houses	5	2	2	26.54
0 <sub>11</sub>	Residential	Residential	Medium	0.01 - 1.95	0.1	50%	Apartments and Town houses	5	2	2	40.50

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Zone No.	Existing Land Use	Proposed Land Use	Type of Residential Density	Range of the Plot area sizes (Hectares)	Recommended min. Plot Size (Ha)	Plot Coverage	Type of Dwelling Units	No. of floors	Set Back (m)		Total Area (Ha)
									S	R	
0 <sub>12</sub>	Residential	Residential	Medium	0.2-0.50	0.1	65%	Apartments and Town houses	5	1.5	2	1.28
0 <sub>13</sub>	Residential	Residential	Medium	0.01-1.60	0.1	50%	Apartments	5	2	2	36.42
0 <sub>14</sub>	Residential	Residential	Medium	0.02-0.64	0.1	65%	Apartments and Town houses	5	1.5	2	9.75
0 <sub>15</sub>	Residential	Residential	Medium	0.01-1.18	0.1	65%	Apartments and Town houses	5	1.5	2	21.44
0 <sub>16</sub>	Residential	Residential	High	0.01-1.57	0.05	65%	Flats	8	1.5	2	27.05
0 <sub>17</sub>	Residential	Residential	High	0.01-0.75	0.05	65%	Flats	8	1.5	2	5.39
0 <sub>18</sub>	Residential	Residential	High	0.01-1.09	0.05	65%	Flats	8	1.5	2	14.18
0 <sub>19</sub>	Residential	Residential	High	0.01-1.18	0.05	65%	Flats	8	1.5	2	19.87
0 <sub>20</sub>	Residential	Residential	High	0.01-1.91	0.05	65%	Flats	8	1.5	2	24.40
0 <sub>21</sub>	Residential	Residential	High	0.01-0.63	0.05	65%	Flats	8	1.5	2	6.49
0 <sub>22</sub>	Residential	Residential	High	0.01-1.34	0.05	65%	Flats	8	1.5	2	15.66



### 8.4.2 Industrial Land Use Development Guidelines

The proposed development guidelines for the various industrial land use zones are outlined below:

**Table 72: Industrial Land Use Development Guidelines**

Zone No.	Existing Land use	Proposed Land use	Zone Description	Actual Plot Size (Ha)	Plot Coverage	Building lines (m)	Set Back (m)
1 <sub>1</sub>	Industrial	Industrial	Existing Jua Kali Site	0.53	60%	6	1.5
1 <sub>2</sub>	Industrial	Industrial	Existing Kenya Industrial Estate	0.54	60%	6	1.5
1 <sub>3</sub>	Industrial	Industrial	Existing Private Slaughter House	0.09	60%	6	1.5
1 <sub>4</sub>	Agricultural	Industrial	Proposed Light Industrial Park	7.12	60%	6	1.5
1 <sub>5</sub>	Agricultural	Industrial	Proposed Godown	0.56	60%	6	1.5

### 8.4.3 Educational Land Use Development Guidelines

The proposed development guidelines for the various educational land use zones are outlined below:

**Table 73: Educational Land Use Development Guidelines**

Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Building lines (m)	Set Back (m)	
									S	R
2 <sub>1</sub>	Educational	Educational	Existing Good Mwanda Academy	3.25	0.03	50%	3	6	1.5	3
2 <sub>2</sub>	Educational	Educational	Existing Egesieri Dok Primary School	3.25	0.97	50%	3	6	1.5	3
2 <sub>3</sub>	Educational	Educational	Existing Bridge International Academy	3.25	0.28	50%	3	6	1.5	3
2 <sub>4</sub>	Educational	Educational	Existing Nyamira Primary School	3.25	3.02	50%	2	6	1.5	3
2 <sub>5</sub>	Educational	Educational	Existing Tente Primary School	3.25	0.32	50%	3	6	1.5	3
2 <sub>6</sub>	Educational	Educational	Existing Nyamira Down Forest Academy	3.25	0.52	50%	3	6	1.5	3
2 <sub>7</sub>	Educational	Educational	Existing Bomondo Primary School	3.25	1.55	50%	3	6	1.5	3
2 <sub>8</sub>	Educational	Educational	Existing Nyairicha Primary School	3.25	0.75	50%	3	6	1.5	3
2 <sub>9</sub>	Educational	Educational	Existing Nyangoso Deb Primary School	3.25	1.20	50%	3	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended. Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Building lines (m)	Set Back (m)	
									S	R
2 <sub>10</sub>	Educational	Educational	Existing Bundo Primary School	3.25	1.19	50%	3	6	1.5	3
2 <sub>11</sub>	Educational	Educational	Existing Joice Memorial Academy	3.25	0.39	50%	3	6	1.5	3
2 <sub>12</sub>	Educational	Educational	Existing Nyamira Boys High School	4.5	2.91	50%	3	6	1.5	3
2 <sub>13</sub>	Educational	Educational	Existing Senator Kebasu Secondary School	4.5	1.13	50%	3	6	1.5	3
2 <sub>14</sub>	Educational	Educational	Existing Nyaricha Special School	-	0.46	50%	-	6	1.5	3
2 <sub>15</sub>	Educational	Educational	Existing Bomondo Polytechnic	-	0.44	50%	-	6	1.5	3
2 <sub>16</sub>	Educational	Educational	Existing KMTC	-	1.60	50%	1	6	1.5	3
2 <sub>17</sub>	Agricultural	Educational	Proposed TVET For Pwd	-	0.87	50%	2	6	1.5	3
2 <sub>18</sub>	Agricultural	Educational	Proposed Adult Training Education Centre	-	0.91	50%	2	6	1.5	3
2 <sub>19</sub>	Agricultural	Educational	Proposed Agricultural Training Institute	-	2.39	50%	2	6	1.5	3
2 <sub>20</sub>	Agricultural	Educational	Proposed Technical and Vocational Education And Training Centre	-	5.24	50%	1	6	1.5	3

#### 8.4.4 Public Purpose Land Use Development Guidelines

The proposed development guidelines for the proposed public purpose land use are indicated in the table below;

**Table 74: Public Purpose Land Use Development Guidelines**

Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
4 <sub>1</sub>	Public Purpose	Public Purpose	Existing Nyamira Referral Hospital	8.0	6.23	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>2</sub>	Public Purpose	Public Purpose	Existing County Assembly	0.5	1.23	50%	2	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>3</sub>	Public Purpose	Public Purpose	Existing Administrative Police Offices	0.1	0.69	50%	2	Any type of building in line with the permitted land use	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
44	Public Purpose	Public Purpose	Existing Ap Quarters	0.2	0.51	50%	2	Any type of building in line with the permitted land use	6	1.5	3
45	Public Purpose	Public Purpose	Existing Police Station & Police Quarters	3	2.54	50%	2	Any type of building in line with the permitted land use	6	1.5	3
46	Public Purpose	Public Purpose	Existing Posta (Huduma Center)	0.1	0.27	50%	2	Any type of building in line with the permitted land use	6	1.5	3
47	Public Purpose	Public Purpose	Existing County Government Offices	-	0.22	50%	4	Any type of building in line with the permitted land use	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
4 <sub>8</sub>	Public Purpose	Public Purpose	Existing County Government Offices	-	0.45	50%	2	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>9</sub>	Public Purpose	Public Purpose	Existing County Staff Quarters		0.70	50%	4	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>10</sub>	Public Purpose	Public Purpose	Existing Revenue Offices	0.05	0.20	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>11</sub>	Public Purpose	Public Purpose	Existing NEMA & Forest Offices	0.05	0.34	50%	1	Any type of building in line with the permitted land use	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
4 <sub>12</sub>	Public Purpose	Public Purpose	Existing CDF Offices	0.1	0.30	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>13</sub>	Public Purpose	Public Purpose	Existing Administration Offices	-	0.47	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>14</sub>	Public Purpose	Public Purpose	Existing Education Offices	0.1	0.28	50%	2	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>15</sub>	Public Purpose	Public Purpose	Existing Communications Office	-	0.24	50%	2	Any type of building in line with the permitted land use	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
4 <sub>16</sub>	Public Purpose	Public Purpose	Existing IEBC Offices	0.1	0.37	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>17</sub>	Public Purpose	Public Purpose	Existing Law Courts	0.4	0.48	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>18</sub>	Public Purpose	Public Purpose	Existing Children's Office	2.0	0.09	50%	4	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>19</sub>	Public Purpose	Public Purpose	Existing DC's Residence	0.1	1.16	50%	2	Any type of building in line with the permitted land use	6	1.5	3



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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
4 <sub>20</sub>	Public Purpose	Public Purpose	Existing Public Works	0.1	0.79	50%	2	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>21</sub>	Public Purpose	Public Purpose	Existing Nyamira PAG Church	0.1	0.20	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>22</sub>	Public Purpose	Public Purpose	Existing Pentecostal Church	0.1	0.08	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>23</sub>	Public Purpose	Public Purpose	Existing Zion Church	0.1	0.09	50%	2	Any type of building in line with the permitted land use	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
4 <sub>24</sub>	Public Purpose	Public Purpose	Existing Nyamira Central Church	0.1	0.19	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>25</sub>	Public Purpose	Public Purpose	Existing Nyamira South SDA Church	0.1	0.16	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>26</sub>	Public Purpose	Public Purpose	Existing St. Stephen Catholic Church	0.1	0.05	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>27</sub>	Public Purpose	Public Purpose	Existing Tente PAG Church	0.1	0.04	50%	1	Any type of building in line with the permitted land use	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
4 <sub>28</sub>	Public Purpose	Public Purpose	Existing Nyamira Adventist Medical Centre	0.10	0.22	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>29</sub>	Public Purpose	Public Purpose	Existing Chief's Office	-	0.08	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>30</sub>	Public Purpose	Public Purpose	Existing Tente SDA Church	0.1	0.12	50%	3	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>31</sub>	Public Purpose	Public Purpose	Existing SDA Conference Centre	0.1	0.41	50%	1	Any type of building in line with the permitted land use	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
4 <sub>32</sub>	Public Purpose	Public Purpose	Existing Tente Church Of God	0.1	0.10	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>33</sub>	Public Purpose	Public Purpose	Existing Healcrest Hospital	3.0	0.06	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>34</sub>	Public Purpose	Public Purpose	Existing Kinara Hospital	3.0	1.27	50%	3	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>35</sub>	Public Purpose	Public Purpose	Existing Great SDA Church	0.1	0.11	50%	2	Any type of building in line with the permitted land use	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
4 <sub>36</sub>	Public Purpose	Public Purpose	Existing Pentecostal Church	0.1	0.05	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>37</sub>	Public Purpose	Public Purpose	Existing FPFK Church	0.1	0.83	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>38</sub>	Public Purpose	Public Purpose	Existing Nyamira Pentecostal Church	0.1	0.16	50%	1	Any type of building in line with the permitted land use	6	1.5	3
4 <sub>39</sub>	Public Purpose	Public Purpose	Existing Church	0.1	0.12	50%	1	Any type of building in line with the permitted land use	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
440	Public Purpose	Public Purpose	Existing SDA Church	0.1	0.18	50%	1	Any type of building in line with the permitted land use	6	1.5	3
441	Public Purpose	Public Purpose	Existing Nyamokenye Dispensary	2.0	0.15	50%	1	Any type of building in line with the permitted land use	6	1.5	3
442	Public Purpose	Public Purpose	Existing Nyasanga SDA Church	0.1	0.10	50%	1	Any type of building in line with the permitted land use	6	1.5	3
443	Public Purpose	Public Purpose	Existing Full Gospel Church	0.1	0.08	50%	1	Any type of building in line with the permitted land use	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
444	Public Purpose	Public Purpose	Existing Nyabite SDA Church	0.1	0.24	50%	1	Any type of building in line with the permitted land use	6	1.5	3
445	Agricultural	Public Purpose	Proposed Cultural Center	1.0	1.18	50%	1	Any type of building in line with the permitted land use	6	1.5	3
446	Agricultural	Public Purpose	Proposed Talent Center	-	0.73	50%	1	Any type of building in line with the permitted land use	6	1.5	3
447	Agricultural	Public Purpose	Proposed Resource Center	-	0.41	50%	1	Any type of building in line with the permitted land use	6	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	No. of floors	Proposed Building typology	Building lines (m)	Set Back (m)	
										S	R
448	Agricultural	Public Purpose	Proposed Social Hall	0.1	0.29	50%	1	Any type of building in line with the permitted land use	6	1.5	3
449	Agricultural	Public Purpose	Proposed Disaster Management Centre	0.1	0.81	50%	1	Any type of building in line with the permitted land use	6	1.5	3



#### **8.4.5 Commercial Land Use Development Guidelines**

Nyamira Municipality Board and County Government of Nyamira and other stakeholders should take the mandate of enforcement to ensure that every development within the Municipality adheres to the set standards and guidelines.

**Table 75: Proposed Commercial Building Line**

<b>Road Width (m)</b>	<b>Building line (m)</b>
9m	3
12m	3
15m	3
18m	3
20m	4
25m	4
30m	4
40m	6

The proposed development guidelines for the commercial land use zones are outlined in the table below;

**Table 76: Commercial Land Use Development Guidelines**

Zone No	Zone Description	Proposed Land Use	Recommended Min. Plot Size (Ha)	Range of the Plot area sizes (Hectares)	Plot Coverage	Type of Dwelling Units	No. of floors	Total Area In (Ha)
5 <sub>1</sub>	Existing Nyabite Market (closed)	Commercial	0.1	0.20	100%	Perimeter & Stalls	2	0.25
5 <sub>2</sub>	Existing Nyabite Tea Buying Centre	Commercial	0.05	0.12	75%	-	1	0.13
5 <sub>3</sub>	Existing Nyaigwa Tea Buying Centre	Commercial	0.05	0.09	75%	-	1	0.09
5 <sub>4</sub>	Existing Kemasare Tea Buying Centre	Commercial	0.05	0.05	75%	-	1	0.06
5 <sub>5</sub>	Existing Nyamokenye Tea Buying Centre	Commercial	0.05	0.02	75%	-	1	0.02
5 <sub>6</sub>	Existing Nyangoso Tea Buying Centre	Commercial	0.05	0.04	75%	-	1	0.04
5 <sub>7</sub>	Existing Tea Buying Centre	Commercial	0.05	0.07	75%	-	1	0.07
5 <sub>8</sub>	Commercial	Commercial	0.05	0.02-0.23	75%	High rise	8	1.53
5 <sub>9</sub>	Commercial	Commercial	0.05	0.02-0.09	75%	High rise	8	2.37
5 <sub>10</sub>	Commercial	Commercial	0.05	0.02-0.07	75%	High rise	8	1.01

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<b>Zone No</b>	<b>Zone Description</b>	<b>Proposed Land Use</b>	<b>Recommended Min. Plot Size (Ha)</b>	<b>Range of the Plot area sizes (Hectares)</b>	<b>Plot Coverage</b>	<b>Type of Dwelling Units</b>	<b>No. of floors</b>	<b>Total Area In (Ha)</b>
5 <sub>11</sub>	Commercial	Commercial	0.05	0.01-0.12	75%	High rise	8	1.20
5 <sub>12</sub>	Commercial	Commercial	0.05	0.01-0.14	75%	High rise	8	2.29
5 <sub>13</sub>	Commercial	Commercial	0.05	0.01 -0.15	75%	High rise	8	2.55
5 <sub>14</sub>	Commercial	Commercial	0.05	0.01-0.10	75%	High rise	8	2.17
5 <sub>15</sub>	Commercial	Commercial	0.05	0.02-0.50	75%	High rise	8	2.34
5 <sub>16</sub>	Commercial	Commercial	0.05	0.01-0.49	75%	High rise	8	2.78
5 <sub>17</sub>	Commercial	Commercial	0.05	0.02-0.13	75%	High rise	8	1.01
5 <sub>18</sub>	Commercial	Commercial	0.05	0.57-0.71	75%	High rise	8	1.28
5 <sub>19</sub>	Commercial	Commercial	0.05	0.13-1.55	75%	High rise	8	5.15
5 <sub>20</sub>	Commercial	Commercial	0.05	0.03-0.25	75%	High rise	8	2.07
5 <sub>21</sub>	Commercial	Commercial	0.05	0.06-0.58	75%	High rise	8	7.05
5 <sub>22</sub>	Commercial	Commercial	0.05	0.01-0.54	75%	High rise	8	6.42
5 <sub>23</sub>	Commercial	Commercial	0.05	0.01-0.20	75%	High rise	8	2.18
5 <sub>24</sub>	Commercial	Commercial	0.05	0.04-0.66	75%	High rise	8	5.68
5 <sub>25</sub>	Commercial	Commercial	0.05	0.02-0.35	75%	High rise	8	5.09
5 <sub>26</sub>	Commercial	Commercial	0.05	0.03-0.41	75%	High rise	8	1.26
5 <sub>27</sub>	Commercial	Commercial	0.05	0.01-0.16	75%	High rise	8	2.37

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<b>Zone No</b>	<b>Zone Description</b>	<b>Proposed Land Use</b>	<b>Recommended Min. Plot Size (Ha)</b>	<b>Range of the Plot area sizes (Hectares)</b>	<b>Plot Coverage</b>	<b>Type of Dwelling Units</b>	<b>No. of floors</b>	<b>Total Area In (Ha)</b>
528	Commercial	Commercial	0.05	0.66	75%	High rise	8	0.66
529	Agricultural	Proposed closed Market	0.1	0.12	100%	Perimeter & Stalls	8	0.12
530	Agricultural	Proposed Hospitality Hub	0.05	2.25	75%	High rise	8	2.25

**8.4.6 Public Utility Land Use Development Guidelines**

The proposed development guidelines for the public utility land use zones are outlined in the table below;

**Table 77: Public Utility Land Development Guidelines**

<b>Zone No</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Zone Description</b>	<b>Total Area in (Ha)</b>
6 <sub>1</sub>	Public Utility	Public Utility	Existing Water Treatment Site	0.71
6 <sub>2</sub>	Public Utility	Public Utility	Existing Hospital Septic Tanks	0.26
6 <sub>3</sub>	Public Utility	Public Utility	Existing water tank for L. Victoria Water Basin Agency Tank	0.11
6 <sub>4</sub>	Public Utility	Public Utility	Existing KPLC site	0.14
6 <sub>5</sub>	Agricultural	Public Utility	Proposed Fire Station	0.54
6 <sub>6</sub>	Agricultural	Public Utility	Proposed Tree Nursery Bed	0.36
6 <sub>7</sub>	Agricultural	Public Utility	Proposed Decentralized treatment faecal facility site	1.43
6 <sub>8</sub>	Agricultural	Public Utility	Proposed Solid Waste Management Site	0.66

**8.4.7 Transportation Land Use Development Guidelines**

The proposed development guidelines for the transportation land use zones are outlined in the table below;

**Table 78: Transportation Land Use Development Guidelines**

Zone No.	Existing Land Use	Proposed Land Use	Zone Description	Lighting	Entrance and Exit	Parking type and size	Total Area (Ha)
7 <sub>1</sub>	Transportation	Transportation	Existing Bus Terminus	One flood light (15m high) centrally placed	4.5 m wide	-	0.29
7 <sub>2</sub>	Agricultural	Transportation	Proposed Bus Park	One flood light (15m high) centrally placed	4.5 m wide	-	0.42
7 <sub>3</sub>	Agricultural	Transportation	Proposed Parking	One flood light (15m high) centrally placed	4.5 m wide	Angular parking (cars- 6.5x2.5m, buses- 10x3.3m, lorries- 40x2.5m)	0.18

## **CHAPTER NINE**

### **LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLANS FOR THE MARKET CENTRES**

#### **9.1 Overview**

The structure plan outlines the area into broad land use zones and gives the preferred urban growth direction for the Market Centres. These broad land use zones include; residential, industrial, educational, recreational, public purpose, commercial, public utility, transportation, conservation and agricultural. It forms the basis for the preparation of the detailed land use plans.

The structure plans guided the preparation of the Detailed Land Use Plans (Local Physical and Land Use Development Plans). Detailed land use plan designates the broad land use zones from the structure plan into smaller zones. Local Physical and Land Use Development Plans have been prepared for the **8** Market Centres namely; Ting'a, Sironga, Konate, Kebirigo, Nyaramba, Kioge, Nyamaiya and Miruka as discussed below. The aim is to resolve the existing planning challenges in these centres and protect the agricultural land by containing urban development within the market centres.

#### **9.2 Kebirigo Market Centre**

Kebirigo Market Centre is located within Nyamira South and Borabu Sub-Counties, Bonyamatuta and Kiabonyoru Wards, Bonyamatuta Masaba and Kiabonyoru Sub-Locations. The Market Centre covers an approximate area of 374.61Ha. It is located on longitude 34.96E and latitude 0.60S on an average elevation of 2043 meters above sea level. The distance between Nyamira Township and Kebirigo Market Centre is 9.6 Km.

##### ***Land use zones***

The Market Centre has been developing over the years without a development framework. This has contributed to the current uncoordinated development. To resolve the current and future challenges that come with rapid development, various interventions and proposals were formulated to form the Local Physical and Land Use Development Plan for the Market Centre. The following proposals were made in Kebirigo Market Centre as outlined in the table below;

**Table 79: Kebirigo Market Centre Use Zones**

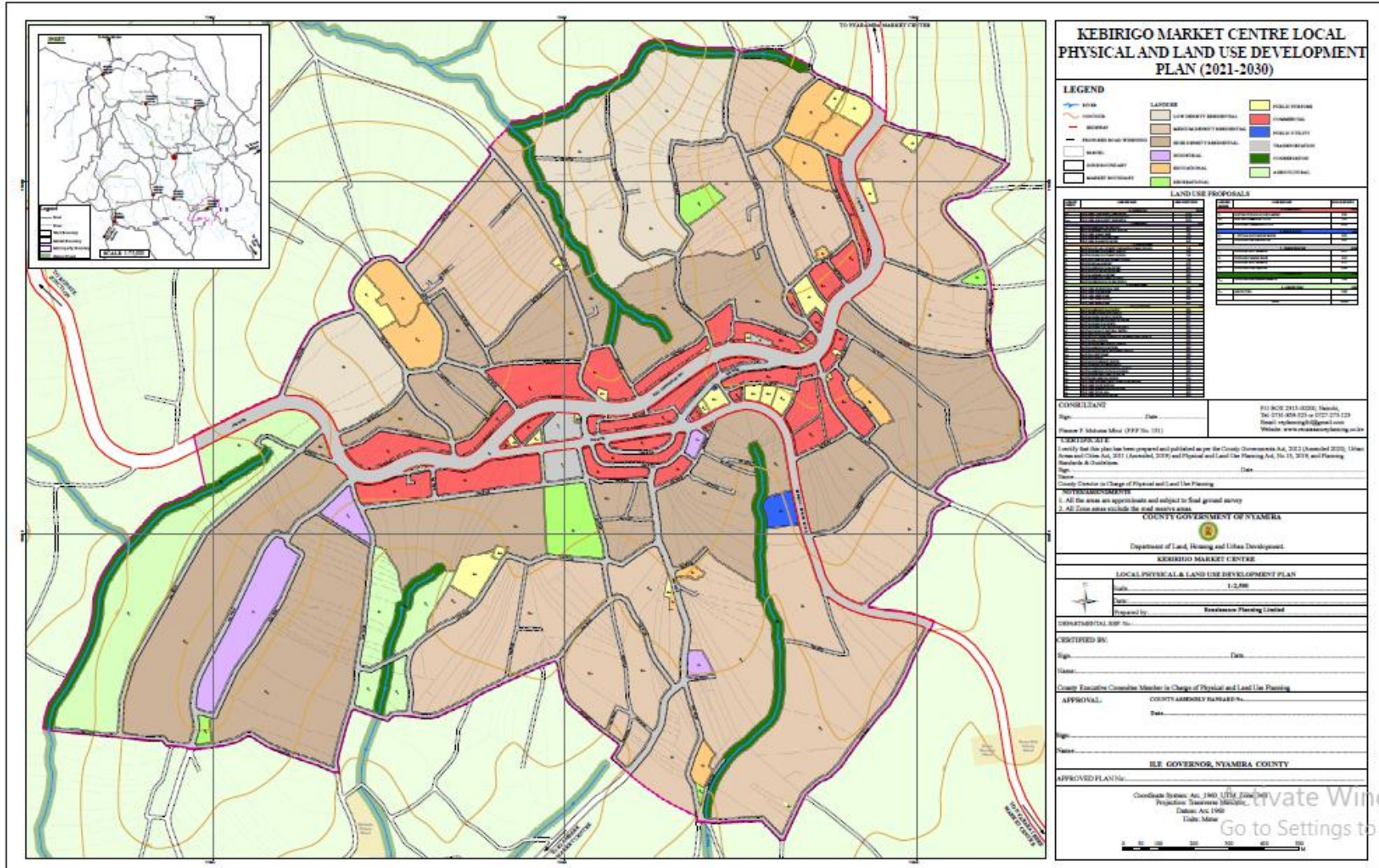
Land Use Number	Land Use Name	Area in Hectares
<b>0-Residential</b>		<b>238.48</b>
0 <sub>1-3</sub>	Proposed Low Density Residential	27.75
0 <sub>4-10</sub>	Proposed Medium Density Residential	114.57
0 <sub>11-20</sub>	Proposed High Density Residential	96.16
<b>1-Industrial</b>		<b>6.27</b>
1 <sub>1</sub>	Existing Kebirigo Tea Factory	4.45
1 <sub>2</sub>	Existing Mwamoturi Petrol Station	0.02
1 <sub>3</sub>	Proposed Juakali Shed	1.05
1 <sub>4</sub>	Proposed Milk Cooling Plant	0.30
1 <sub>5</sub>	Proposed Slaughter House	0.45
<b>2-Educational</b>		<b>9.29</b>
2 <sub>1</sub>	Existing Our Lady Of Mercy Ibara Girls Primary School	1.46
2 <sub>2</sub>	Existing Ibara DEB Primary School	0.99
2 <sub>3</sub>	Existing Ibara DOK Primary School	1.46
2 <sub>4</sub>	Existing Kebirigo SDA Primary School	1.68
2 <sub>5</sub>	Existing Wilma Academy	0.10
2 <sub>6</sub>	Existing Kebirigo PAG Academy	0.68
2 <sub>7</sub>	Existing Golden Gate Academy	0.23
2 <sub>8</sub>	Existing Mwango Academy	0.08
2 <sub>9</sub>	Existing Kabatia Primary School	0.57
2 <sub>10</sub>	Existing Kebirigo Boys High School	2.04
<b>3-Recreational</b>		<b>4.43</b>
3 <sub>1</sub>	Proposed Recreational Park	2.93
3 <sub>2</sub>	Proposed Playground	0.88
3 <sub>3</sub>	Proposed Green Park	0.22
3 <sub>4</sub>	Proposed Green Space	0.08
3 <sub>5</sub>	Proposed Green Park	0.32
<b>4-Public Purpose</b>		<b>6.02</b>
4 <sub>1</sub>	Existing Kebirigo SDA Church	0.93
4 <sub>2</sub>	Existing Bethsaida SDA Church	0.08
4 <sub>3</sub>	Existing Ibara Catholic Church	0.21
4 <sub>4</sub>	Existing Ibara Mission Health Centre	0.67
4 <sub>5</sub>	Existing Ibara SDA Church	0.21
4 <sub>6</sub>	Existing Ibara Fort Hall (Social Hall)	0.23
4 <sub>7</sub>	Existing Catholic Pastoral Centre	0.68



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Land Use Number	Land Use Name	Area in Hectares
4 <sub>8</sub>	Existing Posta Offices	0.01
4 <sub>9</sub>	Existing Life Changing Ministry International Church	0.04
4 <sub>10</sub>	Existing SDA Church	0.03
4 <sub>11</sub>	Existing Redeemed Gospel Church	0.02
4 <sub>12</sub>	Existing Kebirigo Pag Churh	0.03
4 <sub>13</sub>	Existing Repentance & Holiness Church	0.03
4 <sub>14</sub>	Existing Chief's Camp	0.09
4 <sub>15</sub>	Existing Church	0.07
4 <sub>16</sub>	Existing Deliverance Church	0.04
4 <sub>17</sub>	Existing Wakeya Pamoja Sacco	0.12
4 <sub>18</sub>	Existing Kebirigo Pentecostal Church	0.08
4 <sub>19</sub>	Existing Kebirigo South SDA Church	0.07
4 <sub>20</sub>	Existing Riakinaro Health Centre	0.11
4 <sub>21</sub>	Existing Eronge SDA Church	0.04
4 <sub>22</sub>	Proposed Riakinaro Health Centre Extension	1.12
4 <sub>23</sub>	Proposed Police Station	0.32
4 <sub>24</sub>	Proposed Administrative Offices	0.23
4 <sub>25</sub>	Proposed Social Hall	0.22
4 <sub>26</sub>	Proposed Resource Centre (ICT Community Centre and Library)	0.34
<b>5-Commercial</b>		<b>23.75</b>
5 <sub>1</sub>	Existing Open Air & Closed Market	0.56
5 <sub>2-3</sub>	Existing Commercial Plots	3.37
5 <sub>4-17</sub>	Proposed Commercial Plots	23.54
<b>6-Public utility</b>		<b>0.84</b>
6 <sub>1</sub>	Existing L. Victoria South Water Works Development Agency	0.02
6 <sub>2</sub>	Proposed Fire Sub-Station	0.82
<b>7-Transportation</b>		<b>52.29</b>
7 <sub>1</sub>	Proposed Bus Terminus	0.74
7 <sub>2</sub>	Proposed Parking Space	0.94
7 <sub>3</sub>	Proposed Bus Terminus	0.12
7 <sub>4</sub>	Proposed Road Reserve	50.49
<b>8-Conservation</b>		<b>13.42</b>
8 <sub>1-5</sub>	Proposed 30m Riparian Reserve	13.42
<b>9 – Agricultural</b>		<b>19.82</b>
9 <sub>1-3</sub>	Agriculture	19.82
<b>Grand Total</b>		<b>374.61</b>

Map 33: Kebirigo Market Centre Local Physical and Land Use Development Plan –Detailed Land Use Plan



### 9.3 Nyaramba Market Centre

Nyaramba Market Centre lies within Borabu and Nyamira North Sub Counties, Kiabonyoru Ward and in Kiabonyoru Sub-Location. The distance between Nyamira Township and Nyaramba Market Centre is 16.1 Km.

#### Land Use Zones

Based on the existing situation and considering the centre’s location in proximity to Nyamira Township, various proposals were formulated to promote the centre’s sustainable development. Table 80 below summarizes land use proposals:

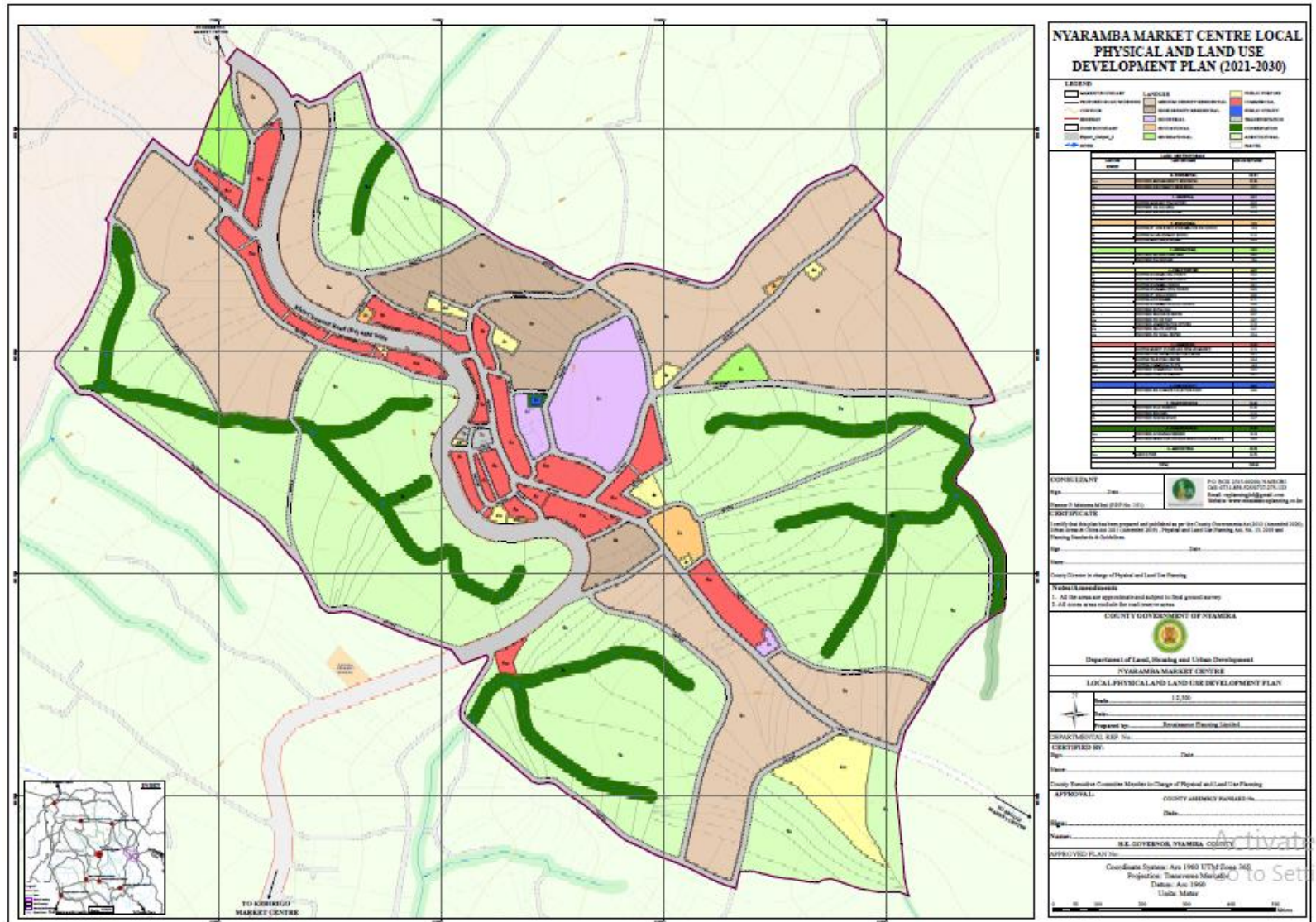
**Table 80: Nyaramba Market Centre Land Use Zones**

Land Use Number	Land Use Name	Area in Hectares
<b>0-Residential</b>		<b>62.31</b>
0 <sub>1-5</sub>	Proposed Low Density Residential	52.59
0 <sub>6-8</sub>	Proposed Medium Density Residential	9.72
<b>1-Industrial</b>		<b>6.31</b>
1 <sub>1</sub>	Existing Sang’anyi Tea Factory	5.39
1 <sub>2</sub>	Proposed Jua Kali Site	0.73
1 <sub>3</sub>	Proposed Slaughter House	0.19
<b>2-Educational</b>		<b>1.23</b>
2 <sub>1</sub>	Existing St. John Bosco Nyaramba Dok Pri. School	1.04
2 <sub>2</sub>	Existing Kayaba Primary School	0.10
2 <sub>3</sub>	Existing Maryland Academy	0.09
<b>3-Recreational</b>		<b>2.22</b>
3 <sub>1</sub>	Proposed Recreational Park	0.66
3 <sub>2</sub>	Proposed Playground	1.56
<b>4-Public Purpose</b>		<b>4.98</b>
4 <sub>1</sub>	Existing Nyaramba SDA Church	0.23
4 <sub>2</sub>	Existing Nyaramba PAG Church	0.03
4 <sub>3</sub>	Existing Nyaramba Church	0.01
4 <sub>4</sub>	Existing Nyaramba OPCG Church	0.02
4 <sub>5</sub>	Existing St. Nova Church	0.05
4 <sub>6</sub>	Existing AIC Nyaramba	0.11
4 <sub>7</sub>	Existing Nyaramba Catholic Church	0.06

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Land Use Number	Land Use Name	Area in Hectares
4 <sub>8</sub>	Proposed Social Hall	0.23
4 <sub>9</sub>	Proposed Resource Centre	0.37
4 <sub>10</sub>	Proposed Police Post	0.07
4 <sub>11</sub>	Proposed Administration Offices	0.15
4 <sub>12</sub>	Proposed Health Centre	3.41
4 <sub>13</sub>	Proposed Cultural Centre	0.24
<b>5-Commercial</b>		<b>10.47</b>
5 <sub>1</sub>	Existing Market (Closed And Open Air Market)	0.19
5 <sub>2</sub>	Existing Pyrethrum Collection Centre	0.21
5 <sub>3</sub>	Existing Tea Buying Centre	0.04
5 <sub>4-6</sub>	Existing Commercial Plots	1.69
5 <sub>7-15</sub>	Proposed Commercial Plots	8.03
5 <sub>16</sub>	Proposed Livestock Market	0.31
<b>6-Public utility</b>		<b>0.06</b>
6 <sub>1</sub>	Proposed Solid Waste Collection Centre	0.06
<b>7-Transportation</b>		<b>30.08</b>
7 <sub>1</sub>	Proposed Road Reserve	29.83
7 <sub>2</sub>	Proposed Bus Park	0.18
7 <sub>3</sub>	Proposed Parking Space	0.07
<b>8-Conservation</b>		<b>15.22</b>
8 <sub>1-4</sub>	Proposed Riparian Reserve	15.16
8 <sub>5</sub>	Proposed 5m Buffer For Solid Waste Collection Site	0.06
<b>9 – Agricultural</b>		<b>90.76</b>
9 <sub>1-6</sub>	Agriculture	90.76
<b>Grand Total</b>		<b>223.64</b>

Map 34: Nyaramba Market Centre Local Physical and Land Use Development Plan



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### 9.4 Miruka Market Centre

The Market Centre lies within Nyamira South Sub-County, Nyamaiya Ward and in West Mugirango Sub-Location. It is located along Konate-Senta (B5) road.

#### *Land use zones*

Building on the existing facilities, various proposals were made to enhance the centre's economic viability as summarized in the table below:

**Table 81: Miruka Market Centre Land Use Zones**

Land Use number	Land Use Name	Area in Hectares
<b>0-Residential</b>		<b>165.12</b>
0 <sub>1-6</sub>	Proposed Medium Density Residential	165.12
<b>1-Industrial</b>		<b>1.90</b>
1 <sub>1</sub>	Proposed Slaughter House	0.51
1 <sub>2</sub>	Proposed Jua Kali Shed	0.78
1 <sub>3</sub>	Proposed Fruit Collection Centre	0.22
1 <sub>4</sub>	Proposed Milk Cooling Plant	0.39
<b>2-Educational</b>		<b>5.13</b>
2 <sub>1</sub>	Existing St. Terressa Bugo Primary School	1.50
2 <sub>2</sub>	Existing Nyaigesa Technical Vocational And Training Institute	0.48
2 <sub>3</sub>	Existing West Mugirango Technical & Vocatioal Taining Institute (Under Construction)	0.99
2 <sub>4</sub>	Existing ELCK Nyaigesa Primary School	1.79
2 <sub>5</sub>	Proposed ECDE Centre	0.37
<b>3-Recreational</b>		<b>2.27</b>
3 <sub>1</sub>	Proposed Play Ground	1.02
3 <sub>2</sub>	Proposed Recreational Park	1.25

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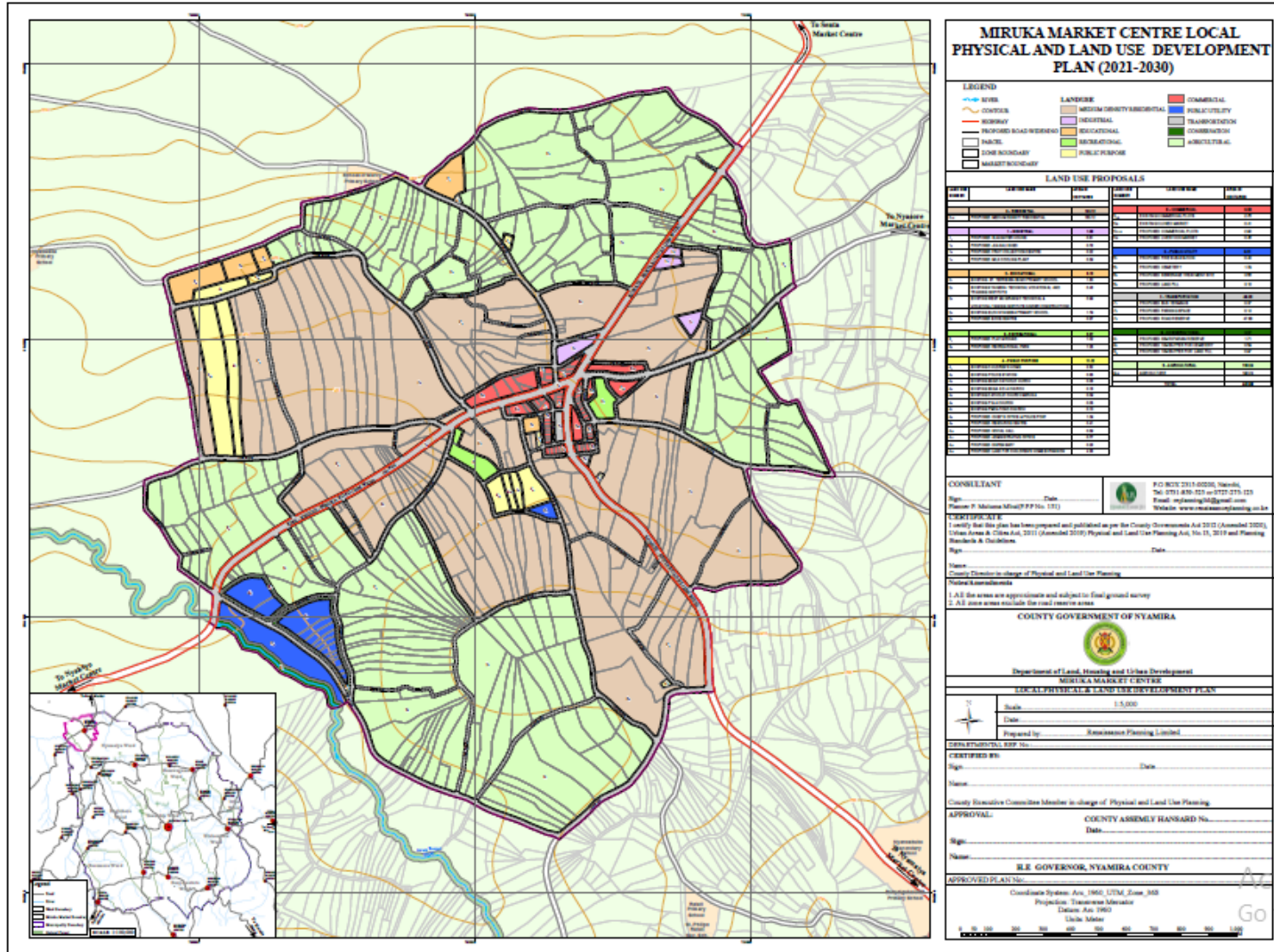
Land Use number	Land Use Name	Area in Hectares
<b>4-Public Purpose</b>		<b>11.12</b>
4 <sub>1</sub>	Existing Children's Home	2.52
4 <sub>2</sub>	Existing Police Station	0.85
4 <sub>3</sub>	Existing Bugo Catholic Hurch	0.06
4 <sub>4</sub>	Existing Buga S.D.A Church	0.16
4 <sub>5</sub>	Existing Catholic Church Miruka	0.09
4 <sub>6</sub>	Existing P.G.A Church	0.05
4 <sub>7</sub>	Existing Pmca Tono Church	0.10
4 <sub>8</sub>	Proposed Chief's Office & Police Post	1.09
4 <sub>9</sub>	Proposed Resource Centre	0.41
4 <sub>10</sub>	Proposed Social Hall	0.39
4 <sub>11</sub>	Proposed Administrative Office	0.77
4 <sub>12</sub>	Proposed Dispensary	0.28
4 <sub>13</sub>	Proposed Land For Children's Home Expansion	4.35
<b>5-Commercial</b>		<b>6.53</b>
5 <sub>1-9</sub>	Existing Commercial Plots	2.76
5 <sub>10</sub>	Existing Open and Closed Market	0.41
5 <sub>11-14</sub>	Proposed Commercial Plots	2.90
5 <sub>15</sub>	Proposed Livestock Market	0.46
<b>6-Public Utility</b>		<b>8.91</b>
6 <sub>1</sub>	Proposed Fire Sub-Station	0.43
6 <sub>2</sub>	Proposed Cemetery	1.79
6 <sub>3</sub>	Proposed Sewerage Treatment Site	3.56
6 <sub>4</sub>	Proposed Sanitary Land Fill	3.13

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Land Use number	Land Use Name	Area in Hectares
<b>7-Transportation</b>		<b>48.39</b>
7 <sub>1</sub>	Proposed Bus Terminus	0.37
7 <sub>2</sub>	Proposed Parking Space	0.14
7 <sub>3</sub>	Proposed Road Reserve	47.88
<b>8-Conservation</b>		<b>3.27</b>
8 <sub>1</sub>	Proposed 30m Riparian Reserve	1.71
8 <sub>2</sub>	Proposed 10m Buffer For Cemetery	0.59
8 <sub>3</sub>	Proposed 10m Buffer For Land Fill	0.97
<b>9 — Agricultural</b>		<b>190.24</b>
9 <sub>1-6</sub>	Agriculture	190.24
<b>Grand Total</b>		<b>442.88</b>



Map 35: Miruka Market Centre Local Physical and Land Use Development Plan



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### 9.5 Sironga Market Centre

The Market Centre lies within Nyamira South Sub County, Bogichora Ward, Bogichora Sub-Location. It is found within latitude 0.59<sup>0</sup> S and longitude 34.92<sup>0</sup> E and at an average elevation of 2013 metres above sea level.

#### Land use zones

Based on the existing situation and considering the proposed agri-industrial park and its location in proximity to Nyamira Township, various proposals were formulated to promote the centre's coordinated and sustainable development. Table 82 below summarizes land use proposals:

**Table 82: Sironga Market Centre Land Use Zones**

Land Use number	Land Use Name	Area in Hectares
<b>0-Residential</b>		<b>191.08</b>
0 <sub>1-4</sub>	Proposed Low Density Residential	66.58
0 <sub>5-9</sub>	Proposed Medium Density Residential	75.99
0 <sub>10-13</sub>	Proposed High Density Residential	48.51
<b>1-Industrial</b>		<b>34.85</b>
1 <sub>1</sub>	Proposed Agro-Industrial Park	29.21
1 <sub>2</sub>	Proposed Juakali Shed	2.98
1 <sub>3</sub>	Proposed Juakali Shed	1.01
1 <sub>4</sub>	Proposed Slaughter House	1.65
<b>2-Educational</b>		<b>33.80</b>
2 <sub>1</sub>	Existing Bisam Junior Academy	0.30
2 <sub>2</sub>	Existing Sironga Primary School	5.68
2 <sub>3</sub>	Existing Ibucha Primary School	1.56
2 <sub>4</sub>	Existing Sasat Primary School	3.10
2 <sub>5</sub>	Existing Sironga Girls High School	6.42
2 <sub>6</sub>	Existing Ibucha Vocational Training Institute	4.23
2 <sub>7</sub>	Proposed Technical and Vocational Education	12.51

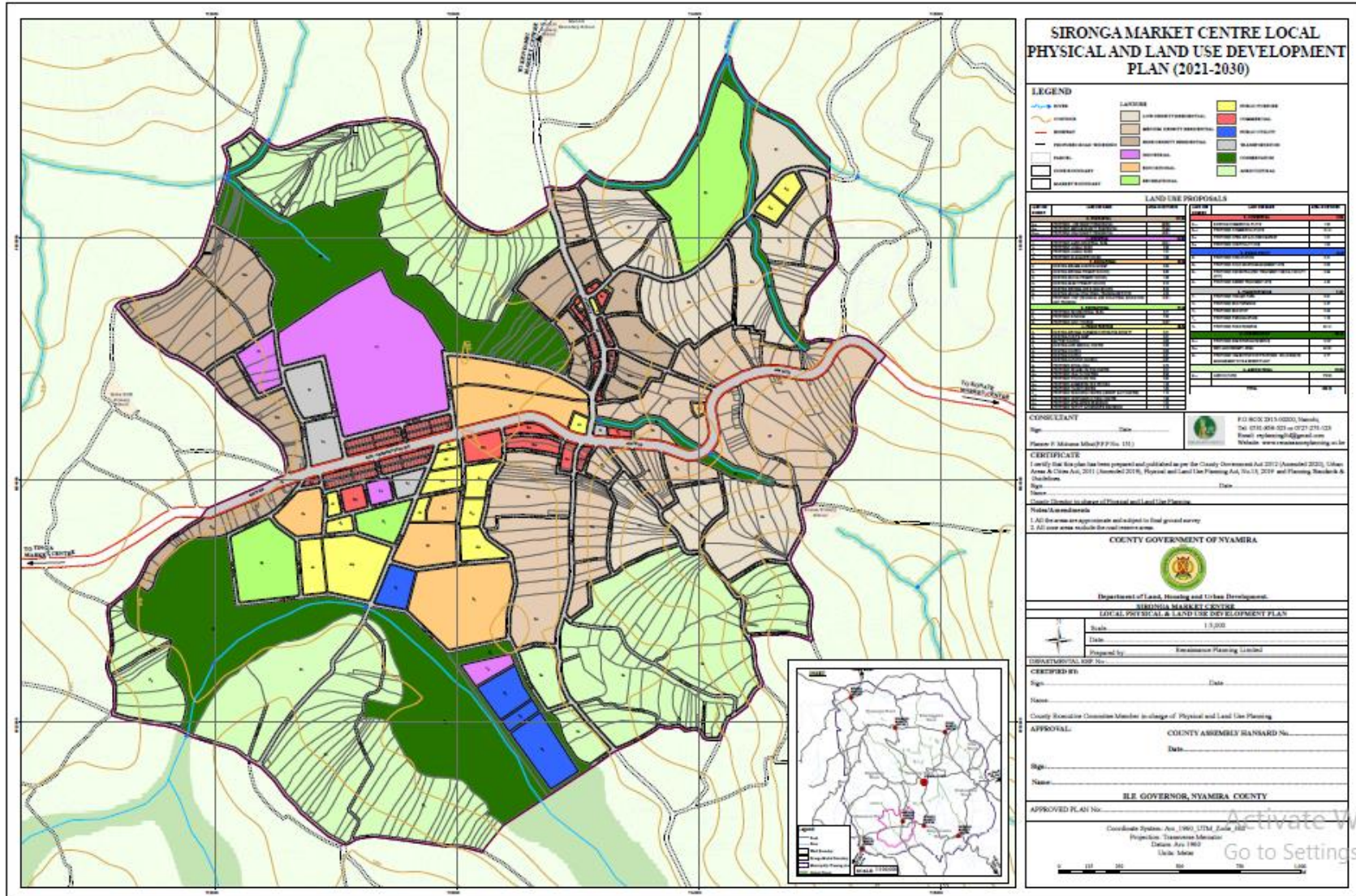
*Nyamira Municipal Spatial Plan*

Land Use number	Land Use Name	Area in Hectares
	Training Centre	
<b>3-Recreational</b>		<b>27.40</b>
3 <sub>1</sub>	Proposed Recreational Park	2.71
3 <sub>2</sub>	Proposed Stadium	7.82
3 <sub>3</sub>	Proposed Golf Course	16.87
<b>4-Public Purpose</b>		<b>20.59</b>
4 <sub>1</sub>	Existing Sironga Farmers Co-operative Society	0.21
4 <sub>2</sub>	Existing Chief's Camp	0.31
4 <sub>3</sub>	Existing Baptist Church	0.06
4 <sub>4</sub>	Existing Hawi Medical Centre	0.06
4 <sub>5</sub>	Existing Church	0.58
4 <sub>6</sub>	Existing Church	0.61
4 <sub>7</sub>	Existing Catholic Church	0.57
4 <sub>8</sub>	Proposed Social Hall	0.72
4 <sub>9</sub>	Proposed Rehabilitation Centre	2.31
4 <sub>10</sub>	Proposed Health Centre	5.98
4 <sub>11</sub>	Proposed Police Station	0.90
4 <sub>12</sub>	Proposed Administrative Offices	1.46
4 <sub>13</sub>	Proposed Talent Centre	1.60
4 <sub>14</sub>	Proposed Resource Centre ( ICT centre and Library)	1.10
4 <sub>15</sub>	Proposed Heritage/Cultural Centre	1.95
4 <sub>16</sub>	Proposed Speakers's Residence	1.02
4 <sub>17</sub>	Proposed Deputy Governor's Residence	1.15
<b>5-Commercial</b>		<b>13.99</b>

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Land Use number	Land Use Name	Area in Hectares
5 <sub>1-3</sub>	Existing Commercial Plots	1.00
5 <sub>4-17</sub>	Proposed Commercial Plots	10.14
5 <sub>18</sub>	Proposed Open Air Market	1.01
5 <sub>19</sub>	Proposed Hospitality Hub	1.84
<b>6-Public Utility</b>		<b>10.48</b>
6 <sub>1</sub>	Proposed Fire Station	2.21
6 <sub>2</sub>	Proposed Solid Waste Management Site	2.83
6 <sub>3</sub>	Proposed Decentralized Treatment Faecal Facility	0.99
6 <sub>4</sub>	Proposed Sewer Treatment Site	4.45
<b>7-Transportation</b>		<b>71.37</b>
7 <sub>1</sub>	Proposed Trailer Park	3.31
7 <sub>2</sub>	Proposed Bus Terminus	2.47
7 <sub>3</sub>	Proposed Parking Space	1.16
7 <sub>4</sub>	Proposed Road Reserve	64.14
<b>8-Conservation</b>		<b>109.42</b>
8 <sub>1-5</sub>	Proposed 30m Riparian Reserve	12.57
8 <sub>6-8</sub>	Wetland/Swampy Area	94.08
8 <sub>9</sub>	Proposed 15m Buffer For Solid Waste Management Site & Sewer Plant	2.77
<b>9-Agricultural</b>		<b>173.20</b>
9 <sub>1-4</sub>	Existing Agricultural	173.20
<b>Grand Total</b>		<b>686.18</b>

Map 36: Sironga Market Centre Local Physical and Land Use Development Pla



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## 9.6 Nyamaiya Market Centre

The Market Centre lies within Nyamira South Sub County, Nyamaiya Ward and in Bokiambori Sub-Location. It is located along Nyamaiya – Obwari Road; latitude 0.521457<sup>0</sup> and longitude 34.914345<sup>0</sup>. The Market centre has various facilities such as Nyamaiya Secondary School, Tonga DEB Primary School, police post and various churches.

### *Land use zones*

Building on the existing facilities, various proposals were made to enhance the centre’s economic viability as summarized in the table 83 below:

**Table 83: Nyamaiya Market Centre Land Use Zones**

Land Use number	Land Use Name	Area in Hectares
<b>0-Residential</b>		<b>104.39</b>
0 <sub>1-2</sub>	Proposed Low Density Residential	46.65
0 <sub>3-9</sub>	Proposed Medium Density Residential	57.74
<b>1-Industrial</b>		<b>3.07</b>
1 <sub>1</sub>	Existing Nyangoko Coffee Factory	1.32
1 <sub>2</sub>	Proposed Jua Kali Site	0.62
1 <sub>3</sub>	Proposed Fruit Collection Centre	0.44
1 <sub>4</sub>	Proposed Fish Cooling Plant	0.35
1 <sub>5</sub>	Proposed Slaughter House	0.34
<b>2-Educational</b>		<b>6.62</b>
2 <sub>1</sub>	Existing Tonga DEB Primary School	1.58
2 <sub>2</sub>	Existing Nyamaiya Secondary School	2.52
2 <sub>3</sub>	Existing Kemasare Primary School	0.96
2 <sub>4</sub>	Existing Kemasare Secondary School	1.56

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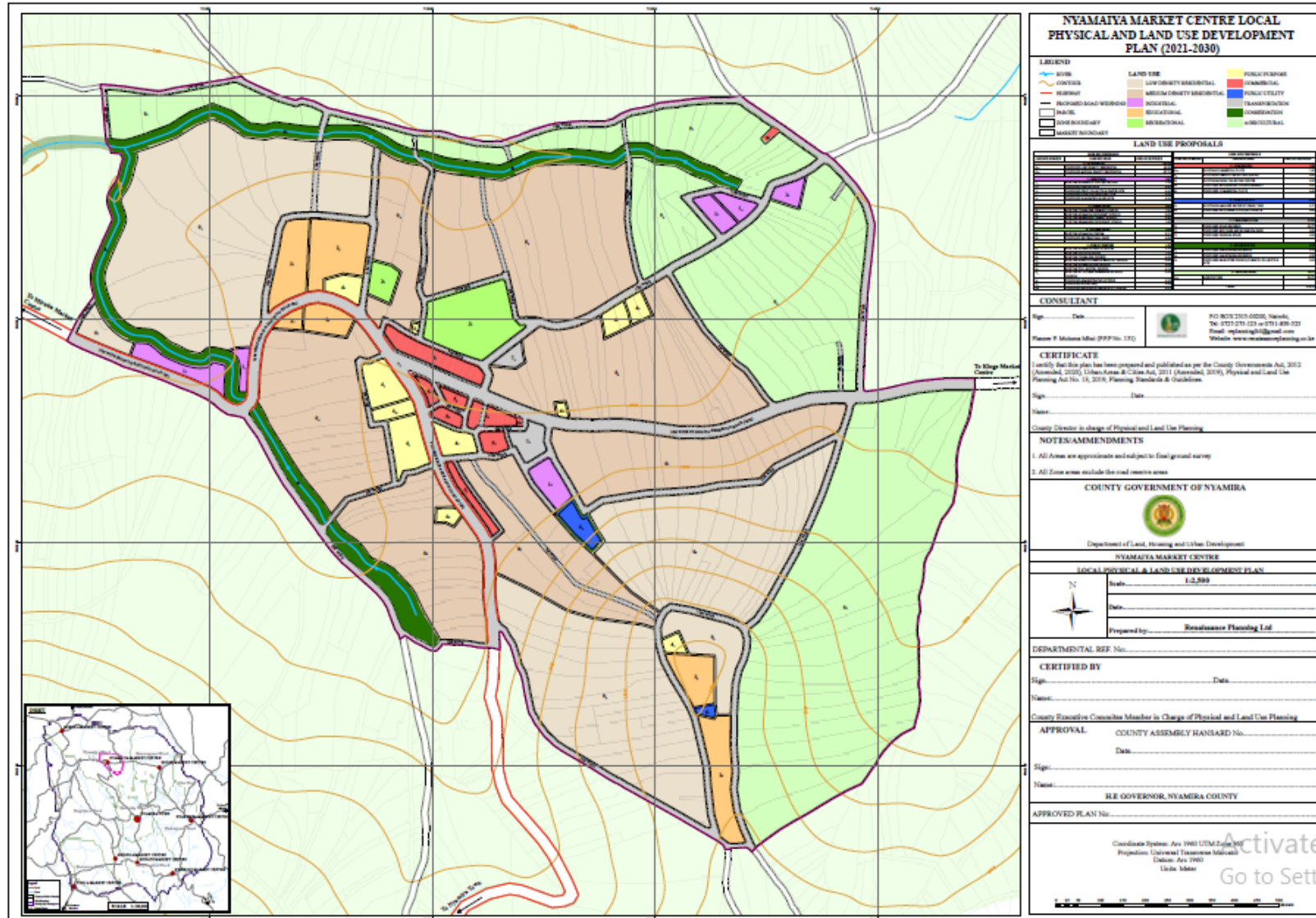
Land Use number	Land Use Name	Area in Hectares
<b>3-Recreational</b>		<b>3.40</b>
3 <sub>1</sub>	Proposed Playground	2.81
3 <sub>2</sub>	Proposed Recreational Park	0.59
<b>4-Public Purpose</b>		<b>4.22</b>
4 <sub>1</sub>	Existing Nyamaiya Health Centre	0.80
4 <sub>2</sub>	Existing Police Station	1.48
4 <sub>3</sub>	Existing Tonga SDA Church	0.43
4 <sub>4</sub>	Existing Kings Outreach Ministry Church	0.05
4 <sub>5</sub>	Existing Nyamaiya PAG Church	0.09
4 <sub>6</sub>	Existing Full Gospel Church	0.19
4 <sub>7</sub>	St. Peters Kamasare Catholic Church	0.20
4 <sub>8</sub>	Proposed Administrative Offices	0.36
4 <sub>9</sub>	Proposed Social Hall	0.29
4 <sub>10</sub>	Proposed Resource Centre (Library & ICT Centre)	0.33
<b>5-Commercial</b>		<b>1.83</b>
5 <sub>1-3</sub>	Existing Commercial Plots	1.05
5 <sub>4</sub>	Existing Nyamaiya Tea Buying Centre	0.03
5 <sub>5</sub>	Existing Monga Tea Buying Centre	0.06
5 <sub>6</sub>	Proposed Modern and Open Air Market	0.23
5 <sub>7</sub>	Proposed Commercial Plots	0.46
<b>6-Public Utility</b>		<b>0.75</b>
6 <sub>1</sub>	Existing Kamasare Water Project	0.11
6 <sub>2</sub>	Proposed Solid Waste Collection Site	0.64

*Nyamira Municipal Spatial Plan*

<b>Land Use number</b>	<b>Land Use Name</b>	<b>Area in Hectares</b>
<b>7-Transportation</b>		<b>23.62</b>
7 <sub>1</sub>	Proposed Road Reserve	22.77
7 <sub>2</sub>	Proposed Bus Park and Bodaboda Shed	0.59
7 <sub>3</sub>	Proposed Parking Space	0.26
<b>8- Conservation</b>		<b>8.09</b>
8 <sub>1</sub>	Proposed 30m Riparian Reserve	3.72
8 <sub>2</sub>	Proposed 30m Riparian Reserve	4.35
8 <sub>3</sub>	Proposed 5m Buffer For Solid Waste Collection Site	0.02
<b>9-Agricultural</b>		<b>59.74</b>
9 <sub>1-5</sub>	Agriculture	59.74
<b>Grand Total</b>		<b>215.73</b>



Map 37: Nyamaiya Market Centre Local Physical and Land Use Development Plan



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### 9.7 Kioge Market Centre

The Market Centre lies within Nyamira North Sub- County, Bomwagamo Ward and in Mageri Sub-Location. It's situated within latitude 0.52471° S, and longitude 34.9509°E. The distance between kioge market centre and Nyamira Township is approximately 23 KM.

#### *Land use zones*

Building on the existing facilities, various proposals were made to enhance the centre's economic viability as summarized in the table 84 below:

**Table 84: Kioge Market Centre Land Use Zones**

Land Use number	Land Use Name	Area in Hectares
<b>0-Residential</b>		<b>24.03</b>
0 <sub>1-7</sub>	Proposed Medium Density Residential	24.03
<b>1-Industrial</b>		<b>0.44</b>
1 <sub>1</sub>	Proposed Jua Kali Site	0.10
1 <sub>2</sub>	Proposed Slaughter House	0.08
1 <sub>3</sub>	Proposed Fruit Collection Centre	0.26
<b>2-Educational</b>		<b>0.84</b>
2 <sub>1</sub>	Existing Eaka Primary School	0.84
<b>3-Recreational</b>		<b>0.83</b>
3 <sub>1</sub>	Proposed Playground	0.36
3 <sub>2</sub>	Proposed Recreational Park	0.47

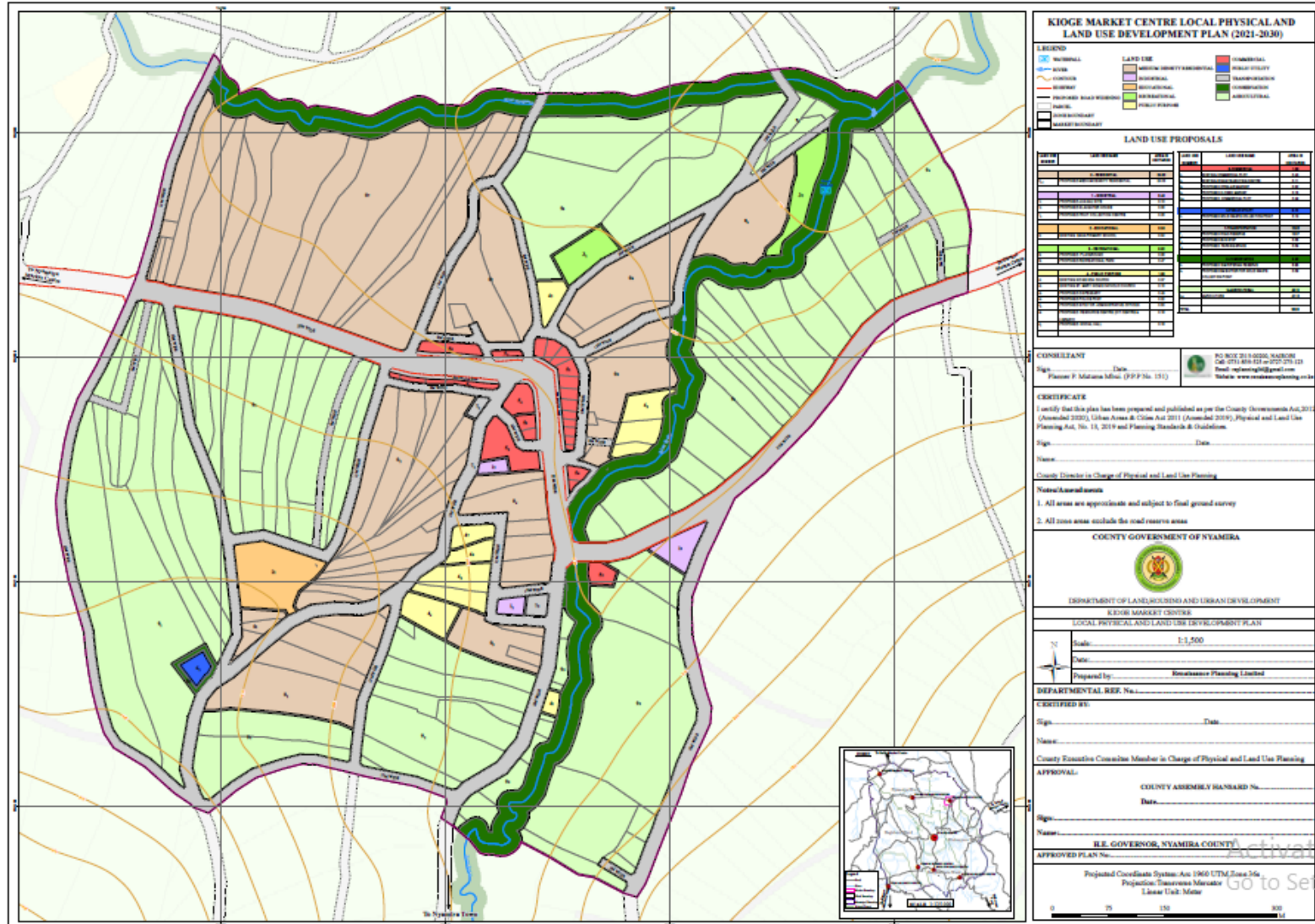
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Land Use number	Land Use Name	Area in Hectares
<b>4-Public Purpose</b>		<b>1.88</b>
4 <sub>1</sub>	Existing Kioge SDA church	0.07
4 <sub>2</sub>	Existing St.Mary Kioge SDA church	0.18
4 <sub>3</sub>	Proposed Dispensary	0.49
4 <sub>4</sub>	Proposed Police Post	0.32
4 <sub>5</sub>	Proposed Site For Administrative Offices	0.50
4 <sub>6</sub>	Proposed Social Hall	0.16
4 <sub>7</sub>	Proposed Resource Centre (ICT centre and library)	0.16
<b>5-Commercial</b>		<b>1.50</b>
5 <sub>1</sub>	Existing Commercial Plot	0.43
5 <sub>2</sub>	Existing Eaka Tea Buying Centre	0.11
5 <sub>3</sub>	Proposed Open-Air Market	0.32
5 <sub>4</sub>	Proposed Closed Market	0.15
5 <sub>5-9</sub>	Proposed Commercial Plot	0.49
<b>6-Public Utility</b>		<b>0.13</b>
6 <sub>1</sub>	Proposed Solid Waste Collection Point	0.13

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Land Use number	Land Use Name	Area in Hectares
<b>7-Transportation</b>		<b>13.82</b>
7 <sub>1</sub>	Proposed Road Reserve	13.67
7 <sub>2</sub>	Proposed Bus Stop	0.06
7 <sub>3</sub>	Proposed Parking Space	0.09
<b>8-Conservation</b>		<b>6.93</b>
8 <sub>1</sub>	Proposed 15m Riparian Reserve	6.85
8 <sub>2</sub>	Proposed 5m Buffer For Solid Waste	0.08
<b>9-Agricultural</b>		<b>40.16</b>
9 <sub>1-5</sub>	Agricultural	40.16
<b>Grand Total</b>		<b>90.56</b>

Map 38: Kioge Market Centre Local Physical and Land Use Development Plan



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### 9.8 Konate Market Centre

The Market Centre lies within Nyamira South Sub County, Bonyamatuta Ward in Siamani Sub-Location. It is situated within latitude 0.5944° S, and longitude 34.9346° E. The distance between Konate Market Centre and Nyamira Township is 3.4 Km. The Market Centre has a great potential for growth due to its strategic location along the Kisii- Chemosit Road (B4) and Nyamira Kadogo Road junction.

#### *Land use zones*

Based on the existing situation and considering the centre’s location in proximity to Nyamira Township, various proposals were formulated to promote the centre’s sustainable development.

Table 85 below summarizes land use proposals:

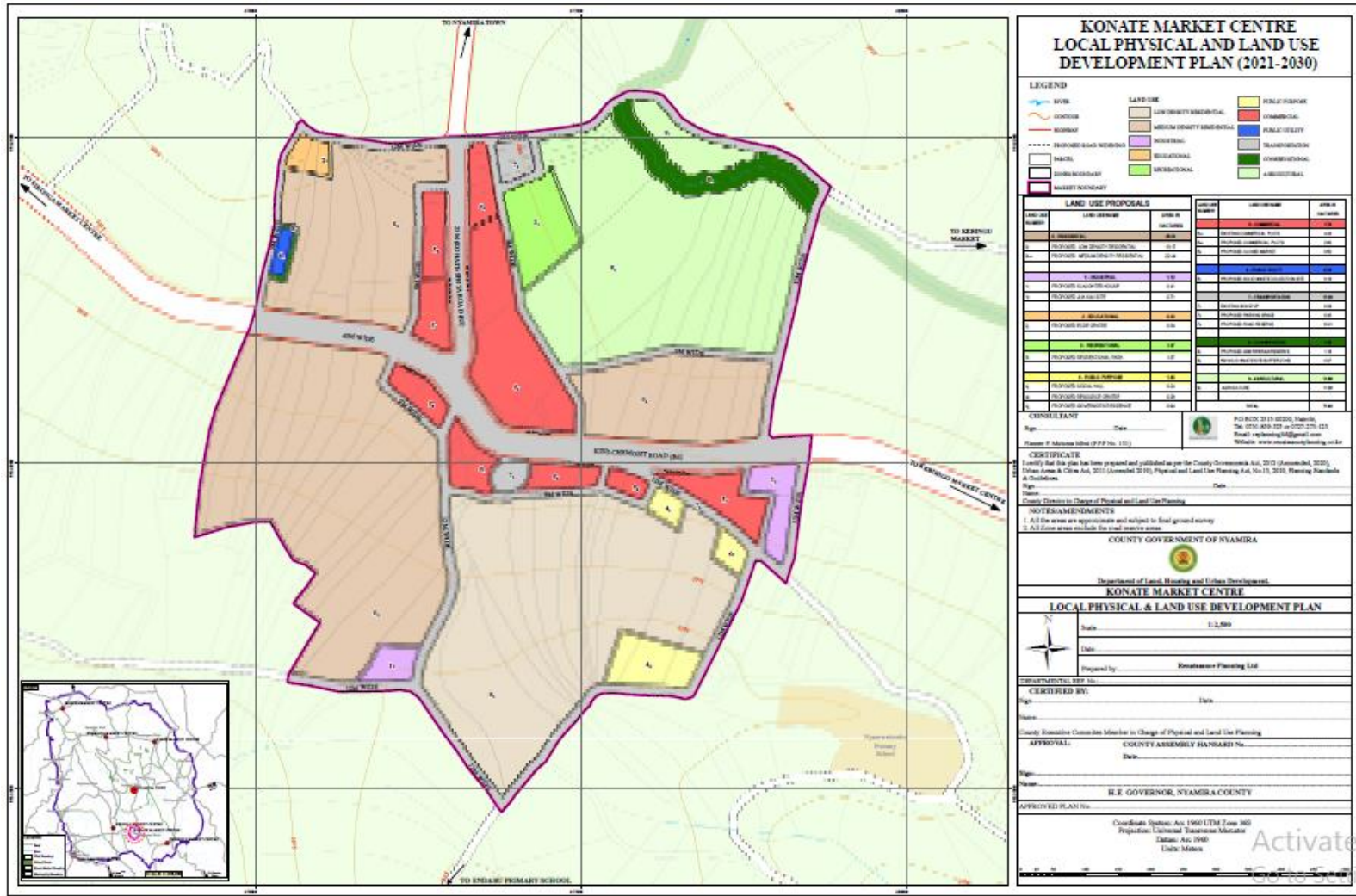
**Table 85: Konate Market Centre Land Use Zones**

Land Use number	Land Use Name	Area in Hectares
<b>0-Residential</b>		<b>35.61</b>
0 <sub>1</sub>	Proposed low Density Residential	13.17
0 <sub>2-4</sub>	Proposed Medium Density Residential	22.44
<b>1-Industrial</b>		<b>1.12</b>
1 <sub>1</sub>	Proposed Slaughter House	0.41
1 <sub>2</sub>	Proposed Light Industrial Park (jua kali)	0.71
<b>2-Educational</b>		<b>0.34</b>
2 <sub>1</sub>	Proposed ECDE Centre	0.34
<b>3-Recreational</b>		<b>1.37</b>
3 <sub>1</sub>	Proposed Recreational Park	1.37
<b>4-Public Purpose</b>		<b>1.44</b>
4 <sub>1</sub>	Proposed Social Hall	0.24
4 <sub>2</sub>	Proposed Resource Centre (ICT centre and	0.26

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Land Use number	Land Use Name	Area in Hectares
	Library)	
4 <sub>3</sub>	Proposed Governor's Residence	0.94
<b>5-Commercial</b>		<b>7.73</b>
5 <sub>1-3</sub>	Existing Commercial Plots	4.43
5 <sub>4-8</sub>	Proposed Commercial Plots	2.80
5 <sub>9</sub>	Proposed (Closed & Open air) Market	0.50
<b>6-Public Utility</b>		<b>0.18</b>
6 <sub>1</sub>	Proposed Solid Waste Collection Point	0.18
<b>7-Transportation</b>		<b>11.00</b>
7 <sub>1</sub>	Proposed Bus Park	0.29
7 <sub>2</sub>	Proposed Parking Space	0.40
7 <sub>3</sub>	Proposed Road Reserve	10.31
<b>8-Conservation</b>		<b>1.25</b>
8 <sub>1</sub>	Proposed 15m Riparian Reserve	1.18
8 <sub>2</sub>	Proposed 5m Solid Waste Site Buffer Zone	0.07
<b>9-Agricultural</b>		<b>11.88</b>
9 <sub>1</sub>	Existing Agricultural	11.88
<b>Grand Total</b>		<b>71.92</b>

Map 39: Konate Market Centre Local Physical and Land Use Development Plan





### 9.9 Ting’a Market Centre

The Market Centre lies within Nyamira South Sub County, Bosamaro & Magombo Ward and in Ikobe & Bogwedo Sub-Location. It is located along Kisii-Chemosit road (B4). It is located within latitude 0.610846<sup>0</sup> and longitude 34.88956<sup>0</sup>. The Market centre has various facilities such as; Ting’a Furaha Academy, Ting’a Health Center and Joyride Medical Center among others

#### *Land use zones*

Based on the existing situation, various proposals were formulated to promote the centre’s sustainable development. Table 86 below summarizes land use proposals:

**Table 86: Ting’a Market Centre Land Use Zones**

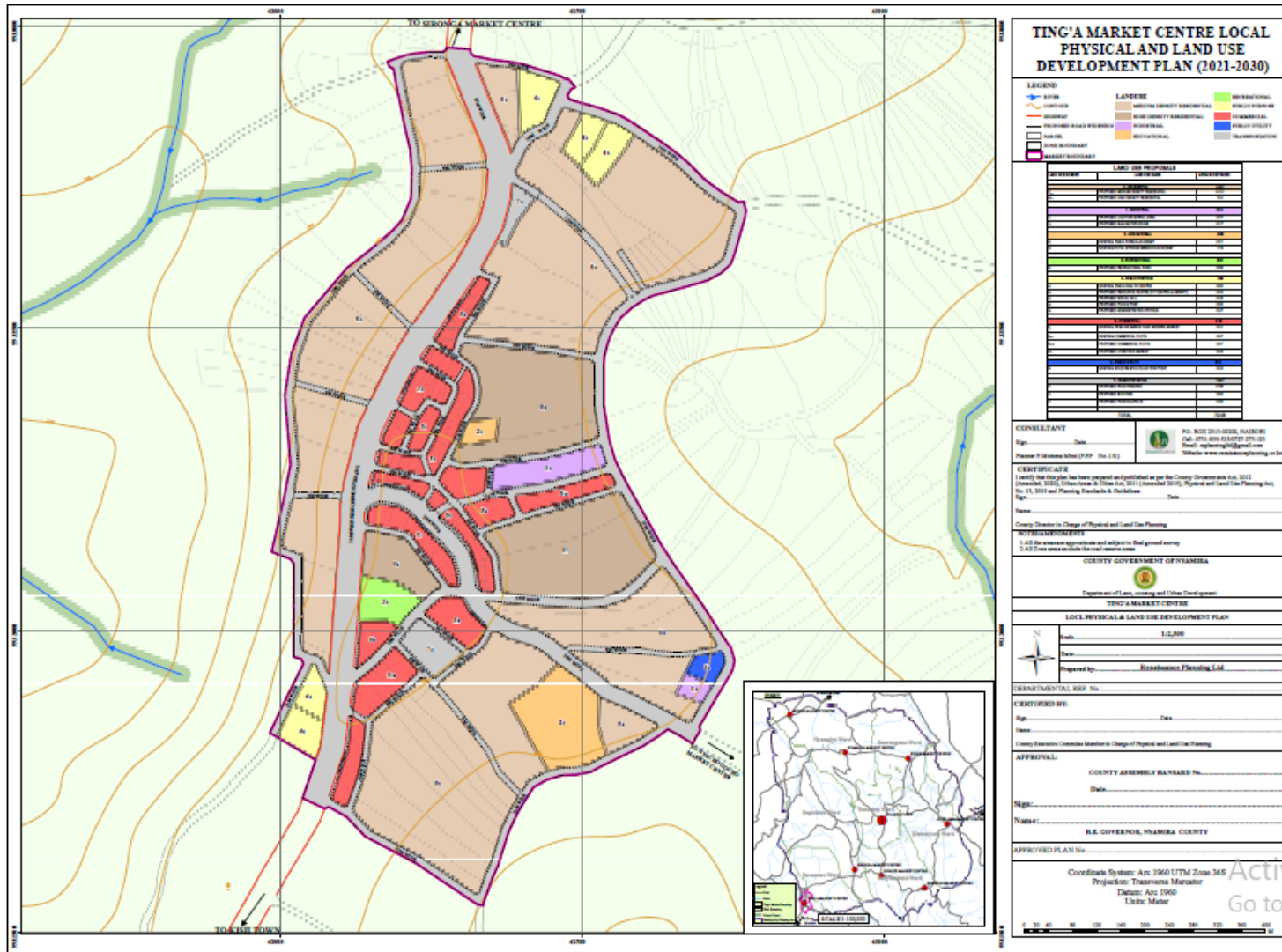
Land Use number	Land Use Name	Area in Hectares
<b>0-Residential</b>		<b>40.93</b>
0 <sub>1-5</sub>	Proposed High Density Residential	33.13
0 <sub>6-8</sub>	Proposed Medium Density Residential	7.80
<b>1-Industrial</b>		<b>0.94</b>
1 <sub>1</sub>	Proposed Light Industrial Park (jua kali)	0.77
1 <sub>2</sub>	Proposed Slaughter House	0.17
<b>2-Educational</b>		<b>2.00</b>
2 <sub>1</sub>	Existing Ting’a Furaha Academy	0.21
2 <sub>2</sub>	Existing Royal Springs Mwencha Academy	1.79
<b>3-Recreational</b>		<b>0.66</b>
3 <sub>1</sub>	Proposed Recreational Park	0.66

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Land Use number	Land Use Name	Area in Hectares
<b>4-Public Purpose</b>		<b>2.06</b>
4 <sub>1</sub>	Existing Ting'a Health Centre	0.50
4 <sub>2</sub>	Proposed Resource Centre	0.34
4 <sub>3</sub>	Proposed Social Hall	0.45
4 <sub>4</sub>	Proposed Police Post	0.30
4 <sub>5</sub>	Proposed Administrative Offices	0.47
<b>5-Commercial</b>		<b>6.58</b>
5 <sub>1</sub>	Existing Open Air Market & Modern Market	0.21
5 <sub>2-6</sub>	Existing Commercial Plots	3.07
5 <sub>7-10</sub>	Proposed Commercial Plots	2.87
5 <sub>11</sub>	Proposed Livestock Market	0.43
<b>6-Public Utility</b>		<b>0.24</b>
6 <sub>1</sub>	Existing Solid Waste Collection Point	0.24
<b>7-Transportation</b>		<b>18.67</b>
7 <sub>1</sub>	Proposed Road Reserve	17.87
7 <sub>2</sub>	Proposed Bus Park	0.55
7 <sub>3</sub>	Proposed Parking Space	0.25
<b>Grand Total</b>		<b>72.08</b>

Map 40 below shows Tinga Market Centre Detailed Land Use Plan:

Map 40: Ting'a Market Centre Local Physical and Land Use Development Plan –Detailed Land Use Plan



### **9.10 Development Guidelines**

The development guidelines have been formulated to regulate and guide development activities in the Market Centres. This was deemed necessary so as to ensure that the implementation of the proposals for the various Market Centres is sustainable and leads the people in achieving the stated vision. These guidelines are mainly focused on residential, industrial and commercial developments. They will act as an important development control tool to discourage urban development into the rich agricultural hinterland and bring order, harmony and aesthetics in the market centres. The tables below outline the various development guidelines formulated;

Nyamira Municipality and County Government of Nyamira and other stakeholders should take the mandate of enforcement to ensure that every development within the municipality adheres to the set standards and guidelines.

**Table 87: Proposed Residential Building Line**

<b>Road Width (m)</b>	<b>Building line (m)</b>
9m	3
12m	4
15m	4
18m	4
20m	4
25m	5
30m	5
40m	6

**9.10.1 Residential Land Use Development Guidelines**

The proposed development guidelines for the proposed residential land use are indicated in the table below:

**Table 88: Market Centres Residential Land Use Guidelines**

Zone No.	Density	Existing Land Use	Proposed Land Use	Actual Plot Size (Hectares)	Recommended Plot Size (Ha)	Plot Coverage	Type of Dwelling Units	No. of Floors	Set Back (m)		Area (Ha)
									S	R	
<b>Kioge Market Centre</b>											
0 <sub>1</sub>	Medium	Agricultural	Residential	0.001– 1.0679	0.1	50%	Apartments and Town houses	5	2	3	2.4767
0 <sub>2</sub>	Medium	Agricultural	Residential	0.0431 - 0.6783	0.1	50%	Apartments and Town houses	5	2	3	3.6443
0 <sub>3</sub>	Medium	Agricultural	Residential	0.0629 - 0.5594	0.1	50%	Apartments and Town houses	5	2	3	0.6958
0 <sub>4</sub>	Medium	Agricultural	Residential	0.1205 - 0.4524	0.1	50%	Apartments and Town houses	5	2	3	1.2494
0 <sub>5</sub>	Medium	Agricultural	Residential	0.001- 0.8437	0.1	50%	Apartments and Town houses	5	2	3	1.2698
0 <sub>6</sub>	Medium	Agricultural	Residential	0.04883 - 1.13405	0.1	50%	Apartments and Town houses	5	2	3	2.7912

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Zone No.	Density	Existing Land Use	Proposed Land Use	Actual Plot Size (Hectares)	Recommended Plot Size (Ha)	Plot Coverage	Type of Dwelling Units	No. of Floors	Set Back (m)		Area (Ha)
									S	R	
					<b>Nyamaiya Market Centre</b>						
0 <sub>1</sub>	Low	Agricultural	Residential	0.1083 - 3.0240	0.2	35%	Bungalows & masionattes	2	2	3	19.7134
0 <sub>2</sub>	Low	Agricultural	Residential	0.0249 - 1.8942	0.2	35%	Bungalows & masionattes	2	2	3	27.0564
0 <sub>3</sub>	Medium	Agricultural	Residential	0.2595 - 0.9280	0.1	50%	Apartments and Town houses	5	2	3	4.60
0 <sub>4</sub>	Medium	Agricultural	Residential	0.2426 - : 1.3072	0.1	50%	Apartments and Town houses	5	2	3	8.3691
0 <sub>5</sub>	Medium	Agricultural	Residential	0.3020 — 1.469	0.1	50%	Apartments and Town houses	5	2	3	6.0653
0 <sub>6</sub>	Medium	Agricultural	Residential	0.0706 - 1.2190	0.1	50%	Apartments and Town houses	5	2	3	11.4402
0 <sub>7</sub>	Medium	Agricultural	Residential	0.2518 - 1.3950	0.1	50%	Apartments and Town houses	5	2	3	7.5365
0 <sub>8</sub>	Medium	Agricultural	Residential	0.1386 - 1.6637	0.1	50%	Apartments and Town houses	5	2	3	7.0732

*Nyamira Municipal Spatial Plan*

Zone No.	Density	Existing Land Use	Proposed Land Use	Actual Plot Size (Hectares)	Recommended Plot Size (Ha)	Plot Coverage	Type of Dwelling Units	No. of Floors	Set Back (m)		Area (Ha)
									S	R	
09	Medium	Agricultural	Residential	0.7097 -2.2898	0.1	50%	Apartments and Town houses	5	2	3	13.119
<b>Kebirigo Market Centre</b>											
01	Low	Agricultural	Residential	0.0211– 2.2670	0.2	35%	Bungalows & masionattes	2	2	3	12.1689
02	Low	Agricultural	Residential	0.0470 -2.9944	0.2	35%	Bungalows & masionattes	2	2	3	8.6249
03	Low	Agricultural	Residential	0.9335 - 4.0277	0.2	35%	Bungalows & masionattes	2	2	3	6.9548
04	Medium	Agricultural	Residential	0.0129 -2.426	0.1	50%	Apartments and Town houses	5	2	3	13.6316
05	Medium	Agricultural	Residential	0.0281 - 1.7055	0.1	50%	Apartments and Town houses	5	2	3	15.3791
06	Medium	Agricultural	Residential	0.0132 - 2.4522	0.1	50%	Apartments and Town houses	5	2	3	17.0546
07	Medium	Agricultural	Residential	0.5699 - 1.6478	0.1	50%	Apartments and Town houses	5	2	3	7.4344
08	Medium	Agricultural	Residential	0.0401 - 3.3991	0.1	50%	Apartments and Town houses	5	2	3	21.1047

*Nyamira Municipal Spatial Plan*

Zone No.	Density	Existing Land Use	Proposed Land Use	Actual Plot Size (Hectares)	Recommended Plot Size (Ha)	Plot Coverage	Type of Dwelling Units	No. of Floors	Set Back (m)		Area (Ha)
									S	R	
09	Medium	Agricultural	Residential	0.0118 -2.7308	0.1	50%	Apartments and Town houses	5	2	3	14.1397
010	Medium	Agricultural	Residential	0.01 - 1.9426	0.1	50%	Apartments and Town houses	5	2	3	25.8256
011	High	Agricultural	Residential	0.0015-1.817336	0.05	65%	Flats	6	1.5	2	10.2358
012	High	Agricultural	Residential	0.0309- 0.7229	0.05	65%	Flats	6	1.5	2	2.8807
013	High	Agricultural	Residential	0.4211- 3.0358	0.05	65%	Flats	6	1.5	2	8.9797
014	High	Agricultural	Residential	0.0667-3.6266	0.05	65%	Flats	6	1.5	2	17.7853
015	High	Agricultural	Residential	0.0102-10.5243	0.05	65%	Flats	6	1.5	2	15.7491
016	High	Agricultural	Residential	0.0419- 1.2044	0.05	65%	Flats	6	1.5	2	5.0648
017	High	Agricultural	Residential	0.0145-1.3278	0.05	65%	Flats	6	1.5	2	6.7360



*Nyamira Municipal Spatial Plan*

Zone No.	Density	Existing Land Use	Proposed Land Use	Actual Plot Size (Hectares)	Recommended Plot Size (Ha)	Plot Coverage	Type of Dwelling Units	No. of Floors	Set Back (m)		Area (Ha)
									S	R	
0 <sub>18</sub>	High	Agricultural	Residential	0.02 - 2.0584	0.05	65%	Flats	6	1.5	2	9.9922
0 <sub>19</sub>	High	Agricultural	Residential	0.0562 - 2.8627	0.05	65%	Flats	6	1.5	2	14.1974
0 <sub>20</sub>	High	Agricultural	Residential	0.0352 - 0.9165	0.05	65%	Flats	6	1.5	2	4.5344
<b>Miruka Market Centre</b>											
0 <sub>1</sub>	Medium	Agricultural	Residential	0.0236-4.5706	0.1	50%	Apartments and Town houses	5	2	3	29.42
0 <sub>2</sub>	Medium	Agricultural	Residential	0.1522 - 3.7410	0.1	50%	Apartments and Town houses	5	2	3	11.14
0 <sub>3</sub>	Medium	Agricultural	Residential	0.0409 - 5.9621	0.1	50%	Apartments and Town houses	5	2	3	68.67
0 <sub>4</sub>	Medium	Agricultural	Residential	0.0197 -3.1613	0.1	50%	Apartments and Town houses	5	2	3	24.01
0 <sub>5</sub>	Medium	Agricultural	Residential	0.1398 - 1.0536	0.1	50%	Apartments and Town houses	5	2	3	3.54
0 <sub>6</sub>	Medium	Agricultural	Residential	0.0294 - 3.5131	0.1	50%	Apartments and Town houses	5	2	3	28.32

*Nyamira Municipal Spatial Plan*

Zone No.	Density	Existing Land Use	Proposed Land Use	Actual Plot Size (Hectares)	Recommended Plot Size (Ha)	Plot Coverage	Type of Dwelling Units	No. of Floors	Set Back (m)		Area (Ha)
									S	R	
<b>Konate Market Centre</b>											
01	Low	Agricultural	Residential	0.0594 - 2.4305	0.2	35%	Bungalows & masionattes	2	2	3	13.17
02	Medium	Agricultural	Residential	0.5517 - :1.7006	0.1	50%	Apartments and Town houses	5	2	3	13.3970
03	Medium	Agricultural	Residential	0.0994 - 0.9554	0.1	50%	Apartments and Town houses	5	2	3	5.4478
04	Medium	Agricultural	Residential	0.2193 - 0.6133	0.1	50%	Apartments and Town houses	5	2	3	3.60
<b>Nyaramba Market Centre</b>											
01	Medium	Agricultural	Residential	0.02051 -1.1922	0.1	50%	Apartments and Town houses	5	2	3	13.7100
02	Medium	Agricultural	Residential	0.4789 - 3.2140	0.1	50%	Apartments and Town houses	5	2	3	13.7140
03	Medium	Agricultural	Residential	0.5276 - 3.3560	0.1	50%	Apartments and Town houses	5	2	3	8.1629
04	Medium	Agricultural	Residential	0.0287 -0.9730	0.1	50%	Apartments and Town houses	5	2	3	4.7832

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Zone No.	Density	Existing Land Use	Proposed Land Use	Actual Plot Size (Hectares)	Recommended Plot Size (Ha)	Plot Coverage	Type of Dwelling Units	No. of Floors	Set Back (m)		Area (Ha)
									S	R	
0 <sub>5</sub>	Medium	Agricultural	Residential	0.1280 - 1.9477	0.1	50%	Apartments and Town houses	5	2	3	12.2212
0 <sub>6</sub>	High	Agricultural	Residential	0.0187 - 1.1373	0.05	65%	Flats	6	1.5	2	4.4431
0 <sub>7</sub>	High	Agricultural	Residential	0.4048 - 0.7209	0.05	65%	Flats	6	1.5	2	3.7778
0 <sub>8</sub>	High	Agricultural	Residential	0.0165 - 0.6062	0.05	65%	Flats	6	1.5	2	1.4976
<b>Ting'a Market Centre</b>											
0 <sub>1</sub>	Medium	Agricultural	Residential	0.0859 - 1.1141	0.1	50%	Apartments and Town houses	5	2	3	10.10
0 <sub>2</sub>	Medium	Agricultural	Residential	0.0112 - 0.2587	0.1	50%	Apartments and Town houses	5	2	3	0.59
0 <sub>3</sub>	Medium	Agricultural	Residential	0.0152 - 2.5349	0.1	50%	Apartments and Town houses	5	2	3	9.2064
0 <sub>4</sub>	Medium	Agricultural	Residential	0.5154 - 1.0451	0.1	50%	Apartments and Town houses	5	2	3	4.3064
0 <sub>5</sub>	Medium	Agricultural	Residential	0.083 - 2.431	0.1	50%	Apartments and Town houses	5	2	3	8.04

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Zone No.	Density	Existing Land Use	Proposed Land Use	Actual Plot Size (Hectares)	Recommended Plot Size (Ha)	Plot Coverage	Type of Dwelling Units	No. of Floors	Set Back (m)		Area (Ha)
									S	R	
06	High	Agricultural	Residential	0.87	0.05	65%	Flats	6	1.5	2	0.93
07	High	Agricultural	Residential	0.7514 -2.6218	0.05	65%	Flats	6	1.5	2	3.37
08	High	Agricultural	Residential	1.1391- 2.3651	0.05	65%	Flats	6	1.5	2	3.50
<b>Sironga Market Centres</b>											
01	Low	Agricultural	Residential	5.57	0.2	35%	Bungalows & masionattes	2	2	3	5.57
02	Low	Agricultural	Residential	0.1064 - 2.2659	0.2	35%	Bungalows & masionattes	2	2	3	11.32
03	Low	Agricultural	Residential	0.0285 - 3.5433	0.2	35%	Bungalows & masionattes	2	2	3	26.64
04	Low	Agricultural	Residential	0.0592 - 1.879	0.2	35%	Bungalows & masionattes	2	2	3	22.84
05	Medium	Agricultural	Residential	0.1573 - 1.092	0.1	50%	Apartments and Town houses	5	2	3	5.9986
06	Medium	Agricultural	Residential	0.0172 - 4.2721	0.1	50%	Apartments and Town houses	5	2	3	29.01

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Zone No.	Density	Existing Land Use	Proposed Land Use	Actual Plot Size (Hectares)	Recommended Plot Size (Ha)	Plot Coverage	Type of Dwelling Units	No. of Floors	Set Back (m)		Area (Ha)
									S	R	
07	Medium	Agricultural	Residential	0.0168 - 3.4203	0.1	50%	Apartments and Town houses	5	2	3	23.70
08	Medium	Agricultural	Residential	0.0479- 1.8673	0.1	50%	Apartments and Town houses	5	2	3	14.73
09	Medium	Agricultural	Residential	0.1424 - 0.5817	0.1	50%	Apartments and Town houses	5	2	3	2.55
010	High	Agricultural	Residential	0.0236 - 2.1909	0.05	65%	Flats	6	1.5	2	6.49
011	High	Agricultural	Residential	0.1641 - 2.7916	0.05	65%	Flats	6	1.5	2	10.37
012	High	Agricultural	Residential	0.0183 - 2.4421	0.05	65%	Flats	6	1.5	2	26.36
013	High	Agricultural	Residential	0.01 - 0.8879	0.05	65%	Flats	6	1.5	2	5.2531

### 9.10.2 Industrial Land Use Development Guidelines

The proposed development guidelines for the industrial land use are indicated in the table below:

**Table 89: Market Centres Industrial Land Use Guidelines**

Zone No.	Existing Land use	Proposed Land Use	Zone Description	Plot Coverage	No. of floors	Set Back (m)	Total Area in (Ha)
<b>Kioge Market Centre</b>							
1 <sub>1</sub>	Agricultural	Industrial	Proposed Jua Kali Shed	60%	1	1.5	0.10
1 <sub>2</sub>	Industrial	Industrial	Existing Slaughter House	60%	1	1.5	0.08
1 <sub>3</sub>	Agricultural	Industrial	Proposed Fruit Collection Centre	60%	1	1.5	0.26
<b>Konate Market Centre</b>							
1 <sub>1</sub>	Agricultural	Industrial	Proposed Slaughter House	60%	1	1.5	0.41
1 <sub>2</sub>	Agricultural	Industrial	Proposed Jua Kali Site	60%	1	1.5	0.71
<b>Nyamaiya Market Centre</b>							
1 <sub>1</sub>	Industrial	Industrial	Existing Nyangoko Coffee Factory	60%	1	1.5	1.32
1 <sub>2</sub>	Agricultural	Industrial	Proposed Jua Kali Shed	60%	1	1.5	0.62
1 <sub>3</sub>	Agricultural	Industrial	Proposed Fruit Collection Centre	60%	1	1.5	0.44
1 <sub>4</sub>	Agricultural	Industrial	Proposed Fish	60%	1	1.5	0.35

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Zone No.	Existing Land use	Proposed Land Use	Zone Description	Plot Coverage	No. of floors	Set Back (m)	Total Area in (Ha)
			Cooling Plant				
15	Agricultural	Industrial	Proposed Slaughter House	60%	1	1.5	0.34
		<b>Kebirigo Market Centre</b>					
1 <sub>1</sub>	Industrial	Industrial	Existing Kebirigo Tea Factory	60%	1	1.5	4.45
1 <sub>2</sub>	Industrial	Industrial	Existing Mwamoturi Petrol Station	60%	1	1.5	0.02
1 <sub>3</sub>	Agricultural	Industrial	Proposed Juakali Shed	60%	1	1.5	1.05
1 <sub>4</sub>	Agricultural	Industrial	Proposed Milk Cooling Plant	60%	1	1.5	0.30
1 <sub>5</sub>	Agricultural	Industrial	Proposed Slaughter House	60%	1	1.5	0.45
		<b>Miruka market centre</b>					
1 <sub>1</sub>	Agricultural	Industrial	Proposed Slaughter House	60%	1	1.5	0.51
1 <sub>2</sub>	Agricultural	Industrial	Proposed Jua Kali Shed	60%	1	1.5	0.78
1 <sub>3</sub>	Agricultural	Industrial	Proposed Fruit Collection Centre	60%	1	1.5	0.22

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<b>Zone No.</b>	<b>Existing Land use</b>	<b>Proposed Land Use</b>	<b>Zone Description</b>	<b>Plot Coverage</b>	<b>No. of floors</b>	<b>Set Back (m)</b>	<b>Total Area in (Ha)</b>
14	Agricultural	Industrial	Proposed Milk Cooling Plant	60%	1	1.5	0.39
<b>Ting'a Market Centre</b>							
1 <sub>1</sub>	Agricultural	Industrial	Proposed Light Industrial Park	60%	1	1.5	0.77
1 <sub>2</sub>	Agricultural	Industrial	Proposed Slaughter House	60%	1	1.5	0.17
<b>Konate Market Centre</b>							
1 <sub>1</sub>	Agricultural	Industrial	Proposed Slaughter House	60%	1	1.5	0.41
1 <sub>2</sub>	Agricultural	Industrial	Proposed Jua Kali Site	60%	1	1.5	0.76
<b>Nyaramba Market Centre</b>							
1 <sub>1</sub>	Industrial	Industrial	Existing Sang'anyi Tea Factory	60%	1	1.5	5.39
1 <sub>2</sub>	Agricultural	Industrial	Proposed Jua Kali Area	60%	1	1.5	0.73
1 <sub>3</sub>	Agricultural	Industrial	Proposed Slaughter House	60%	1	1.5	0.19
<b>Sironga Market Centre</b>							
1 <sub>1</sub>	Agricultural	Industrial	Proposed Agro-Industrial Park	60%	1	1.5	29.21
1 <sub>2</sub>	Agricultural	Industrial	Proposed Jua Kali site	60%	1	1.5	2.98
1 <sub>3</sub>	Agricultural	Industrial	Proposed Jua Kali site	60%	1	1.5	1.01



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Zone No.	Existing Land use	Proposed Land Use	Zone Description	Plot Coverage	No. of floors	Set Back (m)	Total Area in (Ha)
14	Agricultural	Industrial	Proposed Slaughter House	60%	1	1.5	1.65

### 9.10.3 Educational Land Use Development Guidelines

The proposed development guidelines for the educational land use are indicated in the table below:

**Table 90: Educational Land Use Development Guidelines**

Zone No.	Existing Land Use	Proposed Land Use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Max. Plot Coverage	No. of Floors	Set Back (M)	
								S	R
<b>Kioge Market Centre</b>									
2 <sub>1</sub>	Educational	Educational	Existing Eaka Primary School	3.25	0.84	50%	3	1.5	3
<b>Nyamaiya Market Centre</b>									
2 <sub>1</sub>	Educational	Educational	Existing Tonga DEB Primary School	3.25	1.58	50%	3	1.5	3
2 <sub>2</sub>	Educational	Educational	Existing Nyamaiya Secondary School	4.5	2.52	50%	3	1.5	3
2 <sub>3</sub>	Educational	Educational	Existing Kamasare Primary School	3.25	0.96	50%	3	1.5	3
2 <sub>4</sub>	Educational	Educational	Existing Kamasare Secondary School	4.5	1.56	50%	3	1.5	3

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Zone No.	Existing Land Use	Proposed Land Use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Max. Plot Coverage	No. of Floors	Set Back (M)	
								S	R
<b>Kebirigo Market Centre</b>									
2 <sub>1</sub>	Educational	Educational	Existing Our Lady Of Mercy Ibara Girls Primary School	3.25	1.46	50%	3	1.5	3
2 <sub>2</sub>	Educational	Educational	Existing Ibara Deb Primary School	3.25	0.99	50%	3	1.5	3
2 <sub>3</sub>	Educational	Educational	Existing Ibara Dok Primary School	3.25	1.46	50%	3	1.5	3
2 <sub>4</sub>	Educational	Educational	Existing Kebirigo SDA Primary School	3.25	1.68	50%	3	1.5	3
2 <sub>5</sub>	Educational	Educational	Existing Wilma Academy	3.25	0.10	50%	3	1.5	3
2 <sub>6</sub>	Educational	Educational	Existing Kebirigo PAG Academy	3.25	0.68	50%	3	1.5	3
2 <sub>7</sub>	Educational	Educational	Existing Golden Gate Academy	3.25	0.23	50%	3	1.5	3
2 <sub>8</sub>	Educational	Educational	Existing Mwango Academy	3.25	0.08	50%	3	1.5	3
2 <sub>9</sub>	Educational	Educational	Existing Kabatia Primary School	3.25	0.57	50%	3	1.5	3

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Zone No.	Existing Land Use	Proposed Land Use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Max. Plot Coverage	No. of Floors	Set Back (M)	
								S	R
2 <sub>10</sub>	Educational	Educational	Existing Kebrirgo Boys High School	4.5	2.04	50%	3	1.5	3
<b>Miruka Market Centre</b>									
2 <sub>1</sub>	Educational	Educational	Existing St. Terressa Bugo Primary School	3.25	1.50	50%	3	1.5	3
2 <sub>2</sub>	Educational	Educational	Existing Nyaigesa Technical Vocational And Training Institute	3.25	0.48	50%	3	1.5	3
2 <sub>3</sub>	Educational	Educational	Existing West Mugirango Technical & Vocatioal Taining Institute (Under Construction)	-	0.99	50%	3	1.5	3
2 <sub>4</sub>	Educational	Educational	Existing ELCK Nyaigesa Primary School	3.25	1.79	50%	3	1.5	3
2 <sub>5</sub>	Agricultural	Educational	Proposed ECDE Centre	0.5	0.37	50%	3	1.5	3
<b>Ting'a Market Centre</b>									
2 <sub>1</sub>	Educational	Educational	Existing Ting'a Furaha Academy	3.25	0.21	50%	3	1.5	3
2 <sub>2</sub>	Educational	Educational	Existing Royal Springs Mwencha Academy	3.25	1.79	50%	3	1.5	3

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Zone No.	Existing Land Use	Proposed Land Use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Max. Plot Coverage	No. of Floors	Set Back (M)	
								S	R
<b>Konate Market Centre</b>									
2 <sub>1</sub>	Agricultural	Educational	Proposed ECDE Centre	0.5	0.34	50%	3	1.5	3
<b>Nyaramba Market Centre</b>									
2 <sub>1</sub>	Educational	Educational	Existing St. John Bosco Nyaramba Dok Pri. School	3.25	1.04	50%	3	1.5	3
2 <sub>2</sub>	Educational	Educational	Existing Kayaba Primary School	3.25	0.10	50%	3	1.5	3
2 <sub>3</sub>	Educational	Educational	Existing Maryland Academy	3.25	0.09	50%	3	1.5	3
<b>Sironga Market centre</b>									
2 <sub>1</sub>	Educational	Educational	Existing Bisam Junior Academy	3.25	0.30	50%	3	1.5	3
2 <sub>2</sub>	Educational	Educational	Existing Sironga Primary School	3.25	5.68	50%	3	1.5	3
2 <sub>3</sub>	Educational	Educational	Existing Ibucha Primary School	3.25	1.56	50%	3	1.5	3
2 <sub>4</sub>	Educational	Educational	Existing Sasat Primary School	3.25	3.10	50%	3	1.5	3
2 <sub>5</sub>	Educational	Educational	Existing Sironga Girls High School	4.5	6.42	50%	3	1.5	3
2 <sub>6</sub>	Educational	Educational	Existing Ibucha Vocational Training Institute	-	4.23	50%	3	1.5	3
2 <sub>7</sub>	Agricultural	Educational	Proposed Technical and Vocational Education and Training	-	12.51	50%	3	1.5	3

**9.10.4 Public Purpose Land Use Development Guidelines**

The proposed development guidelines for the public purpose land use are indicated in the table below:

**Table 91: Public Purpose Land Use Development Guidelines**

Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
<b>Kioge Market Centre</b>										
4 <sub>1</sub>	Public Purpose	Public Purpose	Existing Kioge SDA Church	0.10	0.07	50%	Any type of building in line with the permitted land use	2	1.5	3
4 <sub>2</sub>	Public Purpose	Public Purpose	Existing St. Mary Kioge Catholic Church	0.10	0.18	50%	Any type of building in line with the permitted land use	2	1.5	3
4 <sub>3</sub>	Agricultural	Public Purpose	Proposed Dispensary	3.0	0.49	50%	Any type of building in line with the permitted land use	2	1.5	3
4 <sub>4</sub>	Agricultural	Public Purpose	Proposed Police Post	0.10	0.32	50%	Any type of building in line with the permitted land use	1	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>5</sub>	Agricultural	Public Purpose	Proposed Site For Administrative Offices	-	0.50	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>6</sub>	Agricultural	Public Purpose	Proposed Resource Centre	0.5	0.16	50%	Any type of building in line with the permitted land use	3	1.5	3
4 <sub>7</sub>	Agricultural	Public Purpose	Proposed Social Hall	0.1	0.16	50%	Any type of building in line with the permitted land use	3	1.5	3
<b>Nyamaiya Market Centre</b>										
4 <sub>1</sub>	Public Purpose	Public Purpose	Existing Nyamaiya Health Centre	3.0	0.80	50%	Any type of building in line with the permitted land use	2	1.5	3
4 <sub>2</sub>	Agricultural	Public Purpose	Proposed Police Station	3.0	1.48	50%	Any type of building in line with the permitted land use	1	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>3</sub>	Public Purpose	Public Purpose	Existing Tonga SDA Church	0.10	0.43	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>4</sub>	Public Purpose	Public Purpose	Existing Kings Outreach Ministry Church	0.10	0.05	50%	Any type of building in line with the permitted land use	2	1.5	3
4 <sub>5</sub>	Public Purpose	Public Purpose	Existing Nyamaiya PAG Church	0.10	0.09	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>6</sub>	Public Purpose	Public Purpose	Existing Full Gospel Church	0.10	0.19	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>7</sub>	Public Purpose	Public Purpose	Existing St. Peters Kamasare Catholic Church	0.10	0.20	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>8</sub>	Agricultural	Public Purpose	Proposed Administrative Offices	-	0.36	50%	Any type of building in line with the permitted land use	1	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>9</sub>	Agricultural	Public Purpose	Proposed Social Hall	0.10	0.29	50%	Any type of building in line with the permitted land use	2	1.5	3
4 <sub>10</sub>	Agricultural	Public Purpose	Proposed Resource Centre & ICT Centre	0.10	0.33	50%	Any type of building in line with the permitted land use	2	1.5	3
<b>Kebirigo Market Centre</b>										
4 <sub>1</sub>	Public Purpose	Public Purpose	Existing Kebirigo SDA Church	0.10	0.93	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>2</sub>	Public Purpose	Public Purpose	Existing Bethsaida SDA Church	0.10	0.08	50%	Any type of building in line with the permitted land use	2	1.5	3
4 <sub>3</sub>	Public Purpose	Public Purpose	Existing Ibara Catholic Church	0.10	0.21	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>4</sub>	Public Purpose	Public Purpose	Existing Ibara Mission Health Centre	3.0	0.67	50%	Any type of building in line with the permitted land use	1	1.5	3



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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>5</sub>	Public Purpose	Public Purpose	Existing Ibara SDA Church	0.10	0.21	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>6</sub>	Public Purpose	Public Purpose	Existing Ibara Fort Hall(Social Hall)	0.10	0.23	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>7</sub>	Public Purpose	Public Purpose	Existing Catholic Pastoral Centre	0.10	0.68	50%	Any type of building in line with the permitted land use	3	1.5	3
4 <sub>8</sub>	Public Purpose	Public Purpose	Existing Posta Offices	0.10	0.01	50%	Any type of building in line with the permitted land use	2	1.5	3
4 <sub>9</sub>	Public Purpose	Public Purpose	Existing Life Changing Ministry International Church	0.10	0.04	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>10</sub>	Public Purpose	Public Purpose	Existing SDA Church	0.10	0.03	50%	Any type of building in line with the permitted land use	1	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>11</sub>	Public Purpose	Public Purpose	Existing Redeemed Gospel Church	0.10	0.02	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>12</sub>	Public Purpose	Public Purpose	Existing Kebirigo PAG Churh	0.10	0.03	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>13</sub>	Public Purpose	Public Purpose	Existing Repentance & Holiness Church	0.10	0.03	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>14</sub>	Public Purpose	Public Purpose	Existing Chief's Camp	0.10	0.09	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>15</sub>	Public Purpose	Public Purpose	Existing Church	0.10	0.07	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>16</sub>	Public Purpose	Public Purpose	Existing Deliverance Church	0.10	0.04	50%	Any type of building in line with the permitted land use	1	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>17</sub>	Public Purpose	Public Purpose	Existing Wakeya Pamoja Sacco	0.10	0.12	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>18</sub>	Public Purpose	Public Purpose	Existing Kebirigo Pentecostal Church	0.10	0.08	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>19</sub>	Public Purpose	Public Purpose	Existing Kebirigo South SDA Church	0.10	0.07	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>20</sub>	Public Purpose	Public Purpose	Existing Riakinaro Health Centre	3.0	0.11	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>21</sub>	Public Purpose	Public Purpose	Existing Eronge SDA Church	0.10	0.04	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>22</sub>	Agricultural	Public Purpose	Proposed Riakinaro Health Centre Extension	3.0	1.12	50%	Any type of building in line with the permitted land use	1	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>23</sub>	Agricultural	Public Purpose	Proposed Police Station	3.0	0.32	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>24</sub>	Agricultural	Public Purpose	Proposed Administration Offices	0.10	0.23	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>25</sub>	Agricultural	Public Purpose	Proposed Social Hall	0.10	0.22	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>26</sub>	Agricultural	Public Purpose	Proposed Resource Centre		0.34	50%	Any type of building in line with the permitted land use	1	1.5	3
<b>Miruka Market Centre</b>										
4 <sub>1</sub>	Public Purpose	Public Purpose	Existing Children's Home	1.0	2.52	50%	Any type of building in line with the permitted land use	2	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>2</sub>	Public Purpose	Public Purpose	Existing Police Station	0.10	0.85	50%	Any type of building in line with the permitted land use	2	1.5	3
4 <sub>3</sub>	Public Purpose	Public Purpose	Existing Bugo Catholic Hurch	0.10	0.06	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>4</sub>	Public Purpose	Public Purpose	Existing Buga S.D.A Church	0.10	0.16	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>5</sub>	Public Purpose	Public Purpose	Existing Catholic Church Miruka	0.10	0.09	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>6</sub>	Public Purpose	Public Purpose	Existing P.A.G Church	0.10	0.05	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>7</sub>	Public Purpose	Public Purpose	Existing PMCA Togo Church	0.1	0.10	50%	Any type of building in line with the permitted land use	3	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>8</sub>	Agricultural	Public Purpose	Proposed Chief's Office & Police Post	0.10	1.09	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>9</sub>	Agricultural	Public Purpose	Proposed Resource Centre	0.10	0.41	50%	Any type of building in line with the permitted land use	2	1.5	3
4 <sub>10</sub>	Agricultural	Public Purpose	Proposed Social Hall	0.10	0.39	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>11</sub>	Agricultural	Public Purpose	Proposed Administrative Office	0.10	0.77	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>12</sub>	Agricultural	Public Purpose	Proposed Dispensary	0.10	0.28	50%	Any type of building in line with the permitted land use	1	1.5	3
4 <sub>13</sub>	Agricultural	Public Purpose	Proposed Land For Children's Home Expansion	0.10	4.35	50%	Any type of building in line with the permitted land use	1	1.5	3

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
<b>Ting'a Market Centre</b>										
4 <sub>1</sub>	Public Purpose	Public Purpose	Existing Ting'a Health Centre	3.0	0.50	50%	Any type of building in line with the permitted land use	2	4	1.5
4 <sub>2</sub>	Agricultural	Public Purpose	Proposed Resource Centre	0.1	0.34	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>3</sub>	Agricultural	Public Purpose	Proposed Social Hall	0.10	0.45	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>4</sub>	Agricultural	Public Purpose	Proposed Police Post	0.10	0.30	50%	Any type of building in line with the permitted land use	2	4	1.5
4 <sub>5</sub>	Agricultural	Public Purpose	Proposed Administrative Offices	-	0.47	50%	Any type of building in line with the permitted land use	1	4	1.5

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
<b>Konate Market Centre</b>										
4 <sub>1</sub>	Agricultural	Public Purpose	Proposed Social Hall	0.10	0.24	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>2</sub>	Agricultural	Public Purpose	Proposed Resource Centre	-	0.26	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>3</sub>	Agricultural	Public Purpose	Proposed Governors' Residence	0.10	0.94	50%	Any type of building in line with the permitted land use	1	4	1.5
<b>Nyaramba Market Centre</b>										
4 <sub>1</sub>	Public Purpose	Public Purpose	Existing Nyaramba SDA Church	0.10	0.23	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>2</sub>	Public Purpose	Public Purpose	Existing Nyaramba PAG Church	0.10	0.03	50%	Any type of building in line with the permitted land use	1	4	1.5



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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>3</sub>	Public Purpose	Public Purpose	Existing Nyaramba Church	0.10	0.01	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>4</sub>	Public Purpose	Public Purpose	Existing Nyaramba OPCG Church	0.10	0.02	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>5</sub>	Public Purpose	Public Purpose	Existing St. Nova Church	0.10	0.05	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>6</sub>	Public Purpose	Public Purpose	Existing AIC Nyaramba	0.10	0.11	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>7</sub>	Public Purpose	Public Purpose	Existing Nyaramba Catholic Church	0.10	0.06	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>8</sub>	Agricultural	Public Purpose	Proposed Social Hall	0.10	0.23	50%	Any type of building in line with the permitted land use	1	4	1.5

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>9</sub>	Agricultural	Public Purpose	Proposed Resource Centre	0.10	0.37	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>10</sub>	Agricultural	Public Purpose	Proposed Police Post	0.10	0.07	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>11</sub>	Agricultural	Public Purpose	Proposed Administration Offices	0.10	0.15	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>12</sub>	Agricultural	Public Purpose	Proposed Health Centre	0.10	3.41	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>13</sub>	Agricultural	Public Purpose	Proposed Cultural Centre	0.10	0.24	50%	Any type of building in line with the permitted land use	1	4	1.5

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
<b>Sironga Market Centre</b>										
4 <sub>1</sub>	Public Purpose	Public Purpose	Existing Sironga Farmers Coperative Society	0.10	0.21	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>2</sub>	Public Purpose	Public Purpose	Existing Chief's Camp	0.10	0.31	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>3</sub>	Public Purpose	Public Purpose	Existing Baptist Church	0.10	0.06	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>4</sub>	Public Purpose	Public Purpose	Existing Hawi Medical Centre	0.10	0.06	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>5</sub>	Public Purpose	Public Purpose	Existing Church	0.10	0.58	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>6</sub>	Public Purpose	Public Purpose	Existing Church	0.10	0.61	50%	Any type of building in line with the permitted land use	1	4	1.5

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
47	Public Purpose	Public Purpose	Existing Catholic Church	0.10	0.57	50%	Any type of building in line with the permitted land use	1	4	1.5
48	Agricultural	Public Purpose	Proposed Social Hall	0.10	0.72	50%	Any type of building in line with the permitted land use	1	4	1.5
49	Agricultural	Public Purpose	Proposed Rehabilitation Centre	0.10	2.31	50%	Any type of building in line with the permitted land use	1	4	1.5
410	Agricultural	Public Purpose	Proposed Health Centres	0.10	5.98	50%	Any type of building in line with the permitted land use	1	4	1.5
411	Agricultural	Public Purpose	Proposed Police Station	0.10	0.90	50%	Any type of building in line with the permitted land use	1	4	1.5
412	Agricultural	Public Purpose	Proposed Administrative Offices		1.46	50%	Any type of building in line with the permitted land use	1	4	1.5

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Recommended Minimum Plot Size (Ha)	Actual Plot Size (Ha)	Maximum Plot Coverage	Proposed Building typology	No. of floors	Set Back (m)	
									S	R
4 <sub>13</sub>	Agricultural	Public Purpose	Proposed Talent Centre	0.10	1.60	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>14</sub>	Agricultural	Public Purpose	Proposed Library	0.10	1.10	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>15</sub>	Agricultural	Public Purpose	Proposed Heritage/Cultural Centre	0.5	1.95	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>16</sub>	Agricultural	Public Purpose	Proposed Speaker's Residence	0.2	1.02	50%	Any type of building in line with the permitted land use	1	4	1.5
4 <sub>17</sub>	Agricultural	Public Purpose	Proposed Deputy Governor's Residence	0.2	1.15	50%	Any type of building in line with the permitted land use	1	4	1.5

### **9.10.5 Commercial Land Use Development Guidelines**

Nyamira Municipality Board and County Government of Nyamira and other stakeholders should take the mandate of enforcement to ensure that every development within the Municipality adheres to the set standards and guidelines.

**Table 92: Proposed Commercial Buildline Line**

<b>Road Width</b>	<b>Building line (m)</b>
9m	3
12m	3
15m	3
18m	3
20m	4
25m	4
30m	4
40m	6

The proposed development guidelines for the commercial land use zones are outlined in table **93** below

**Table 93: Market Centres Commercial Land Use Development Guidelines**

Zone No.	Zone Description	Existing land use	Proposed Land Use	Recommended Min. Plot Size (Ha)	Plot Coverage	Type of dwelling	No. of floors	Area (Ha)
<b>Kioge Market Centre</b>								
5 <sub>1</sub>	Existing Commercial Plot	Mixed land use: commercial / residential	Commercial	0.05	100%	High rise	8	0.43
5 <sub>2</sub>	Existing Eaka Tea Buying Centre	Commercial	Commercial	0.05	100%	-	1	0.11
5 <sub>3</sub>	Proposed Market	Agricultural	Commercial	0.2	100%	Perimeter & Stalls	2	0.32
5 <sub>4</sub>	Proposed Market	Agricultural	Commercial	0.2	100%	Perimeter & Stalls	1	0.15
5 <sub>5</sub>	Proposed Commercial Plot	Agricultural	Commercial	0.05	75%	High rise	8	0.09
5 <sub>6</sub>	Proposed Commercial Plot	Agricultural	Commercial	0.05	75%	High rise	8	0.07
5 <sub>7</sub>	Proposed Commercial Plot	Agricultural	Commercial	0.05	75%	High rise	8	0.04
5 <sub>8</sub>	Proposed Commercial Plot	Agricultural	Commercial	0.05	75%	High rise	8	0.14
5 <sub>9</sub>	Proposed Commercial Plot	Agricultural	Commercial	0.05	75%	High rise	8	0.13
<b>Nyamaiya Market Centre</b>								
5 <sub>1</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.94
5 <sub>2</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.40

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<b>Zone No.</b>	<b>Zone Description</b>	<b>Existing land use</b>	<b>Proposed Land Use</b>	<b>Recommended Min. Plot Size (Ha)</b>	<b>Plot Coverage</b>	<b>Type of dwelling</b>	<b>No. of floors</b>	<b>Area (Ha)</b>
5 <sub>3</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.74
5 <sub>4</sub>	Existing Nyamaiya Tea Buying Centre	Commercial	Commercial	0.05	100%	-	1	0.02
5 <sub>5</sub>	Existing Monga Tea Buying Centre	Commercial	Commercial	0.05	100%	-	1	0.06
5 <sub>6</sub>	Proposed Modern And Open Air Market	Agricultural	Commercial	0.1	100%	Perimeter & Stalls	1	0.20
5 <sub>7</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.38
<b>Kebirigo Market Centre</b>								
5 <sub>1</sub>	Existing Open Air & Closed Market	commercial	Commercial	0.1	75%	Perimeter & Stalls	1	0.56
5 <sub>2</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.85
5 <sub>3</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	1.85
5 <sub>4</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.48
5 <sub>5</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.75
5 <sub>6</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	3.63



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<b>Zone No.</b>	<b>Zone Description</b>	<b>Existing land use</b>	<b>Proposed Land Use</b>	<b>Recommended Min. Plot Size (Ha)</b>	<b>Plot Coverage</b>	<b>Type of dwelling</b>	<b>No. of floors</b>	<b>Area (Ha)</b>
5 <sub>7</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	2.25
5 <sub>8</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	2.83
5 <sub>9</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	2.16
5 <sub>10</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.46
5 <sub>11</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.38
5 <sub>12</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.01
5 <sub>13</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	2.11
5 <sub>14</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.06
5 <sub>15</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.12
5 <sub>16</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.55

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<b>Zone No.</b>	<b>Zone Description</b>	<b>Existing land use</b>	<b>Proposed Land Use</b>	<b>Recommended Min. Plot Size (Ha)</b>	<b>Plot Coverage</b>	<b>Type of dwelling</b>	<b>No. of floors</b>	<b>Area (Ha)</b>
5 <sub>17</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.744
<b>Miruka Market Centre</b>								
5 <sub>1</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.25
5 <sub>2</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.17
5 <sub>3</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.41
5 <sub>4</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.38
5 <sub>5</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.33
5 <sub>6</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.30
5 <sub>7</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.30
5 <sub>8</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.35
5 <sub>9</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.26

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<b>Zone No.</b>	<b>Zone Description</b>	<b>Existing land use</b>	<b>Proposed Land Use</b>	<b>Recommended Min. Plot Size (Ha)</b>	<b>Plot Coverage</b>	<b>Type of dwelling</b>	<b>No. of floors</b>	<b>Area (Ha)</b>
5 <sub>10</sub>	Proposed Market	Agricultural	Commercial	-	100%	Perimeter & Stalls	1	0.40
5 <sub>11</sub>	Proposed Commercial Plot	Agricultural	Commercial	0.05	75%	High rise	8	0.42
5 <sub>12</sub>	Proposed Commercial Plot	Agricultural	Commercial	0.05	75%	High rise	8	1.70
5 <sub>13</sub>	Proposed Commercial Plot	Agricultural	Commercial	0.05	75%	High rise	8	0.60
5 <sub>14</sub>	Proposed Commercial Plot	Agricultural	Commercial	0.05	75%	High rise	8	0.16
5 <sub>15</sub>	Proposed Livestock Market	Agricultural	Commercial	-	100%	Perimeter & Stalls	1	0.46
<b>Konate Market Centre</b>								
5 <sub>1</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.53
5 <sub>2</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.59
5 <sub>3</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	3.00
5 <sub>4</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.48
5 <sub>5</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.43
5 <sub>6</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.22
5 <sub>7</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.82
5 <sub>8</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.45
5 <sub>9</sub>	Proposed Open Air Market	Agricultural	Commercial	-	100%	Perimeter wall & stalls	1	0.53

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Zone No.	Zone Description	Existing land use	Proposed Land Use	Recommended Min. Plot Size (Ha)	Plot Coverage	Type of dwelling	No. of floors	Area (Ha)
<b>Nyaramba Market Centre</b>								
5 <sub>1</sub>	Existing Market (Open Air & Closed)	Commercial	Commercial	0.1	100%	Perimeter wall & stalls	1	0.19
5 <sub>2</sub>	Existing Pyrethrum Collection Centre	Commercial	Commercial	0.05	75%	-	1	0.21
5 <sub>3</sub>	Existing Tea Buying Centre	Commercial	Commercial	0.05	75%	High rise	1	0.04
5 <sub>4</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.93
5 <sub>5</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.69
5 <sub>6</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.33
5 <sub>7</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.45
5 <sub>8</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.38
5 <sub>9</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.91
5 <sub>10</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.95
5 <sub>11</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.39
5 <sub>12</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.83
5 <sub>13</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.94
5 <sub>14</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.26
5 <sub>16</sub>	Proposed Livestock Market	Agricultural	Commercial	-	100%	Perimeter wall	1	0.31

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Zone No.	Zone Description	Existing land use	Proposed Land Use	Recommended Min. Plot Size (Ha)	Plot Coverage	Type of dwelling	No. of floors	Area (Ha)
<b>Ting'a Market Centre</b>								
5 <sub>1</sub>	Existing Market (Open Air & Closed)	Commercial	Commercial	0.1	100%	Perimeter wall & stalls	1	0.21
5 <sub>2</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.56
5 <sub>3</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.90
5 <sub>4</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.35
5 <sub>5</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.63
5 <sub>6</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.63
5 <sub>7</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.72
5 <sub>8</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.49
5 <sub>9</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.29
5 <sub>10</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.05
5 <sub>11</sub>	Proposed Livestock Market	Agricultural	Commercial	-	100%	Perimeter wall	1	0.43

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<b>Zone No.</b>	<b>Zone Description</b>	<b>Existing land use</b>	<b>Proposed Land Use</b>	<b>Recommended Min. Plot Size (Ha)</b>	<b>Plot Coverage</b>	<b>Type of dwelling</b>	<b>No. of floors</b>	<b>Area (Ha)</b>
<b>Sironga Market Centre</b>								
5 <sub>1</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	4	0.38
5 <sub>2</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	4	0.35
5 <sub>3</sub>	Existing Commercial Plots	Mixed land use: commercial / residential	Commercial	0.05	75%	High rise	8	0.27
5 <sub>4</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.18
5 <sub>5</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.26
5 <sub>6</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.45
5 <sub>7</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.23
5 <sub>8</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.21
5 <sub>9</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.35
5 <sub>10</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.43
5 <sub>11</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.65
5 <sub>12</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	2.06
5 <sub>13</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.11
5 <sub>14</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.39
5 <sub>15</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.25
5 <sub>16</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	1.30
5 <sub>17</sub>	Proposed Commercial Plots	Agricultural	Commercial	0.05	75%	High rise	8	0.21

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Zone No.	Zone Description	Existing land use	Proposed Land Use	Recommended Min. Plot Size (Ha)	Plot Coverage	Type of dwelling	No. of floors	Area (Ha)
5 <sub>18</sub>	Proposed market (Closed and Open)	Agricultural	Commercial	-	100%	Perimeter wall	1	1.01
5 <sub>19</sub>	Proposed Hospitality Hub	Agricultural	Commercial	0.05	75%	High rise	4	1.83

**9.10.6 Public Utility Land Use Development Guidelines**

The proposed development guidelines for the public utility land use zones are outlined in the table below;

**Table 94: Public Utility Land Development Guidelines**

Zone No	Existing Land Use	Proposed Land Use	Zone Description	Actual Plot Size (Ha)	Buffer Zone
		<b>Kioge Market Centre</b>			
6 <sub>1</sub>	Agricultural	Public utility	Proposed Solid Waste Collection Point	0.13	10m
		<b>Nyamaiya Market Centre</b>			
6 <sub>1</sub>	Public utility	Public utility	Existing Kamasare Water Project	0.11	-
6 <sub>2</sub>	Agricultural	Public utility	Proposed Solid Waste Collection Site	0.64	10m

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<b>Zone No</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Zone Description</b>	<b>Actual Plot Size (Ha)</b>	<b>Buffer Zone</b>
		<b>Kebirigo Market Centre</b>			
6 <sub>1</sub>	Public utility	Public utility	Existing L. Victoria South Water Works Development Agency	0.02	-
6 <sub>2</sub>	Agricultural	Public utility	Proposed Fire Sub-Station	0.82	-
		<b>Miruka Market Centre</b>			
6 <sub>1</sub>	Agricultural	Public utility	Proposed Fire Sub-Station	0.43	
6 <sub>2</sub>	Agricultural	Public utility	Proposed Cemetery	1.79	10m
6 <sub>3</sub>	Agricultural	Public utility	Proposed Sewerage Treatment Site	3.56	10m
6 <sub>4</sub>	Agricultural	Public utility	Proposed Land Fill	3.13	10m
		<b>Ting'a Market Centre</b>			
6 <sub>1</sub>	Agricultural	Public utility	Proposed Solid Waste Collection Site	0.24	15m



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<b>Zone No</b>	<b>Existing Land Use</b>	<b>Proposed Land Use</b>	<b>Zone Description</b>	<b>Actual Plot Size (Ha)</b>	<b>Buffer Zone</b>
		<b>Konate Market Centre</b>			
6 <sub>1</sub>	Agricultural	Public utility	Proposed Solid Waste Collection Point	0.18	10m
		<b>Nyaramba Market Centre</b>			
6 <sub>1</sub>	Agricultural	Public utility	Proposed Solid Waste Collection Site	0.06	10m
		<b>Sironga Market Centre</b>			
6 <sub>1</sub>	Agricultural	Public utility	Proposed Fire Station	2.21	-
6 <sub>2</sub>	Agricultural	Public utility	Proposed Solid Waste Management Site	2.83	15m
6 <sub>3</sub>	Agricultural	Public utility	Proposed Decentralized Treatment Faecal Facility	0.99	15m
6 <sub>4</sub>	Agricultural	Public utility	Proposed Sewer Treatment Site	4.45	15m

**9.10.7 Transportation Land Use Development Guidelines**

The proposed development guidelines for the transportation land use are outlined in the table below:

**Table 95: Transportation Land Use Development Guidelines**

Zone No.	Existing Land use	Proposed Land use	Zone Description	Lighting	Entrance and Exit	Parking type and size	Total Area (Ha)
<b>Kioge Market Centre</b>							
7 <sub>2</sub>	Agricultural	Transportation	Proposed bus stage	One flood light (15m high) centrally placed	4.5 m wide	-	0.06
7 <sub>3</sub>	Agricultural	Transportation	Proposed parking lot	One flood light (15m high) centrally placed	4.5 m wide	Angular parking (cars- 6.5x2.5m, buses- 10x3.3m, lorries- 40x2.5m)	0.09
<b>Nyamaiya Market Centre</b>							
7 <sub>2</sub>	Agricultural	Transportation	Proposed bus park	One flood light (15m high) centrally placed	4.5 m wide	-	0.59
7 <sub>3</sub>	Agricultural	Transportation	Proposed parking lot	One flood light (15m high) centrally placed	4.5 m wide	Angular parking (cars- 6.5x2.5m, buses- 10x3.3m, lorries- 40x2.5m)	0.26
<b>Kebirigo Market Centre</b>							
7 <sub>1</sub>	Agricultural	Transportation	Proposed bus terminus	One flood light (15m high) centrally placed	4.5 m wide	-	0.74
7 <sub>2</sub>	Agricultural	Transportation	Proposed parking lot	One flood light (15m high) centrally placed	4.5 m wide	Angular parking (cars- 6.5x2.5m, buses- 10x3.3m,	0.94

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Zone No.	Existing Land use	Proposed Land use	Zone Description	Lighting	Entrance and Exit	Parking type and size	Total Area (Ha)
						lorries- 40x2.5m)	
7 <sub>3</sub>	Agricultural	Transportation	Proposed bus terminus	One flood light (15m high) centrally placed	4.5 m wide	-	0.12
<b>Miruka Market Centre</b>							
7 <sub>3</sub>	Agricultural	Transportation	Proposed parking Space	One flood light (15m high) centrally placed	4.5 m wide	Angular parking (cars- 6.5x2.5m, buses- 10x3.3m, lorries- 40x2.5m)	0.37
7 <sub>4</sub>	Agricultural	Transportation	Proposed bus Park	One flood light (15m high) centrally placed	4.5 m wide	-	0.14
<b>Ting'a Market Centre</b>							
7 <sub>2</sub>	Agricultural	Transportation	Proposed bus park	One flood light (15m high) centrally placed	4.5 m wide	-	0.55
7 <sub>3</sub>	Agricultural	Transportation	Proposed parking Space	One flood light (15m high) centrally placed	4.5 m wide	Angular parking (cars- 6.5x2.5m, buses- 10x3.3m, lorries- 40x2.5m)	0.25
<b>Konate Market Centre</b>							
7 <sub>1</sub>	Agricultural	Transportation	Proposed bus park	One flood light (15m high) centrally placed	4.5 m wide	-	0.29
7 <sub>2</sub>	Agricultural	Transportation	Proposed parking Space	One flood light (15m high) centrally placed	4.5 m wide	Angular parking (cars- 6.5x2.5m, buses- 10x3.3m, lorries- 40x2.5m)	0.40

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<b>Zone No.</b>	<b>Existing Land use</b>	<b>Proposed Land use</b>	<b>Zone Description</b>	<b>Lighting</b>	<b>Entrance and Exit</b>	<b>Parking type and size</b>	<b>Total Area (Ha)</b>
<b>Nyaramba Market centre</b>							
7 <sub>1</sub>	Agricultural	Transportation	Proposed bus park	One flood light (15m high) centrally placed	4.5 m wide	-	0.19
7 <sub>2</sub>	Agricultural	Transportation	Proposed parking Space	One flood light (15m high) centrally placed	4.5 m wide	Angular parking (cars- 6.5x2.5m, buses- 10x3.3m, lorries- 40x2.5m)	0.10
<b>Sironga Market Centre</b>							
7 <sub>1</sub>	Agricultural	Transportation	Proposed Trailers park	One flood light (15m high) centrally placed	4.5 m wide	-	3.31
7 <sub>2</sub>	Agricultural	Transportation	Proposed bus park	One flood light (15m high) centrally placed	4.5 m wide	-	2.47
7 <sub>3</sub>	Agricultural	Transportation	Proposed bus park	One flood light (15m high) centrally placed	4.5 m wide	-	0.29
7 <sub>4</sub>	Agricultural	Transportation	Proposed parking space	One flood light (15m high) centrally placed	4.5 m wide	-	1.16

## **CHAPTER TEN**

### **DEVELOPMENT STRATEGIES AND IMPLEMENTATION FRAMEWORK**

#### **10.1 Overview**

This chapter explains development strategies and implementation framework. Development strategies are measures that are meant to promote efficiency, growth and sustainability in various development sectors. These include;

- i. Infrastructure Improvement Strategies
  - a) Movement and Transportation
    - Municipality Link Roads and Bypasses
    - Nyamira Township Proposed Roads for Upgrading to Bitumen status
  - b) Energy
  - c) Information Communication Technology (ICT)
  - d) Education sector
  - e) Health sector
  - f) Community facilities
- ii. Economic Improvement Strategies
- iii. Agriculture Development Promotion Strategies
- iv. Water Provision Efficiency and Improvement Strategies
- v. Environmental Protection and Conservation Strategies
- vi. Urban Disaster and Risk Management Strategies
- vii. Housing Development Efficiency Strategies
- viii. Urban planning and Development Control Strategies

Implementation Framework indicates time frame and actors for each identified development strategy/project. The Development Strategies and Implementation Framework are explained in the tables below:

## 10.2 Infrastructure Improvement Strategies

The Infrastructure Improvement Strategies comprise of movement & transportation, energy, ICT, education, health and community facilities improvement strategies. The strategies focus on the problems, areas affected, strategic objective, improvement strategies, duration and the actors involved as discussed in detail in table 96 below:

**Table 96: Infrastructure Improvement Strategies and Implementation Framework**

### a. Movement and Transportation

Problem	Affected Area	Zone number	Objective	Mitigation/Strategies	Duration	Actors
Lack of an integrated transport policy framework	❖ Municipality		❖ To promote integrated transport system for efficient movement and transportation	❖ Development of the integrated transportation policy framework incorporating transport facilities and modes.	Short term	❖ Department of Roads, Transport, and Public Works ❖ Municipal Board
Missing commercial service and back lanes	❖ Municipality	Commercial Zones	❖ To enhance functionality	❖ Establishment of back lane/streets for all commercial plots (minimum 6m wide) ❖ Establishment of 4m service lanes for	Short-medium- long term	❖ Department of Roads, Transport, and Public Works ❖ Municipal Board ❖ KeNHA ❖ KeRRA

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
				commercial plots fronting roads above 18M		❖ KURA
Lack of an airstrip	❖ Municipality		❖ To promote efficient mobility and transport	❖ Establishment of the proposed airport within Kiendege area (X-9922502S, Y-704382.06E).	Long term	❖ Kenya Civil Aviation Authority ❖ Department of Roads, Transport, and Public Works ❖ Development partners
Lack of storm water drainage plan	❖ Municipality		❖ To ensure proper storm water management	❖ Development of the storm water management plan	Short term	❖ Department of Roads, Transport, and Public Works ❖ Municipal Board
All link roads and some classified (major) roads are in earth surface condition; ➤ Making them impassable	❖ Municipality		❖ To promote efficient mobility and transport	❖ Upgrading of the classified roads (shown in municipality transportation plan map 21) and described in table 54 ❖ Upgrading of the link roads to bitumen standard	Long term	❖ Department of Roads, Transport, and Public Works ❖ Municipal Board ❖ KeRRA ❖ KURA ❖ Development

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
during rainy seasons ➤ Making constant routine maintenance expensive				as shown in municipal transportation plan (map 21) and described in table (54)		partners
Traffic congestion	❖ Nyamira Township CBD		❖ To minimize traffic congestion in the CBD	❖ Construction of the proposed 2 By-passes	Long term	❖ Department of Roads, Transport, and Public Works ❖ Municipal Board ❖ KURA ❖ KeRRA ❖ Development partners
Inadequate space at bus/ <i>matatu</i> terminus	❖ Nyamira Township	7 <sub>1</sub> & 7 <sub>2</sub>	❖ To have functional and efficient bus/ <i>matatu</i> terminus	❖ Designation and construction of functional decentralized bus/ <i>matatu</i> terminus	Medium term	❖ Department of Roads, Transport, and Public Works ❖ Municipal Board ❖ Development Partners
Lack of bus/ <i>matatu</i> terminus	❖ Kebirigo market centre	7 <sub>1</sub> & 7 <sub>3</sub>	❖ To have functional and efficient	❖ Designation and construction of functional bus/ <i>matatu</i> terminus	Long term	❖ Department of Roads, Transport, and



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Problem	Affected Area	Zone number	Objective	Mitigation/Strategies	Duration	Actors
			bus/ <i>matatu</i> terminus			Public Works ❖ Municipal Board ❖ Development Partners
	❖ Kioge Market Centre	7 <sub>3</sub>	❖ To have functional and efficient bus/ <i>matatu</i> terminus	❖ Designation and construction of functional bus/ <i>matatu</i> stop	Long term	❖ Department of Roads, Transport, and Public Works ❖ Municipal Board ❖ Development Partners
	❖ Nyamaiya market centre	7 <sub>2</sub>	❖ To have functional and efficient bus/ <i>matatu</i> terminus	❖ Designation and construction of functional bus/ <i>matatu</i> terminus	Long term	❖ Department of Roads, Transport, and Public Works ❖ Municipal Board ❖ Development Partners
	❖ Miruka market centre	7 <sub>1</sub>	❖ To have functional and efficient bus/ <i>matatu</i> terminus	❖ Designation and construction of functional bus/ <i>matatu</i> terminus	Long term	❖ Department of Roads, Transport, and Public Works ❖ Municipal Board ❖ Development Partners

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Problem	Affected Area	Zone number	Objective	Mitigation/Strategies	Duration	Actors
	❖ Ting'a market centre	7 <sub>2</sub>	❖ To have functional and efficient bus/ <i>matatu</i> terminus	❖ Designation and construction of functional bus/ <i>matatu</i> terminus	Long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Development Partners</li> </ul>
	❖ Nyaramba market centre	7 <sub>2</sub>	❖ To have functional and efficient bus/ <i>matatu</i> terminus	❖ Designation and construction of functional bus/ <i>matatu</i> terminus	Long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Development Partners</li> </ul>
	❖ Konate market centre	7 <sub>1</sub>	❖ To have functional and efficient bus/ <i>matatu</i> terminus	❖ Designation and construction of functional bus/ <i>matatu</i> terminus	Long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Development Partners</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Lack of bus/ <i>matatu</i> terminus	❖ Sironga market centre	7 <sub>2</sub>	❖ To have functional and efficient bus/ <i>matatu</i> terminus	❖ Designation and construction of functional bus/ <i>matatu</i> terminus	Long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
Lack of trailers' park	❖ Sironga market centre	7 <sub>1</sub>	❖ To have functional and efficient trailers park	❖ Designation and construction of functional trailers' park	Medium term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Development Partners</li> </ul>
Inefficiency in movement	❖ Nyamira township		❖ To improve movement efficiency	❖ Upgrading of the identified urban roads (shown in Nyamira Township proposed roads for upgrading in table (i) to bitumen	Short — medium term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development Partners</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Inadequate pedestrian walkways	❖ Nyamira township	7 <sub>4</sub>	❖ To enhance non-motorized transport efficiency	<ul style="list-style-type: none"> <li>❖ Construction of pedestrian walkways along all the CBD roads</li> <li>❖ Provision of walkways on all the roads being upgraded to bitumen standard</li> </ul>	Short-medium- long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KeNHA</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development Partners</li> </ul>
Inefficiency in movement	❖ Kebirigo market centre CBD	7 <sub>4</sub>	❖ To improve movement efficiency	❖ Upgrading of the CBD roads to bitumen status	Medium — long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ Development Partners</li> </ul>
	❖ Sironga market centre CBD	7 <sub>4</sub>				
	❖ Nyamaiya market centre CBD	7 <sub>1</sub>				
	❖ Nyaramba market centre CBD	7 <sub>1</sub>				
	❖ Ting'a market	7 <sub>1</sub>				

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
	centre CBD					
	❖ Miruka market centre CBD	7 <sub>3</sub>				
	❖ Konate market centre CBD	7 <sub>3</sub>				
	❖ Kioge market centre CBD	7 <sub>1</sub>				
Lack of road connectivity in some areas	❖ Municipality		❖ To enhance transport and movement efficiency	❖ Construction of bridges and drifts	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development Partners</li> </ul>
Lack of road connectivity in some areas	❖ Nyamira Township	7 <sub>4</sub>	❖ To enhance transport and movement efficiency	❖ Upgrading of the identified urban roads (shown in Nyamira Township proposed roads for upgrading in table	Short term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
				(A.i) and map 41		<ul style="list-style-type: none"> <li>❖ KeRRA</li> <li>❖ Development partners</li> </ul>
Narrow roads	❖ Nyamira Township	74	❖ To enhance mobility	❖ Widening of the affected road reserves as shown in Nyamira Township Local Physical and Land Use Development Plan	Short-medium- long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development partners</li> </ul>
	❖ Kebirigo Market Centre	74	❖ To enhance mobility	❖ Widening of the affected road reserves as shown in Kebirigo Market Centre Local Physical and Land Use Development Plan	Short-medium- long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development Partners</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
	❖ Sironga Market Centre	7 <sub>4</sub>	❖ To enhance mobility	❖ Widening of the affected road reserves as shown in Sironga Market Centre Local Physical and Land Use Development Plan	Short-medium- long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development partners</li> </ul>
	❖ Nyamaiya Market Centre	7 <sub>1</sub>	❖ To enhance mobility	❖ Widening of the affected road reserves as shown in Nyamaiya Market Centre Local Physical and Land Use Development Plan	Short-medium- long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development partners</li> </ul>
	❖ Nyaramba Market Centre	7 <sub>1</sub>	❖ To enhance mobility	❖ Widening of the affected road reserves as shown in Nyaramba Market Centre Local Physical and Land	Short-medium- long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
				Use Development Plan		<ul style="list-style-type: none"> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development partners</li> </ul>
	❖ Miruka Market Centre	7 <sub>3</sub>	❖ To enhance mobility	❖ Widening of the affected road reserves as shown in Miruka Market Centre Local Physical and Land Use Development Plan	Short-medium- long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development partners</li> </ul>
	❖ Ting'a Market Centre	7 <sub>1</sub>	❖ To enhance mobility	❖ Widening of the affected road reserves as shown in Ting'a Market Centre Local Physical and Land Use Development Plan	Short-medium- long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development partners</li> </ul>



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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
	❖ Kioge Market Centre	7 <sub>1</sub>	❖ To enhance mobility	❖ Widening of the affected road reserves as shown in Kioge Market Centre Local Physical and Land Use Development Plan	Short-medium- long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development partners</li> </ul>
Narrow roads	❖ Agricultural areas within Nyamira Municipality	-	❖ To enhance mobility	❖ Widening of the existing roads: <ul style="list-style-type: none"> <li>➤ Below 9m to 9m</li> <li>➤ 9m to 12m</li> <li>➤ 12m to 15m</li> </ul>	Medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development partners</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Insufficient storm water drainage system	❖ Municipality	-	❖ To achieve efficient storm water management	<ul style="list-style-type: none"> <li>❖ Construction of closed drainage channels within the urban centres</li> <li>❖ Construction of open drainage channels outside the urban centres</li> <li>❖ Harvesting of rain water to reduce surface runoff</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ KeNHA</li> <li>❖ Development partners</li> </ul>
Inadequate parking lots	❖ Municipality		❖ To increase parking spaces	<ul style="list-style-type: none"> <li>❖ Property developers to provide appropriate parking space</li> <li>❖ Enforcement of the provision of the parking lots during development control</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
Inadequate parking lots	❖ Nyamira Township	7 <sub>3</sub>	❖ To increase parking spaces	❖ Designate and construct parking lots	Short – Medium term	❖ Department of Roads, Transport and Public

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
						Works ❖ Municipal Board ❖ Development partners
Inadequate parking lots	❖ Kebirigo Market Centre	7 <sub>2</sub>	❖ To increase parking spaces	❖ To designate and construct parking lot	Medium-long term	❖ Department of Roads, Transport and Public Works ❖ Municipal Board ❖ Development partners
	❖ Nyamaiya Market Centre	7 <sub>3</sub>	❖ To increase parking spaces	❖ To designate and construct parking lot	Medium-long term	❖ Department of Roads, Transport and Public Works ❖ Municipal Board ❖ Development partners
	❖ Nyaramba Market Centre	7 <sub>3</sub>	❖ To increase parking spaces	❖ To designate and construct parking lot	Medium-long term	❖ Department of Roads, Transport and Public Works ❖ Municipal Board

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
						❖ Development partners
	❖ Miruka market centre	7 <sub>2</sub>	❖ To increase parking spaces	❖ To designate and construct parking space	Medium-long term	❖ Department of Roads, Transport and Public Works ❖ Municipal Board ❖ Development partners
	❖ Ting'a market centre	7 <sub>3</sub>	❖ To increase parking spaces	❖ To designate and construct parking space	Medium-long term	❖ Department of Roads, Transport and Public Works ❖ Municipal Board ❖ Development partners

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
	❖ Sironga market centre	7 <sub>3</sub>	❖ To increase parking spaces	❖ To designate and construct parking space	Medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
	❖ Kioge market centre	7 <sub>3</sub>	❖ To increase parking spaces	❖ To designate and construct parking space	Medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
Inadequate boda boda sheds	<ul style="list-style-type: none"> <li>❖ Nyamira township</li> <li>❖ Market centres</li> </ul>		❖ To enhance mobility	❖ To designate and construct boda boda sheds	Medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>

**A.i Proposed roads for Upgrading to Bitumen Standards in Nyamira Township- Transportation Plan**

Road Name	Length (km)	Existing Width (m)	Proposed Width (m)	Timeframe	Actors
P1	0.88	Proposed	9	Short To Medium Term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ KURA</li> <li>❖ KeRRA</li> <li>❖ Development Partners</li> </ul>
P2	1.88	Proposed	12		
P3	0.53	Proposed	9		
P4	0.99	Proposed	12		
P5	1.20	Proposed	9		
P6	0.78	Proposed	9		
P7	1.01	Proposed	9		
P8	1.10	Proposed	12		
P9	0.35	Proposed	9		
P10	0.37	Proposed	9		
P11	1.67	Proposed	12		
P12	2.95	Proposed	12		
P13	0.53	Proposed	12		
P14	1.14	Proposed	9		
P15	0.52	Proposed	9		
P16	0.87	Proposed	9		
P17	0.36	Proposed	9		
R1	0.73	12	12		
R10	1.26	12	12		
R10	1.12	12	15		
R12	0.90	12	12		
R13	0.45	9	9		
R15	1.51	9	12		
R16	0.56	9	12		

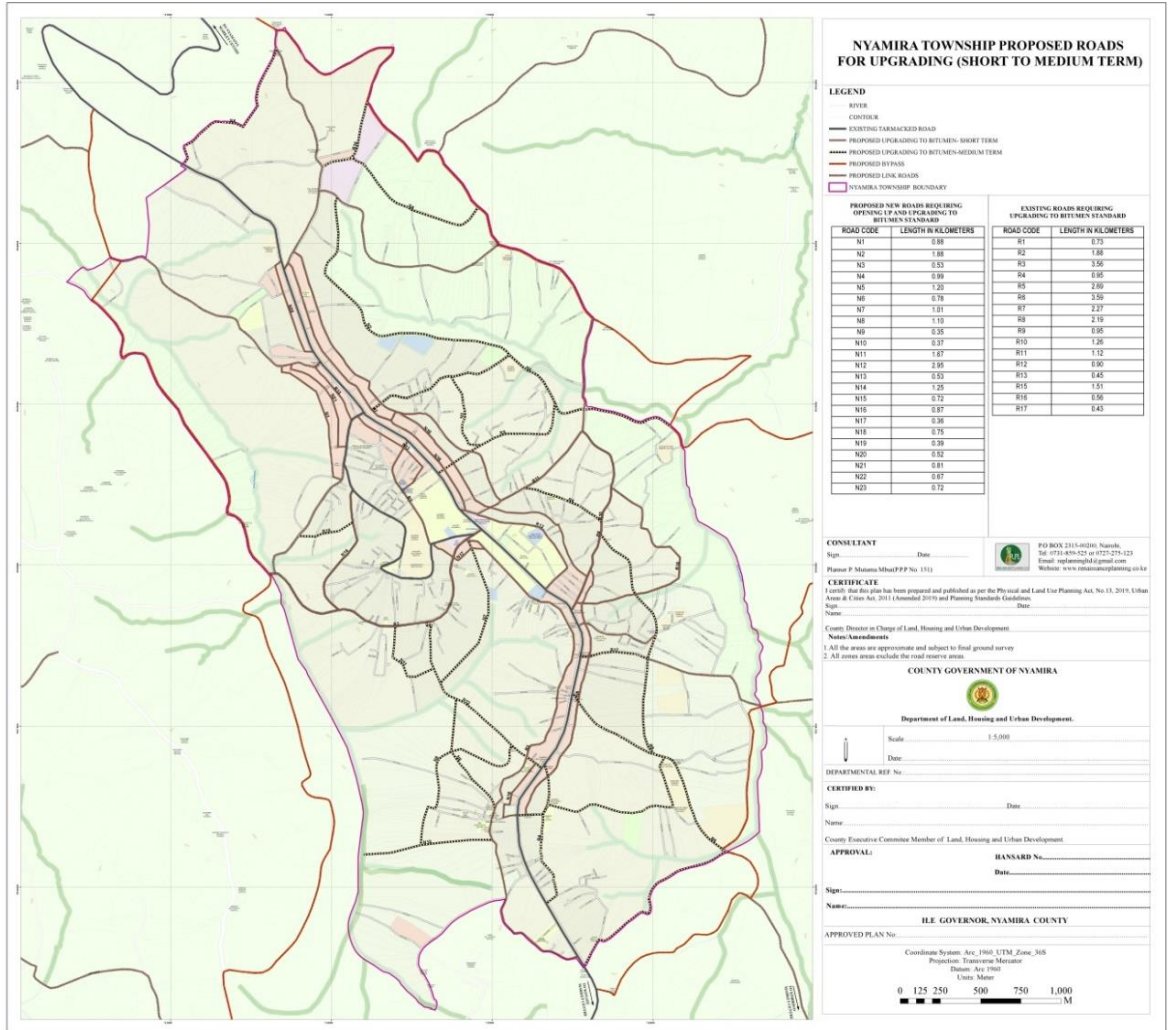
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Road Name	Length (km)	Existing Width (m)	Proposed Width (m)	Timeframe	Actors
R17	0.43	9	12		
R2	1.88	12	15		
R3	3.56	9	12		
R4	0.95	9	9		
R5	2.69	9	12		
R6	3.59	9	12		
R7	2.27	9	12		
R8	2.19	9	15		
R9	0.95	6	9		
Total	42.17				

**Code;** P- Proposed Roads

R- Existing Roads

Map 41: Nyamira Township Transportation Plan





**b. Electricity and Energy**

<b>Problem</b>	<b>Affected Area</b>	<b>Zone Number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
<b>Inadequate power connections to the households</b>	❖ Municipality		❖ To improve coverage of electricity	<ul style="list-style-type: none"> <li>❖ Intensification of rural electrification</li> <li>❖ Establishment of hydropower at River Gucha</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Kenya Electricity Generating Company (KenGen)</li> <li>❖ Kenya Power and Lighting Company</li> <li>❖ Rural Electrification And Renewable Energy Corporation (REREC)</li> <li>❖ Private Investors</li> <li>❖ Residents</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone Number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
<b>Inadequate utilization of green energy</b>	❖ Municipality		❖ To promote affordable environmentally friendly energy	<ul style="list-style-type: none"> <li>❖ Exploitation of renewable energy sources from agricultural waste e.g., biogas and solar</li> <li>❖ Creating awareness on how to access alternative sources of energy</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Rural Electrification and Renewable Energy Corporation (REREC)</li> <li>❖ Development partners</li> <li>❖ Property owners</li> <li>❖ Private investors</li> <li>❖ Residents</li> </ul>
<b>Inadequate high mast flood lights</b>	❖ All the Market Centres		❖ To create a secure environment for business operation	❖ Installation of high mast flood lights	Short term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport and Public Works</li> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone Number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
						<ul style="list-style-type: none"> <li>❖ Municipal Board</li> <li>❖ Development Partners</li> </ul>
<b>Inadequate public sensitization on the appropriate source of energy for cooking</b>	❖ Municipality		❖ To increase use of renewable energy	❖ Sensitizing the residents on the various types of renewable energy	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Rural Electrification And Renewable Energy Corporation (REREC)</li> <li>❖ Residents</li> </ul>
				❖ Create awareness on the use and making of briquette/pellet		

c. Information Communication Technology (ICT)

Problem	Affected Area	Zone Number	Objective	Mitigation/Strategies	Duration	Actors
<b>Inadequate ICT Infrastructure</b>	❖ Municipality		❖ To promote ICT skills among residents	❖ Construction and equipping of resource centre ❖ Equipping of government institutions within the municipality with modern IT facilities e.g Secondary Schools and Technical and Vocational Education and Training centre	Short-medium-long term	❖ Department of Education and Vocation Training ❖ Municipal Board ❖ Development partners
	❖ Nyamira Township	4 <sub>47</sub>	❖ To promote ICT skills among residents	❖ Construction and equipping of resource centre	Medium term	❖ Department of Education and Vocational Training ❖ Municipal Board ❖ Development
	❖ Kebirigo Market Centre	4 <sub>26</sub>				
❖ Sironga Market Centre	4 <sub>14</sub>					

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone Number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
	❖ Konate Market Centre	4 <sub>2</sub>				partners
	❖ Nyamaiya Market Centre	4 <sub>10</sub>				
	❖ Nyaramba Market Centre	4 <sub>9</sub>				
	❖ Miruka Market Centre	4 <sub>9</sub>				
	❖ Kioge Market Centre	4 <sub>6</sub>				
	❖ Ting'a Market Centre	4 <sub>2</sub>		Construction of community ICT centre		
<b>Inadequate Communication infrastructure such as fibre optic cable coverage, communication mast</b>	❖ Municipality		❖ To enhance communication network	❖ Installation of fiber optic cable and communication masts	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Education and Vocational Training</li> <li>❖ Municipal Board</li> <li>❖ Telecommunication Service Providers</li> <li>❖ Private investors</li> </ul>

**d. Education**

Problem	Affected Area	Zone number	Objective	Mitigation/Strategies	Duration	Actors
Inadequate ECDE Centres	❖ Konate market centre	2 <sub>1</sub>	❖ To enhance accessibility	Establishment of ECDE Centres	Medium term	<ul style="list-style-type: none"> <li>❖ Department of Education and Vocational Training</li> <li>❖ Municipal Board</li> </ul>
	❖ Miruka market centre	2 <sub>5</sub>	❖ To enhance accessibility	Establishment of ECDE Centres	Medium term	<ul style="list-style-type: none"> <li>❖ Department of Education and Vocational Training</li> <li>❖ Municipal Board</li> </ul>
Inadequate Tertiary Institutions	❖ Municipality		❖ To enhance accessibility	<ul style="list-style-type: none"> <li>❖ Establishment of university at Sironga market centre zone (2<sub>7</sub>)</li> <li>❖ Establishment of Technical and Vocational Education and Training Institute at Nyamira Township (2<sub>20</sub>)</li> </ul>	Long term	<ul style="list-style-type: none"> <li>❖ National Government</li> <li>❖ Department of Education and Vocational Training</li> <li>❖ Municipal Board</li> <li>❖ Development Partners</li> </ul>
Lack of Technical and Vocational Training Institute for People living with disability	❖ Municipality		❖ To promote Technical skills	❖ Establishment of Technical and Vocational Training	Medium – long term	<ul style="list-style-type: none"> <li>❖ Department of Education and Vocational Training</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
				Institute for people living with disability at Nyamira township (2 <sub>17</sub> )		❖ Municipal Board ❖ Development Partners
Inadequate Vocational Training Institutes	❖ Municipality		❖ To promote Technical skills	❖ Establishment of a vocational training institute at Sironga market centre zone (2 <sub>7</sub> ) ❖ Establishment of Agriculture Training Institute at Nyamira township (2 <sub>19</sub> )	Long term	❖ National Government ❖ Department of Education and Vocational Training ❖ Municipal Board ❖ Development partners
Lack of adult training education centre	❖ Municipality		❖ To increase literacy level	❖ Establishment of adult training education centre at Nyamira township (2 <sub>18</sub> )	Medium – long term	❖ Department of Education and Vocational Training ❖ Municipal Board
Lack of conducive environment for early identification and nurturing of talents	❖ Municipality		❖ To identify, nurture and promote talent	❖ Establishment of a functional talent centre at Sironga market centre zone (4 <sub>13</sub> )	Long term	❖ National Government ❖ Department of Education and Vocational Training ❖ Municipal Board ❖ Development partners

**e. Health**

<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Insufficient health facilities and personnel	❖ Municipality		❖ To enhance and improve access to health care facilities and services	❖ Establishment of health centre at Nyaramba Market Centre (4 <sub>12</sub> ) and Sironga Market Centre (4 <sub>10</sub> ) with requisite infrastructure	Long term	❖ Department of Health Services ❖ Municipal Board ❖ Development partners
				❖ Establishment of a dispensary at Miruka Market Centre (4 <sub>12</sub> ) and Kioge market (4 <sub>3</sub> )	Long term	
			❖ To improve quality of health	❖ In liaison with County Government, Riakinaro Health centre (Level III) to be upgraded to Level IV hospital with requisite infrastructure	Short term	❖ Department of Health Services ❖ Municipal Board ❖ Development partners



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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
				❖ In liaison with County Government, the Etono health centres (Level III) to be upgraded to Level IV hospital with requisite infrastructure	Short term	❖ Department of Health Services ❖ Municipal Board ❖ Development partners
				❖ Upgrade of Miruka dispensary to a health centre with requisite infrastructure	Long term	❖ Department of Health Services ❖ Municipal Board ❖ Development partners
				❖ Every health facility to reserve adequate land for future expansion	Medium term	❖ Department of Health Services ❖ Municipal Board ❖ Development partners
			❖ To improve quality of health care	❖ Provision of adequate medical personnel and equipment in the health facilities	Short term	❖ Department of Health Services ❖ Municipal Board ❖ Development

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
						partners
Inadequate public awareness on disease preventive measures e.g., malaria	❖ Municipality		❖ To minimise disease infections	❖ Promotion of community health services ❖ Holding of public forums and local media sensitization among the residents	Short-medium-long term	❖ Department of Health Services ❖ Municipal Board ❖ NGOs
Inadequate public awareness on the importance of having adequate medical insurance cover	❖ Municipality		❖ To increase NHIF health insurance coverage among the residents ❖ To roll out universal health care coverage	❖ Holding of public forums and local media sensitization among the residents	Short-medium-long term	❖ Department of Health Services ❖ Municipal Board

**f. Community facilities**

<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Inadequate facilities for meetings and social gatherings	❖ Nyamira Township	4 <sub>48</sub>	❖ To enhance accessibility to social gathering facilities	❖ Establishment of functional social halls	❖ Medium-term	❖ Department of Gender, Youths, Sports and Cultural Services ❖ Municipal Board ❖ Development Partners
	❖ Kebirigo market centre	4 <sub>25</sub>				
	❖ Miruka market centre	4 <sub>10</sub>				
	❖ Nyamaiya market centre	4 <sub>9</sub>				
	❖ Nyaramba market centre	4 <sub>8</sub>				
	❖ Ting'a market centre	4 <sub>3</sub>				
	❖ Konate market centre	4 <sub>1</sub>				
	❖ Sironga market centre	4 <sub>8</sub>				
	❖ Kioge market centre	4 <sub>7</sub>				
Inadequate recreational parks	❖ Nyamira Township	3 <sub>3</sub> & 3 <sub>4</sub>	❖ To enhance accessibility to recreational parks	❖ Establishment of Functional Recreational and green Parks	❖ Medium-term	❖ Department of Environment, Water, Energy,
	❖ Kebirigo market centre	3 <sub>1</sub> , 3 <sub>3</sub> , 3 <sub>4</sub> & 3 <sub>5</sub>				

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
	❖ Sironga market centre	3 <sub>1</sub>				Mining and Natural Resources ❖ Municipal Board ❖ Development partners
	❖ Nyamaiya market centre	3 <sub>2</sub>				
	❖ Nyaramba market centre	3 <sub>1</sub>				
	❖ Miruka market centre	3 <sub>2</sub>				
	❖ Kioge market centre	3 <sub>2</sub>				
Inadequate recreational parks	❖ Konate market centre	3 <sub>1</sub>	❖ To enhance accessibility to recreational parks	❖ Establishment of Functional Recreational Parks	❖ Medium-term	
	❖ Ting'a market centre	3 <sub>1</sub>				
	❖ Keera water fall		❖ To enhance accessibility to recreational parks	❖ Establishment of recreational park at keera water fall	❖	
Lack of operational stadiums	❖ Municipality		❖ To enhance accessibility to stadiums	❖ Establishment of stadiums at sironga market centre, zone (3 <sub>2</sub> ) & at Nyamaiya market centre, zone (3 <sub>1</sub> )	❖ Medium-term	❖ Department of Gender, Youths, Sports and

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
				❖ Establishment of mini-stadium at Nyamira township (3 <sub>2</sub> )		<ul style="list-style-type: none"> <li>Cultural Services</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
Inadequate playgrounds	❖ Kebirigo market centre	3 <sub>2</sub>	❖ To enhance accessibility to playgrounds	❖ Establishment of playgrounds	❖ Medium-term	<ul style="list-style-type: none"> <li>❖ Department of Gender, Youths, Sports and Cultural Services</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
	❖ Nyaramba market centre	3 <sub>2</sub>				
	❖ Miruka market centre	3 <sub>1</sub>				
	❖ Kioge market centre	3 <sub>1</sub>				
Lack of a golf course site	❖ Municipality		❖ To enhance accessibility to golf course site	❖ Establishment of golf course at Sironga market centre, zone (3 <sub>3</sub> )	❖ Long term	<ul style="list-style-type: none"> <li>❖ Department of Gender, Youths, Sports and</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
						Cultural Services ❖ Municipal Board ❖ Development partners
Lack of rehabilitation centre	❖ Municipality		❖ To increase the number of rehabilitated residents	❖ Establishment of functional Rehabilitation Centre at Sironga market centre (4 <sub>9</sub> )	❖ Long term	❖ Department of Education and Vocational Training ❖ Department of Gender, Youths, Sports and Cultural Services ❖ Municipal Board ❖ Development partners ❖ Private sector ❖

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Lack of home for the needy	❖ Municipality		❖ To enhance care for the needy children	❖ Establishment of Children's Home at Miruka market centre (4 <sub>13</sub> )	❖ Long term	<ul style="list-style-type: none"> <li>❖ Department of Education and Vocational Training</li> <li>❖ Department of Gender, Youths, Sports and Cultural Services</li> <li>❖ Municipal Board</li> <li>❖ Non-Governmental Organizations</li> </ul>
Lack of a talent centre	❖ Municipality		❖ To promote talent	❖ Establishment of talent centre at Sironga Market Centre (4 <sub>13</sub> ) and Nyamira Township (4 <sub>46</sub> )	Short – medium term	<ul style="list-style-type: none"> <li>❖ Department of Education and Vocational Training</li> <li>❖ Department of Gender, Youths,</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
						Sports and Cultural Services ❖ Municipal Board ❖ Development Partners
Inadequate police post/station	❖ Kebirigo market centre	4 <sub>23</sub>	❖ To ensure secure environment	❖ Establishment of police station/post	❖ Medium-term	❖ National Government
	❖ Sironga market centre	4 <sub>11</sub>				
	❖ Nyaramba market centre	4 <sub>10</sub>				
	❖ Miruka market centre	4 <sub>8</sub>				
	❖ Ting'a market centre	4 <sub>4</sub>	❖ To ensure secure environment	❖ Establishment of police station/post	❖ Medium-term	
	❖ Kioge market centre	4 <sub>4</sub>				
Inadequate slaughter houses	❖ Kebirigo market centre	1 <sub>4</sub>	❖ To provide an avenue for meat inspection,	❖ Establishment of fully functional slaughter houses	❖ Medium to long term	❖ Department of Agriculture, Livestock and Fisheries
	❖ Miruka market centre	1 <sub>1</sub>				
	❖ Nyaramba market centre	1 <sub>3</sub>				



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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
	❖ Nyamaiya market centre	1 <sub>5</sub>	meat hygiene and official control tasks			❖ Department of Trade, Tourism and Cooperative Development ❖ Municipal Board
	❖ Sironga market centre	1 <sub>4</sub>				
	❖ Kioge market centre	1 <sub>2</sub>				
	❖ Konate market centre	1 <sub>1</sub>				
	❖ Ting'a market centre	1 <sub>2</sub>				
Inadequate cemeteries	❖ Municipality		❖ To establish cemeteries	❖ Establishment of cemetery at Miruka market centre (6 <sub>2</sub> )	❖ Medium term	❖ Department of Environment, Water, Energy, Mining and Natural Resources ❖ Municipal Board ❖ Development partners

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Inadequate administrative offices	❖ Kibirigo market centre	4 <sub>24</sub>	❖ To establish offices for easier access to services	❖ Establish fully functional administrative offices	❖ Medium to long term	❖ National Government  ❖ County Department of Roads, Transport and Public Works  ❖ Municipal Board
	❖ Miruka market centre	4 <sub>11</sub>				
	❖ Nyamaiya market centre	4 <sub>8</sub>				
	❖ Nyaramba market centre	4 <sub>11</sub>				
	❖ Sironga market centre	4 <sub>12</sub>				
	❖ Kioge market centre	4 <sub>5</sub>				
	❖ Ting'a market centre	4 <sub>5</sub>				

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Inadequate cultural/heritage centre	❖ Municipality		❖ To preserve culture	❖ Establishment of fully functional cultural heritage centre at Nyaramba market centre (4 <sub>13</sub> ) and Nyamira township(4 <sub>45</sub> )	❖ Medium term	❖ Department of Gender, Youths, Sports and Cultural Services ❖ Municipal Board ❖ Development partners
Lack of site for Governor's, Deputy Governor's and County Assembly speaker's residences	❖ Municipality		❖ To establish Governor's, Deputy Governor's and County Assembly Speaker's residences	❖ Acquisition of land for Governor's residence at Konate market centre (4 <sub>3</sub> ), Deputy Governor's residence at Sironga market centre(4 <sub>17</sub> ) & County Assembly Speaker's residence at Sironga market centre (4 <sub>16</sub> ) ❖ Construction of	❖ Short term	❖ Department of Roads, Transport and Public Works

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
				Governor's, Deputy Governor's and speaker's residences		

### 10.3 Economic Activities Improvement Strategies and Implementation Framework

To enhance the local economy, various issues were considered namely; adequate provision of commercial land use zones, provision of support infrastructure in markets, improvement of transportation networks and promotion of entrepreneurial skills among the youth. Based on the identified issues, various economic activities improvement strategies were formulated as outlined in table 97 below;

**Table 97: Economic Activities Improvement Strategies and Implementation Framework**

Problem	Areas affected	Zone	Objective	Mitigation/strategies	Duration	Actors
Lack of economic development strategy framework	❖ Municipality		❖ To promote economic growth	❖ Develop an economic development strategy framework	Short term	❖ Department of Finance and Planning ❖ Department of Trade, Tourism & Co-Operative Development ❖ Municipal Board
Inadequate modern markets	❖ Nyamira Township	5 <sub>29</sub>	❖ To promote conducive business environment.	❖ Designation and operationalization of Modern Markets	Medium term	❖ Department of Trade, Tourism & Co-Operative Development ❖ Municipal
	❖ Kebirigo market centre	5 <sub>1</sub>				
	❖ Sironga market centre	5 <sub>19</sub>				
	❖ Nyaramba market centre	5 <sub>1</sub>				

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<b>Problem</b>	<b>Areas affected</b>	<b>Zone</b>	<b>Objective</b>	<b>Mitigation/strategies</b>	<b>Duration</b>	<b>Actors</b>
	❖ Nyamaiya market centre	5 <sub>6</sub>				Board ❖ Development Partners
	❖ Kioge market centre	5 <sub>3-4</sub>				
	❖ Konate market centre	5 <sub>9</sub>				
	❖ Ting'a market centre	5 <sub>1</sub>				
Inadequate designated space for business activities	❖ Nyamira Township	5 <sub>18-28</sub>	❖ To promote commercial activities	❖ Provision of additional commercial zones in the 2021-2030 Local Physical and Land Use Development Plans ❖ Establishment of hospitality hub at Nyamira township (5 <sub>30</sub> ) ❖ Establishment of a godown at Nyamira Township (1 <sub>5</sub> )	Short term	❖ Department of Finance and Planning ❖ Department of Trade, Tourism & Co-Operative Development ❖ Municipal Board
	❖ Sironga market centre	5 <sub>4-17</sub>				
	❖ Kebirigo market centre	5 <sub>4-17</sub>				
	❖ Nyaramba market centre	5 <sub>7-14</sub>				
	❖ Nyamaiya market centre	5 <sub>7</sub>				
	❖ Ting'a market centre	5 <sub>7-10</sub>				
	❖ Miruka market centre	5 <sub>11-14</sub>				
	❖ Konate market centre	5 <sub>4-8</sub>				

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Problem	Areas affected	Zone	Objective	Mitigation/strategies	Duration	Actors
	❖ Kioge market centre	5 <sub>5-9</sub>				
Inadequate space for <i>Jua kali</i> sheds (light industrial park)	❖ Nyamira Township	1 <sub>4</sub>	❖ To promote income generation for <i>Jua kali</i> sector	❖ Establishment of the <i>Jua kali</i> sheds (light industrial park)	Short-term	<ul style="list-style-type: none"> <li>❖ Department of Finance and Planning</li> <li>❖ Department of Trade, Tourism &amp; Co-Operative Development</li> <li>❖ Municipal Board</li> <li>❖ <i>Jua kali</i> Traders Association</li> <li>❖ Development Partners</li> </ul>
	❖ Kebirigo market centre	1 <sub>2</sub>				
	❖ Nyaramba market centre	1 <sub>2</sub>				
	❖ Nyamaiya market centre	1 <sub>2</sub>				
	❖ Miruka market centre	1 <sub>2</sub>				
	❖ Kioge market centre	1 <sub>1</sub>				
	❖ Sironga market centre	1 <sub>2</sub> & 1 <sub>3</sub>				
	❖ Ting'a market centre	1 <sub>1</sub>				
	❖ Konate market centre	1 <sub>2</sub>				

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<b>Problem</b>	<b>Areas affected</b>	<b>Zone</b>	<b>Objective</b>	<b>Mitigation/strategies</b>	<b>Duration</b>	<b>Actors</b>
Unemployment	❖ Municipality		❖ To promote entrepreneurship and boost employment	❖ Establishment of Business Incubation centres on the commercial zones	Long term	❖ Department of Finance and Planning ❖ Department of Trade, Tourism & Co-Operative Development
				❖ Establishment of Talent Centre at Sironga Market Centre (4 <sub>13</sub> ) and Nyamira Township (4 <sub>46</sub> )		
Inadequate entrepreneurial skills among the residents	❖ Municipality		❖ To enhance residents' livelihood	❖ Sensitization of the youth and women to utilize youth and women funds allocated to them	Short-medium-long term	❖ Municipal Board ❖ Development partners
				❖ Enhancement of entrepreneurship skills through trainings, for example, briquettes making and composting of organic solid waste		
				❖ Capacity building of the existing Vocational Training Institutes		❖ Department of Finance and Planning ❖ Department of Trade, Tourism & Co-Operative Development ❖ Municipal Board



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<b>Problem</b>	<b>Areas affected</b>	<b>Zone</b>	<b>Objective</b>	<b>Mitigation/strategies</b>	<b>Duration</b>	<b>Actors</b>
						❖ Development partners
Low level of industrial development	❖ Municipality		❖ To boost economy through value addition.	<ul style="list-style-type: none"> <li>❖ Establishment of Proposed agro – industrial park at Sironga Market Centre (1<sub>1</sub>)</li> <li>❖ Establishment of Fruits Collection and Cooling Facilities at Nyamaiya (1<sub>3</sub>) Miruka (1<sub>4</sub>), Kioge (1<sub>3</sub>) market centres</li> <li>❖ Establishment of milk cooling plant at Kebirigo market centre (1<sub>3</sub>)</li> <li>❖ Establishment of fish cooling plant at Nyamaiya (1<sub>4</sub>)</li> </ul>	Medium-term	<ul style="list-style-type: none"> <li>❖ Department of Trade, Industry, Marketing, Tourism &amp; Co-Operative Development</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>

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<b>Problem</b>	<b>Areas affected</b>	<b>Zone</b>	<b>Objective</b>	<b>Mitigation/strategies</b>	<b>Duration</b>	<b>Actors</b>
Untapped tourism potential	❖ Municipality		❖ To promote tourism	<ul style="list-style-type: none"> <li>❖ Establishment of Nyamira Wildlife Sanctuary at Nkoora hills —Nyamaiya ward</li> <li>❖ Enhanced tourism promotion and marketing through organization of two Miss Tourism events per year</li> <li>❖ Establishment of three tourist sites namely Keera falls, Gesore water fall and Nyabomite waterfall</li> </ul>	Short Term	<ul style="list-style-type: none"> <li>❖ Department of Trade, Industry, Marketing, Tourism &amp; Co-Operative Development</li> <li>❖ Municipal Board</li> </ul>

#### 10.4 Agricultural Improvement Strategies and Implementation Framework

These strategies focused on; agricultural land subdivision, value addition facilities, hinterland transportation networks, agricultural produce markets, modern farm produce storage facilities and modern farming technology. On the basis of these issues, the strategies shown in table 98 were formulated;

**Table 98: Agriculture Development Promotion Strategies and Implementation Framework**

Problem	Area affected	Objective	Mitigation/strategies	Duration	Actors
Lack of agriculture improvement policy	❖ Municipal rural hinterland	❖ To enhance agricultural productivity	❖ Development of urban agricultural improvement policy	Short term	❖ Department of Agriculture, Livestock & Fisheries ❖ Municipal Board
Inadequate water supply for small scale irrigation	❖ Municipal rural hinterland	❖ To enhance agricultural productivity	❖ Construction of dams along the River Eaka, Keera, Kuja and Charachani for irrigation purposes ❖ Development of medium community water schemes to enhance access to safe water for drinking, livestock, agricultural and commercial purposes to a larger population given that municipality is endowed with several permanent streams and rivers	Medium – long term	❖ Department of Agriculture, Livestock & Fisheries ❖ Municipal Board ❖ Development partners

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<b>Problem</b>	<b>Area affected</b>	<b>Objective</b>	<b>Mitigation/strategies</b>	<b>Duration</b>	<b>Actors</b>
Reliance on traditional agricultural practices	❖ Municipal rural hinterland	❖ To enhance modern agricultural practices	<ul style="list-style-type: none"> <li>❖ Revitalization and enhancement of the agricultural extension services</li> <li>❖ Commercialization of agriculture (Agri-business)</li> <li>❖ Establishment of agriculture demonstration centre at mageri village</li> <li>❖ Training of farmers on modern farming techniques to enhance agricultural productivity</li> <li>❖ Provision of subsidized farm inputs as a key intervention towards increasing crop production, crop yields and food security</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Agriculture, Livestock &amp; Fisheries</li> <li>❖ Municipal Board</li> <li>❖ Agricultural Research Institutions</li> <li>❖ Private sector</li> </ul>
Inadequate readily available market for agricultural products		❖ To promote income from agricultural produce	❖ Formation of production and marketing cooperative societies	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Agriculture, Livestock &amp; Fisheries</li> <li>❖ Department of Trade, Tourism &amp; Co-Operative Development</li> <li>❖ Municipal Board</li> <li>❖ Private sector</li> </ul>

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<b>Problem</b>	<b>Area affected</b>	<b>Objective</b>	<b>Mitigation/strategies</b>	<b>Duration</b>	<b>Actors</b>
Subdivision of agricultural land into uneconomic sizes	❖ Nyamira township ❖ Market centres	❖ To protect agricultural land	❖ Enforcing zoning standards and regulations	Short-medium- long term	❖ Department of Land, Housing and Urban Development ❖ Municipal Board ❖ Residents
			❖ Densification of urban development within the town and market centres to protect agricultural hinterland	Short term	
Some roads are impassable especially during rainy seasons	❖ Rural agricultural hinterland	❖ To enhance transportation network within the agricultural zones	❖ Gravelling and murraming of impassable roads within the agricultural zones	Short-medium – long term	❖ Department of Roads, Transport and Public Works ❖ Municipal Board ❖ KURA ❖ KeRRA
			❖ Construction of bridges and culverts on roads with rivers and streams cutting across them	Medium-long term	
Lack of fruits collection and cooling centres	❖ Municipality	❖ To minimize post harvesting losses due to perishability	❖ Construction of adequate horticulture collection and cooling centres at Nyamaiya (1 <sub>3</sub> ), Miruka (1 <sub>4</sub> ), kioge (1 <sub>3</sub> ) market centres	Short-medium term	❖ Department of Agriculture, Livestock & Fisheries ❖ Department of Trade, Tourism & Co-Operative

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<b>Problem</b>	<b>Area affected</b>	<b>Objective</b>	<b>Mitigation/strategies</b>	<b>Duration</b>	<b>Actors</b>
					<ul style="list-style-type: none"> <li>❖ Municipal Board</li> <li>❖ Development Partners</li> <li>❖ Private sector</li> </ul>
			<ul style="list-style-type: none"> <li>❖ Proper management and maintenance of collection centres</li> </ul>	Short-medium- long term	<ul style="list-style-type: none"> <li>❖ Department of Agriculture, Livestock &amp; Fisheries</li> <li>❖ Municipal Board</li> <li>❖ Development Partners</li> <li>❖ Private sector</li> </ul>
Inadequate milk cooling centres	Kebirigo market centre	To increase rate of production	<ul style="list-style-type: none"> <li>❖ Establishment of milk cooling plant at kebirigo market centre (1<sub>3</sub>)</li> <li>❖ Sensitizing the farmers on the appropriate methods of livestock farming</li> <li>❖ Sensitization of the farmers on the appropriate livestock breeds</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>❖ Department of Agriculture, Livestock &amp; Fisheries</li> <li>❖ Municipal Board</li> <li>❖ Development Partners</li> <li>❖ Private sector</li> </ul>
Lack of fish cooling and storage centre	Nyamaiya area	To increase rate of production	<ul style="list-style-type: none"> <li>❖ Establishment of fish cooling plant at Nyamaiya Market Centre (1<sub>4</sub>)</li> <li>❖ Sensitization of the farmers on the appropriate fish breeds</li> </ul>		<ul style="list-style-type: none"> <li>❖ Department of Agriculture, Livestock &amp; Fisheries</li> </ul>

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<b>Problem</b>	<b>Area affected</b>	<b>Objective</b>	<b>Mitigation/strategies</b>	<b>Duration</b>	<b>Actors</b>
					<ul style="list-style-type: none"> <li>❖ Municipal Board</li> <li>❖ Development Partners</li> <li>❖ Private sector</li> </ul>
Lack of livestock market	❖ Miruka market centre 5 <sub>15</sub>	❖ To enhance value addition	❖ Construction of livestock market	Medium term	<ul style="list-style-type: none"> <li>❖ Department of Agriculture, Livestock &amp; Fisheries</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
	❖ Nyaramba market centre (5 <sub>15</sub> )				
	❖ Ting'a market centre (5 <sub>11</sub> )				

**KEY:** Short term – up to 3 years, Medium term – up to 5 years, Long term – up to 10 years

**10.5 Water Provision Efficiency Improvement Strategies and implementation framework**

The strategies in table 99 below address the current and anticipated variability of water quality and quantity. The focus is on water supply and water catchment;

**Table 99: Water Provision Efficiency Strategies and Implementation Framework**

<b>Problem</b>	<b>Affected Area</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Inadequate water supply	❖ Municipality	❖ To enhance adequate water supply	<ul style="list-style-type: none"> <li>❖ Rehabilitation and expansion of the existing water facilities</li> <li>❖ Protection of springs</li> <li>❖ Establish groundwater supplies(drill boreholes) — purchase of borehole drilling machinery</li> <li>❖ Development of medium community water schemes to enhance access to safe water for drinking, livestock, agricultural and commercial purposes to a larger population given that municipality is endowed with several permanent streams and rivers</li> <li>❖ Construction of the dams along the River Eaka, Keera, Kuja and Charachani in appropriate location especially where:</li> </ul>	Short-medium term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Gusii Water and Sewerage Company</li> <li>❖ Development partners</li> <li>❖ Community groups</li> </ul>



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<b>Problem</b>	<b>Affected Area</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
			<ul style="list-style-type: none"> <li>✓ The river morphology is suitable with firm base for placement of the dam</li> <li>✓ Topography of the river is amenable to the formation of a large reservoir. A low gradient and wide swathes make a large area for a reservoir and facilitate infiltration into the soil</li> </ul>		
			❖ Increase piped water connectivity to the residents	Medium-long term	<ul style="list-style-type: none"> <li>❖ Gusii Water and Sewerage Company</li> <li>❖ Development partners</li> <li>❖ Municipal Board</li> <li>❖ County Government of Nyamira</li> <li>❖ Community groups</li> </ul>
			❖ Encourage rain water harvesting	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Gusii Water and Sewerage Company</li> <li>❖ County Government of Nyamira</li> <li>❖ Development partners</li> <li>❖ Municipal Board</li> <li>❖ Community groups</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Inadequate water connectivity	❖ Nyamira Township ❖ Market centres	❖ To enhance adequate water connectivity	❖ Increase piped water connectivity to the residents	Short-medium term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Gusii Water and Sewerage Company</li> <li>❖ Development Partners</li> </ul>
			❖ Prompt repair and maintenance of the water reticulation network	Short-medium term	<ul style="list-style-type: none"> <li>❖ Gusii Water and Sewerage Company</li> </ul>
			❖ Enforce the county water policy	Short term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Gusii Water and Sewerage Company</li> <li>❖ Municipal Board</li> <li>❖ Private developers</li> </ul>

**KEY**

Short term – up to 3 years  
 Medium term – up to 5 years  
 Long term – up to 10 years

### 10.6 Environmental and Natural Resources Protection Strategies and Implementation Framework

The purpose of the strategy is to minimize impacts of human and natural activities on the environment, improve the aesthetic value of urban places, create a variety of recreation spaces, conserve hilltops, wetlands and riverine, and restrict human activities on disaster prone areas, climate change mitigation, improve water and sanitation. The various strategies are outlined in table 100 below:

**Table 100: Environmental and Natural Resources Protection Strategies and Implementation Framework**

Problem	Affected Area	Zone No.	Objective	Mitigation/Strategies	Time frame	Actors
Lack of environmental management plan	❖ Municipality		❖ To have guidelines on environmental management	❖ Development of the environmental management plan	Short term	❖ Department of Environment, Water, Energy, Mining and Natural Resources ❖ Municipal Board
Climate change	❖ Municipality	-	❖ To enhance climate change resilience	❖ Development of participatory forest/hills management plan ❖ Undertaking environmental impact assessments and environmental audits of projects as per NEMA guidelines	Short-medium-long term	❖ Department of Environment, Water, Energy, Mining and Natural Resources ❖ Municipal

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Problem	Affected Area	Zone No.	Objective	Mitigation/Strategies	Time frame	Actors
						<ul style="list-style-type: none"> <li>Board</li> <li>❖ Kenya Forest Service</li> <li>❖ NEMA</li> </ul>
				<ul style="list-style-type: none"> <li>❖ Achievement of atleast 10% forest cover through sensitization of the farmers on promotion of agro-forestry, re-forestation and afforestation</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Kenya Forest Service</li> <li>❖ Community members</li> </ul>
				<ul style="list-style-type: none"> <li>❖ Promote use of green energy (biogas, solar, wind) to reduce usage of wood fuel through creation of awareness and sensitization</li> <li>❖ Encourage appropriate house designs and building materials – smart homes</li> <li>❖ Multi-disciplinary approach in infrastructure development, for</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone No.</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Time frame</b>	<b>Actors</b>
				example, directing surface run-off to appropriate sites for small scale farming		❖ Community members
Soil erosion	❖ Hills and riparian reserves		❖ To prevent soil erosion in environmentally fragile ecosystems	<ul style="list-style-type: none"> <li>❖ Mapping of the fragile ecosystems</li> <li>❖ Enforcement and compliance of environmental protection measures</li> <li>❖ Rehabilitation of fragile ecosystems</li> <li>❖ Re-afforestation</li> <li>❖ Afforestation-appropriate indigenous trees and grass</li> <li>❖ Construction of soil and water conservation structures</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Kenya Forest Service</li> <li>❖ Residents</li> <li>❖ Community based organization</li> </ul>
	❖ Agricultural hinterland	Agriculture zones – 9	❖ To minimize soil erosion in farm lands	<ul style="list-style-type: none"> <li>❖ Digging terraces</li> <li>❖ Planting nappier grass along the contours at some intervals</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone No.</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Time frame</b>	<b>Actors</b>
						Natural Resources ❖ Municipal Board ❖ Residents
Encroachment into riparian reserves	❖ Rivers and streams	Conservation Zone 8	❖ To enhance riparian reserves conservation	❖ Restricting farming activities in the riparian reserves	Short-medium-long term	❖ Department of Environment, Water, Energy, Mining and Natural Resources ❖ Municipal Board ❖ Water Resource Authority ❖ NEMA ❖ Land owners
				❖ Development and enforcement of riparian conservation policy framework	Short term	❖ Department of Environment, Water, Energy, Mining and Natural Resources

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Problem	Affected Area	Zone No.	Objective	Mitigation/Strategies	Time frame	Actors
						<ul style="list-style-type: none"> <li>❖ Water Resources Authority</li> <li>❖ Municipal Board</li> <li>❖ Residents</li> </ul>
				<ul style="list-style-type: none"> <li>❖ Clear demarcation of the riparian reserves</li> </ul>	Short term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Water Resources Authority</li> <li>❖ Municipal Board</li> <li>❖ Land owners</li> </ul>
				<ul style="list-style-type: none"> <li>❖ Planting of appropriate trees and grass along riparian reserves to hold loose soil</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Municipal Board</li> <li>❖ Residents</li> </ul>
Pollution of existing water	<ul style="list-style-type: none"> <li>❖ Rivers and streams</li> </ul>	-	<ul style="list-style-type: none"> <li>❖ To reduce water pollution</li> </ul>	<ul style="list-style-type: none"> <li>❖ Conserving riparian reserves by planting appropriate trees and</li> </ul>	Short-medium-	<ul style="list-style-type: none"> <li>❖ Department of</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone No.</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Time frame</b>	<b>Actors</b>
sources (rivers, streams and underground water)				<p>grass</p> <ul style="list-style-type: none"> <li>❖ Planting of appropriate trees at river banks, water catchments and springs</li> <li>❖ Community sensitization against encroachment in water catchments</li> <li>❖ Enhanced Community Participation in the management of water resources through WARMA and collaborate with WRUAs for catchment protection</li> <li>❖ Discouraging refuse water and waste disposal into the rivers</li> <li>❖ Discouraging washing clothes at banks of the rivers</li> <li>❖ Discouraging the use of pit latrines</li> <li>❖ Monitoring of water levels and quality</li> <li>❖ Legal and policy enforcement</li> </ul>	long term	<p>Environment, Water, Energy, Mining and Natural Resources</p> <ul style="list-style-type: none"> <li>❖ Municipal Board</li> <li>❖ NEMA</li> <li>❖ Water Resource Authority (WRA)</li> <li>❖ Water Resources Users Associations (WRUAs)</li> <li>❖ Community members</li> </ul>



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<b>Problem</b>	<b>Affected Area</b>	<b>Zone No.</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Time frame</b>	<b>Actors</b>
Upstream over extraction and deforestation along the river banks	<ul style="list-style-type: none"> <li>❖ Rivers such as Gucha, Charachani, Eaka</li> <li>❖ streams</li> </ul>		<ul style="list-style-type: none"> <li>❖ To prioritize water resources</li> </ul>	<ul style="list-style-type: none"> <li>❖ Establishment of river and stream rehabilitation programme</li> <li>❖ Monitoring of water levels and quality</li> <li>❖ Regulate waste water and effluents from farms &amp; urban areas</li> <li>❖ Planting of appropriate trees at riparian reserves and water catchment areas</li> <li>❖ Enhancement of community participation in the management of water resources through Water Resource Authority(WRA) and collaborate with Water Resources Users Associations (WRUAs) for catchment protection</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Water Resource Authority (WRA)</li> <li>❖ Water Resources Users Associations (WRUAs)</li> <li>❖ Residents</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone No.</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Time frame</b>	<b>Actors</b>
Eucalyptus trees planted at source and along river riparian reserves affecting water levels	Rivers, streams and wetlands Riparian reserves		❖ To prioritize water resources	<ul style="list-style-type: none"> <li>❖ Planting of appropriate trees at riparian reserves and water catchment areas</li> <li>❖ Uprooting all the eucalyptus trees on the rivers, streams and wetlands riparian reserves</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Water Resource Authority (WRA)</li> <li>❖ Water Resources Users Associations (WRUAs)</li> <li>❖ NEMA</li> <li>❖ Residents</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone No.</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Time frame</b>	<b>Actors</b>
Increased environmental degradation due to bricks making activities	❖ Sironga area		❖ To conserve the environment	<ul style="list-style-type: none"> <li>❖ Undertaking environmental impact assessments and audit</li> <li>❖ Licensing of mining operations</li> <li>❖ Rehabilitation of depleted sites</li> <li>❖ Promotion and adoption of efficient and appropriate technologies for bricks making activities</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ NEMA</li> <li>❖ Residents</li> <li>❖ Private investors</li> </ul>
Lack of solid waste management policy	❖ Municipality		❖ To enhance efficiency in solid waste management	❖ Development of solid waste management policy	Short term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ NEMA</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone No.</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Time frame</b>	<b>Actors</b>
Lack of solid waste management sanitary land fill sites	❖ Municipality		❖ To enhance efficiency in solid waste management	<ul style="list-style-type: none"> <li>❖ Preparation of the environmental impact assessment</li> <li>❖ Establishment of the sanitary land fill at Miruka Market Centre (6<sub>4</sub>) and Sironga Market Centre(6<sub>2</sub>)</li> <li>❖ Fencing of the sanitary land fill</li> <li>❖ Audit and monitoring of the sanitary land fill</li> </ul>	Short term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
Lack of solid waste collection points	Nyamira township	6 <sub>8</sub>	❖ To enhance efficiency in solid waste management	❖ Establish solid waste collection centres	Short term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Development</li> </ul>
	Kebirigo market centre	6 <sub>2</sub>				
	Nyaramba market centre	6 <sub>1</sub>				
	Nyamaiya market centre	6 <sub>2</sub>				

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Problem	Affected Area	Zone No.	Objective	Mitigation/Strategies	Time frame	Actors
	Miruka market centre	6 <sub>4</sub>				partners
	Sironga market centre	6 <sub>2</sub>				
	Kioge market centre	6 <sub>1</sub>				
	Ting'a market centre	6 <sub>1</sub>				
	Konate market centre	6 <sub>1</sub>				
Inappropriate solid waste management	❖ Nyamira Township ❖ Market Centres	-	❖ To enhance solid waste management	❖ Provision of appropriate designated waste collection bins and receptacles	Short-medium-long term	❖ Department of Environment, Water, Energy, Mining and Natural Resources ❖ Municipal Board ❖ NEMA ❖ Development partners
				❖ Public sensitization on non-	Short-	❖ Department of

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone No.</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Time frame</b>	<b>Actors</b>
				littering policy	medium-long term	Environment, Water, Energy, Mining and Natural Resources ❖ Municipal Board ❖ NEMA ❖ Residents
				❖ Sensitization of the residents about the importance of solid waste sorting by biodegradable (organic) and non-biodegradable (non-organic) ❖ Provision of different bins properly labeled as per the NEMA codes	Short-medium-long term	❖ Department of Environment, Water, Energy, Mining and Natural Resources ❖ Municipal Board ❖ NEMA ❖ Private investors

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone No.</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Time frame</b>	<b>Actors</b>
				<ul style="list-style-type: none"> <li>❖ Commercialisation of solid waste (briquettes making and composting of organic waste)</li> <li>❖ Promotion of waste reuse and recycling</li> <li>❖ Increasing waste collection frequency</li> </ul>	Short-medium-term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Private investors</li> <li>❖ Residents</li> </ul>
Lack of sewerage reticulation networks and treatment works	<ul style="list-style-type: none"> <li>❖ Nyamira Township</li> <li>❖ Market Centres</li> </ul>		❖ To enhance sewer management	<ul style="list-style-type: none"> <li>❖ Construction of sewer treatment works at sironga market centre (6<sub>4</sub>), miruka market centre (6<sub>3</sub>) Near Makairo Market Centre along Gucha river ( x-coordinate: 716530, y-coordinate: 992688 m) and Near Kegogi DEB primary school along Nyagweko river (x- coordinate: 717641, y-</li> </ul>	Medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>

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Problem	Affected Area	Zone No.	Objective	Mitigation/Strategies	Time frame	Actors
				coordinate: 9944980 m) ❖ Provision of sewer reticulation system ❖ Establish G.I.S based mapping of the sewer reticulation network for efficient management		
				❖ Sensitization of the residents and the investors to adopt modern sewer treatment management technology such as use of septic tanks and bio-digesters	Short-medium-long term	❖ Department of Environment, Water, Energy, Mining and Natural Resources ❖ Municipal Board ❖ Private investors
				❖ Designation and construction of decentralized treatment faecal facility at Sironga Market Centre, Miruka Market Centre and Nyamira Township (67)	Medium – long term	



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<b>Problem</b>	<b>Affected Area</b>	<b>Zone No.</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Time frame</b>	<b>Actors</b>
Lack of outdoor advertisement policy	<ul style="list-style-type: none"> <li>❖ Nyamira township</li> <li>❖ Market centres</li> </ul>		<ul style="list-style-type: none"> <li>❖ To attain coordinated siting of advertisement billboards</li> </ul>	<ul style="list-style-type: none"> <li>❖ Development of an advertisement policy</li> </ul>	Short term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> </ul>
Low aesthetics	<ul style="list-style-type: none"> <li>❖ Nyamira township</li> <li>❖ Market centres</li> </ul>		<ul style="list-style-type: none"> <li>❖ To enhance aesthetics</li> </ul>	<ul style="list-style-type: none"> <li>❖ Streets beautification through planting of appropriate trees and flowers</li> <li>❖ Control illegal structures and building materials</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> </ul>

**KEY** Short term – up to 3 years, Medium term – up to 5 years, Long term – up to 10 years

**10.7 Urban Disaster and Risk Management Strategies and implementation framework**

The ever-growing population in the urban centres and climate change effects may bring unexpected disaster which needs to be mitigated and controlled as explained in table 101 below;

**Table 101: Urban Disaster and Risk Management Strategies and Implementation Framework**

Problem	Affected Area	Zone Number	Objective	Mitigation/Strategies	Duration	Actors
Lack of policy framework for disaster and risk management	❖ Municipality		❖ To enhance disaster preparedness and management	❖ To domesticate the national risk and disaster management policy	Short term	<ul style="list-style-type: none"> <li>❖ Department of Environment, Water, Energy, Mining and Natural Resources</li> <li>❖ Municipal Board</li> <li>❖ NEMA</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone Number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Inadequate capacity and equipment - lack of a fully functional Fire Sub-station	❖ Nyamira Township	6 <sub>5</sub>	❖ To manage fire risk disasters	<ul style="list-style-type: none"> <li>❖ Capacity building</li> <li>❖ Equipment</li> <li>❖ Personnel</li> <li>❖ Training</li> </ul>	Short-term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
Lack of fire sub-stations	❖ Kebirigo market centre	6 <sub>2</sub>	❖ To manage fire related disasters	❖ Establishment of fully equipped and functional fire sub-stations	long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
	❖ Sironga market centre	6 <sub>1</sub>				
	❖ Miruka market centre	6 <sub>1</sub>				
Lack of disaster management centre	❖ Municipality	Nyamira township: zone 4 <sub>49</sub>	❖ To improve level of preparedness	❖ Establish a functional disaster management centre	Medium term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone Number</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
						❖ Development Partners
Occurrence of flash floods	❖ Municipality		❖ To reduce the effects of the flash floods	<ul style="list-style-type: none"> <li>❖ Construction of adequate storm water drainage channels</li> <li>❖ Constant maintenance of the storm water drainage channels</li> <li>❖ Digging of terraces</li> <li>❖ Construction of gabions to reduce erosion</li> <li>❖ Sensitizing the residents to plant appropriate trees/grass to make the soil firm</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> <li>❖ Residents</li> </ul>
Inadequate public awareness on disaster and risk management	❖ Municipality		❖ To enhance preparedness	❖ Roll out programmes for training and sensitization of residents on disaster and risk management	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Roads, Transport, and Public Works</li> <li>❖ Municipal Board</li> </ul>

**KEY:** Short term – up to 3 years, Medium term – up to 5 years, Long term – up to 10 years

### 10.8 Housing Development Efficiency Strategies and Implementation Framework

To improve housing development in the Municipality; various strategies were developed. The strategies focussed on; uneven building lines and setbacks, urban informality, urban decay, housing conditions, land tenure, persons with disability, friendly urban designs and social facilities adequacy. To address the above issues, various strategies were formulated as outlined in the table below;

**Table 102: Housing Development Efficiency Strategies and Implementation Framework**

Problem	Affected Area	Zone No.	Objective	Mitigation/Strategies	Duration	Actors
Lack of housing policy	❖ Municipality		❖ To guide housing development	❖ Domesticate the national housing policy	Short term	❖ Department of Land, Housing and Urban Development ❖ Municipal Board
Lack of affordable housing scheme	❖ Municipality		❖ To ensure decent shelter for the residents	❖ Construction of low-cost housing through public-private partnership ❖ Provison of tax relief on the building construction materials	Long term	❖ Department of Land, Housing and Urban Development ❖ Municipal Board ❖ National Government ❖ Private investors
Lack of building lines	❖ Nyamira Township ❖ Market centres		❖ To achieve common building lines	❖ Implementation and enforcement of the building line guidelines as provided in the spatial plan (2021-2030) as highlighted below: <ul style="list-style-type: none"> <li>○ A 9m building line on roads above 18m</li> </ul>	Short-medium term	❖ Department of Land, Housing and Urban Development ❖ Municipal Board ❖ Private Sector

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<b>Problem</b>	<b>Affected Area</b>	<b>Zone No.</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
				<ul style="list-style-type: none"> <li>○ A 6m building line for roads between between 9m and 12m</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing and Urban Development</li> <li>❖ Municipal Board</li> <li>❖ Private Sector</li> </ul>
				<ul style="list-style-type: none"> <li>❖ Provision of setback lines:                             <ul style="list-style-type: none"> <li>○ 1.5m on the sides and 2m at the rear on high density residential zones</li> <li>○ 1.5m on the sides and 3m at the rear on medium density residential zones</li> </ul> </li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing and Urban Development</li> <li>❖ Municipal Board</li> <li>❖ Private Sector</li> </ul>
				<ul style="list-style-type: none"> <li>○ 2m on the sides and 3m at the rear on low density residential zones</li> </ul>	Short-Medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing and Urban Development</li> <li>❖ Municipal Board</li> <li>❖ Private Sector</li> </ul>
Unfriendly urban design for people with disability, children and the elderly	<ul style="list-style-type: none"> <li>❖ Nyamira Township</li> <li>❖ Market centres</li> </ul>		<ul style="list-style-type: none"> <li>❖ To enhance friendly designs for people with disability, children, &amp; the elderly</li> </ul>	<ul style="list-style-type: none"> <li>❖ Enforcement of building designs friendly to people living with disability and the elderly</li> </ul>	Short-medium-long term	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing and Urban Development</li> <li>❖ Municipal Board</li> <li>❖ Developers</li> </ul>

### **10.9 Urban Planning and Development Control**

The benefits of undertaking planning within Nyamira Municipality include; provision of development guidelines and control tools, coordinated and orderly development, optimal land use utilization, promotion of land use compatibility, provision of socio – infrastructural amenities, proper utilization of the scarce resources, promoting environmental conservation among others. Nyamira Municipality requires comprehensive development frameworks for guiding and controlling development as highlighted in table **103** below;

**Table 103: Urban Development Strategies and Implementation Framework**

<b>Problem</b>	<b>Affected Area</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Lack of action plan for land acquisition	❖ Municipality	❖ To provide proper guidance for land acquisition	❖ Domestication of the land acquisition guidelines	Short term	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing and Urban Development</li> <li>❖ Municipal Board</li> </ul>
Low level of Implementation of land use plans	❖ Municipality	❖ To achieve effective implementation of the land use plans	<ul style="list-style-type: none"> <li>❖ Establishment of implementation framework</li> <li>❖ Establishment of inter-sectoral implementation committee</li> </ul>	Short-medium – long term	<ul style="list-style-type: none"> <li>❖ Municipal Board</li> <li>❖ All County Government Departments</li> <li>❖ Relevant National Government Departments</li> <li>❖ Service providers</li> <li>❖ Private sector</li> </ul>



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Problem	Affected Area	Objective	Mitigation/Strategies	Duration	Actors
					❖ Residents
Lack of development control unit	❖ Municipality	❖ To enhance development control and enforcement	<ul style="list-style-type: none"> <li>❖ Establishment of development control unit</li> <li>❖ <b>Capacity building</b> <ul style="list-style-type: none"> <li>▪ Recruiting and training of enforcement personnel</li> <li>▪ Acquisition of adequate patrol vehicles</li> </ul> </li> </ul>	Short term	❖ Municipal Board
Lack of a fully equipped GIS lab	❖ Municipality	❖ Establish a GIS lab	❖ Establishment of a fully equipped GIS Lab with adequate personnel	Short term	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing and Urban Development</li> <li>❖ Municipal Board</li> <li>❖ Development Partners</li> </ul>
Urban decay	<ul style="list-style-type: none"> <li>❖ Sironga market centre</li> <li>❖ Ting'a market centre</li> <li>❖ Kioge market centre</li> </ul>	❖ To enhance urban regeneration	<ul style="list-style-type: none"> <li>❖ Formulation of urban renewal programmes</li> <li>❖ Beautification and landscaping</li> <li>❖ Provision of relevant infrastructures such as electricity to promote <i>Jua Kali</i> sector, provision of water and upgrading of</li> </ul>	Short-Medium term	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing and Urban Development</li> <li>❖ Department of Environment,</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
	❖ Nyaramba market centre		roads etc. ❖ Renovation of the business premises ❖ Development of market facilities through provision of required infrastructure ❖ Installation of adequate street lights/ high mast flood lights		Water, Energy, Mining and Natural Resources ❖ Department of Roads, Transport, and Public Works ❖ Municipal Board ❖ Kenya Power and Lighting Company ❖ KURA ❖ KeRRA ❖ Investors
Inadequate public sensitization on development control	❖ Municipality	❖ To sensitize residents on development control	❖ Sensitizing residents on the development control through holding of workshops and meetings	Short-medium – long term	❖ Department of Land, Housing and Urban Development ❖ Municipal Board ❖ Private Developers

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<b>Problem</b>	<b>Affected Area</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
Unnamed roads, avenues and streets	<ul style="list-style-type: none"> <li>❖ Nyamira township</li> <li>❖ Kebirigo market centre</li> <li>❖ Nyaramba market centre</li> <li>❖ Nyamaiya market centre</li> <li>❖ Miruka market centre</li> <li>❖ Kioge market centre</li> <li>❖ Ting'a market centre</li> <li>❖ Sironga market centre</li> <li>❖ Konate market centre</li> </ul>	<ul style="list-style-type: none"> <li>❖ To ensure easy reference for specific areas</li> </ul>	<ul style="list-style-type: none"> <li>❖ Develop a municipal addressing system with named roads, avenues and streets</li> </ul>	<ul style="list-style-type: none"> <li>❖ Short-medium term</li> </ul>	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing and Urban Development</li> <li>❖ Municipal Board</li> </ul>
Lack of an operationalization document for the Municipality	<ul style="list-style-type: none"> <li>❖ Municipality</li> </ul>	<ul style="list-style-type: none"> <li>❖ To enhance efficiency in service delivery</li> </ul>	<ul style="list-style-type: none"> <li>❖ Preparation of the operationalization document for the municipality</li> </ul>	<ul style="list-style-type: none"> <li>❖ Short Term</li> </ul>	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing and Urban Development</li> <li>❖ Municipal Board</li> </ul>
Unplanned market centres	<ul style="list-style-type: none"> <li>❖ Nyabomite market centre</li> </ul>	<ul style="list-style-type: none"> <li>❖ To promote coordinated development</li> </ul>	<ul style="list-style-type: none"> <li>❖ Preparation of the Local Physical and Land Use</li> </ul>	<ul style="list-style-type: none"> <li>❖ Short-medium to long term</li> </ul>	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
	<ul style="list-style-type: none"> <li>❖ Mabundu market centre</li> <li>❖ Nyamatoki market centre</li> <li>❖ Gatemi market centre</li> <li>❖ Bwonyangi market centre</li> <li>❖ Mabariri market centre</li> <li>❖ Bonyunyu market centre</li> <li>❖ Yaya market centre</li> <li>❖ Gianchore market centre</li> <li>❖ Eronge market centre</li> <li>❖ Nyameru market centre</li> <li>❖ Mabundu market centre</li> </ul>		Development Plans for all the market centres within the municipality		<ul style="list-style-type: none"> <li>and Urban Development</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
Lack of land information system	<ul style="list-style-type: none"> <li>❖ Municipality</li> </ul>	<ul style="list-style-type: none"> <li>❖ To ensure proper land information management</li> </ul>	<ul style="list-style-type: none"> <li>❖ Preparation of the land information system</li> </ul>	Short term	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing and Urban Development</li> <li>❖ Municipal Board</li> <li>❖ Development</li> </ul>

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<b>Problem</b>	<b>Affected Area</b>	<b>Objective</b>	<b>Mitigation/Strategies</b>	<b>Duration</b>	<b>Actors</b>
					partners
Lack of land valuation roll	❖ Municipality	❖ To determine the real value of any land	❖ Preparation of the land valuation roll	Short term	<ul style="list-style-type: none"> <li>❖ Department of Finance and Planning</li> <li>❖ Municipal Board</li> <li>❖ Development partners</li> </ul>
Lack of public land inventory	❖ Municipality	❖ To identify public land	❖ Undertaking public land inventory and processing of the lease certificates	Short term	<ul style="list-style-type: none"> <li>❖ Department of Land, Housing and Urban Development</li> <li>❖ Municipal Board</li> </ul>

**CHAPTER ELEVEN  
CAPITAL INVESTMENT PLAN**

**11.1 Capital Investment Plan**

The capital investment plan identifies projects to be undertaken within the first three years of plan implementation. It further provides prioritized projects with estimated costs. The table below shows the capital investment projects.

**Table 104: Capital Investment Projects**

Project/ Programme	Location	Activities	Proposed Time Frame			Estimated Cost (KShs)
			1	2	3	
<b>Municipal Governance and Planning</b>						
<b>Operationalization of Nyamira Municipality</b>	❖ Municipality	<ul style="list-style-type: none"> <li>❖ Municipality organizational /administrative structure</li> <li>❖ Establishment of directorates</li> <li>❖ Devolvement of the municipal functions</li> <li>❖ Transfer of functions road map</li> <li>❖ Job descriptions in line with the established schemes of service and key operating procedures</li> </ul>	100%			7M

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Project/ Programme	Location	Activities	Proposed Time Frame			Estimated Cost (KShs)
			1	2	3	
<b>Preparation of Local Physical and Land Use Development Plans for 11 market centres @ Ksh 5,000,000 each</b>	<ul style="list-style-type: none"> <li>❖ Nyabomite market centre</li> <li>❖ Mabundu market centre</li> <li>❖ Nyameru market centre</li> <li>❖ Eronge market centre</li> <li>❖ Gianchore market centre</li> <li>❖ Yaya market centre</li> <li>❖ Bonyunyu market centre</li> <li>❖ Mabariri market centre</li> <li>❖ Bwonyangi market</li> <li>❖ Gatemi market centre</li> <li>❖ Nyamatoki market centre</li> </ul>	<ul style="list-style-type: none"> <li>❖ Preparation of Local Physical and Land Use Development Plans for 11 market centres</li> </ul>	<ul style="list-style-type: none"> <li>❖ Nyabomite market centre</li> <li>❖ Mabundu market centre</li> <li>❖ Nyameru market centre</li> <li>❖ Elonge market centre</li> </ul>	<ul style="list-style-type: none"> <li>❖ Gianchore market centre</li> <li>❖ Yaya market centre</li> <li>❖ Bonyunyu market centre</li> <li>❖ Mabariri market centre</li> </ul>	<ul style="list-style-type: none"> <li>❖ Bwonyangi market</li> <li>❖ Gatemi market centre</li> <li>❖ Nyamatoki market centre</li> </ul>	55M
<b>Beautification and Landscaping</b>	<ul style="list-style-type: none"> <li>❖ Nyamira Township</li> </ul>	<ul style="list-style-type: none"> <li>❖ Planting of trees</li> <li>❖ Landscaping of the project area</li> </ul>	40%	30%	30%	15M
<b>Naming of roads and streets</b>	<ul style="list-style-type: none"> <li>❖ Nyamira township</li> </ul>	<ul style="list-style-type: none"> <li>❖ Naming of the roads and the streets</li> </ul>			100%	2.5M
<b>Preparation of land information system (LIS)</b>	<ul style="list-style-type: none"> <li>❖ Municipality</li> </ul>	<ul style="list-style-type: none"> <li>❖ Preparation of land information system (LIS)</li> </ul>		100%		10M
<b>Preparation of land valuation roll</b>	<ul style="list-style-type: none"> <li>❖ Municipality</li> </ul>	<ul style="list-style-type: none"> <li>❖ Well defined land rates for different zones</li> </ul>	100%			7M

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Project/ Programme	Location	Activities	Proposed Time Frame			Estimated Cost (KShs)
			1	2	3	
Establishment of a GIS lab	❖ Municipality	❖ Equipped GIS lab ❖ Adequate personnel		50%	50%	20M
<b>Municipal Economy</b>						
Lack of economic development strategy framework	❖ Municipality	❖ Development of economic development strategy framework	100%			6M
Establishment of the integrated agro – industrial park	❖ Sironga market centre	❖ Establishment of industries & support infrastructure		50%	50%	3B
Construction of 5 no. modern markets at 70m each	❖ Kebirigo market centre (5 <sub>1</sub> ) ❖ Sironga market centre (5 <sub>19</sub> ) ❖ Nyaramba market centre (5 <sub>1</sub> ) ❖ Nyamaiya market centre (5 <sub>6</sub> ) ❖ Ting'a market centre (5 <sub>1</sub> )	❖ Acquisition of land ❖ Construction of the modern markets	❖ Ting'a market centre (5 <sub>1</sub> )	❖ Nyaramba market centre (5 <sub>1</sub> ) ❖ Nyamaiya market centre (5 <sub>6</sub> )	❖ Sironga market centre (5 <sub>19</sub> ) ❖ Kebirigo market centre (5 <sub>1</sub> )	350M
Acquisition of space and construction of Jua kali sheds (light	❖ Nyamira Township 14	❖ Acquisition of land @ 4M per		17.79 Acres		72M



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Project/ Programme	Location	Activities	Proposed Time Frame			Estimated Cost (KShs)
			1	2	3	
industrial park )		acre				
		❖ Construction of the sheds		50%	50%	50M
	❖ Kebirigo market centre (1 <sub>2</sub> )	❖ Acquisition of land @ 8M per acre	2.59acres			21M
		❖ Construction of the sheds	50%	50%		25M
	❖ Sironga market centre (1 <sub>2</sub> & 1 <sub>3</sub> )	❖ Construction of the sheds	50%	50%		30M
	❖ Nyaramba market centre (1 <sub>2</sub> )	❖ Acquisition of land @ 8M per acre		1.80 Acres		14.5M
		❖ Construction of the sheds		50%	50%	20M
	❖ Nyamaiya market centre (1 <sub>2</sub> )	❖ Acquisition of land @ 8M per acre		1.82 Acres		14.5M
		❖ Construction of the sheds		50%	50%	20M
	❖ Miruka market centre (1 <sub>2</sub> )	❖ Acquisition of land @ 7M per acre		1.21 Acres		8.5M

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Project/ Programme	Location	Activities	Proposed Time Frame			Estimated Cost (KShs)
			1	2	3	
		❖ Construction of the sheds		50%	50%	15M
	❖ Ting'a market centre (1 <sub>1</sub> )	❖ Acquisition of land @ 4M per acre		1.83 Acres		7.5M
		❖ Construction of the sheds		50%	50%	20M
<b>Establishment of three tourist attraction sites namely Keera falls, Gesore water fall and Nyabomite waterfall</b>	❖ Municipality	❖ Establishment of three tourist sites namely Keera falls, Gesore water fall and Nyabomite waterfall Kiabonyoru	40%	30%	30%	30M
<b>Establishment of Nyamira Wildlife animal Sanctuary at Nkoora hills — Nyamaiya ward</b>	❖ Municipality	Establishment of Nyamira Wildlife Sanctuary	100%			50M
	<b>Transport and Roads</b>					
<b>Development of the integrated transport policy framework</b>	❖ Municipality	Preparation of integrated transport policy framework	100%			6M

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Project/ Programme	Location	Activities	Proposed Time Frame			Estimated Cost (KShs)	
			1	2	3		
<b>Gravelling of the proposed 15 no. link roads @ Kshs. 1,200,000 per Km</b>	LI, L2, L3, & L4	Gravelling of The earth roads	13.77km			18M	
	L5, L6, L7, L8 & L9			22.85km		30M	
	L10, L11, L12 L13, L14 & L15				24.99km		35M
<b>Gravelling of the proposed by-passes following link roads @ Kshs. 750,000 per Km</b>	Eastern by-pass				12km	15M	
	Western Bypasses				8.1km	10M	
<b>Construction of closed drainage channels of 900mm diameter @ Kshs. 30,000 per metre</b>	❖ Nyamira township	Construction of closed drainage channels		0.8 Km	0.8Km	50M	
<b>Construction of parking lots using heavy duty cabro 80mm @ Kshs. 2,500</b>	❖ Nyamira Township (7 <sub>3</sub> )	Land Acquisition @ 4M per acre	0.44 Acres			1.8M	
		Construction of parking lots	50%	50%		15M	
	❖ Kebirigo Market Centre (7 <sub>2</sub> )	Land Acquisition @ 3M per acre		2.32 Acres			7M
		Construction of parking lots		50%	50%		25M
	❖ Nyaramba Market Centre (7 <sub>3</sub> )	Land Acquisition @ 2M per acre		1.33 Acres			3M
		Construction of parking lots		50%	50%		20M
	❖ Nyamaiya Market Centre (7 <sub>3</sub> )	Land Acquisition @ 2M per acre		0.64 Acres			1.5M
		Construction of parking lots					10M

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Project/ Programme	Location	Activities	Proposed Time Frame			Estimated Cost (KShs)
			1	2	3	
<b>Construction of modern bus terminus with support Infrastructure such as furnished and sheltered waiting bays, waste bins and Provision of modern toilets using heavy duty cabro 80mm @ Kshs. 2,500</b>	❖ Nyamira Township (7 <sub>2</sub> )	Land Acquisition @ 4M per acre	1.04 Acres			4.5M
		Construction of bus terminus	40%	30%	30%	100M
<b>Construction of modern bus terminus support Infrastructure such as furnished and sheltered waiting bays, waste bins and Provision of modern toilets using heavy duty cabro 80mm @ Kshs. 2,500</b>	❖ Kebirigo Market Centre (7 <sub>1</sub> & 7 <sub>3</sub> )	Land Acquisition @ 3M per acre		2.35 Acres		7.2M
		Construction of bus terminus		50%	50%	80M
	❖ Nyaramba Market Centre (7 <sub>2</sub> )	Land Acquisition @ 2M per acre		0.47 Acres		1M
		Construction of bus terminus		50%	50%	80M
	❖ Nyamaiya Market Centre(7 <sub>2</sub> )	Land Acquisition			0.64	2M
		Construction of bus terminus				
		<b>Energy Sector</b>				
<b>Installation of 6m high mast flood lights one each for the five market centre @ Kshs. 2,520,000</b>	❖ Ting'a Market Centre ❖ Sironga Market Centre ❖ Konate Market	❖ Installation of the high mast flood lights	100%			12.6M

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Project/ Programme	Location	Activities	Proposed Time Frame			Estimated Cost (KShs)
			1	2	3	
	<ul style="list-style-type: none"> <li>❖ Centre</li> <li>❖ Nyamaiya Market Centre</li> <li>❖ Nyaramba Market Centre</li> </ul>					
<b>Water and Sanitation</b>						
<b>Purchase of one borehole drilling equipment</b>	❖ Municipality	❖ Borehole drilling equipment	100%			60M
<b>Construction of 3 no. of water reservoirs</b>	❖ Municipality	❖ Construction of water reservoirs	100%			30M
<b>Establishment of 3 No. Decentralized Faecal Treatment Facility (DTF) @ Kshs. 25M</b>	<ul style="list-style-type: none"> <li>❖ Sironga Market centre</li> <li>❖ Miruka market centre</li> <li>❖ Nyamira township</li> </ul>	Land acquisition  Construction of decentralized faecal treatment facility (DTF) sites	❖ 1 No. Nyamira township	❖ 1 No. — Miruka market centre	❖ 1 No. Sironga Market centre	75M
<b>Preparation of solid waste management policy</b>	Municipality	Solid waste management policy document	100%			6M
<b>Procurement of 2 skip loaders @ Kshs.15,000,000 each</b>	<ul style="list-style-type: none"> <li>❖ Nyamira township</li> <li>❖ Kebirigo market centre</li> </ul>	Purchase skip loaders	1	1		30M
<b>Procurement of 20 skips @ Kshs. 350,000 each</b>	❖ Nyamira township	Purchase skips		2		7M

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Project/ Programme	Location	Activities	Proposed Time Frame			Estimated Cost (KShs)
			1	2	3	
<b>Procurement of 3 dump trucks @ Kshs. 13,000,000</b>	❖ Municipality	Procure no. 3 dump trucks		2	1	39M
<b>Procurement of 350 receptacles @ 2,500 each</b>	❖ Major urban centres within municipality	Procure no. 350 receptacles	100%			1M
<b>Establishment of a solid waste management sanitary landfill</b>	❖ Miruka market centre (64)	Land acquisition Construct sanitary land fill		100%		30M
<b>Community Facilities</b>						
<b>Construction of 1 No. Social hall @ Kshs.10,000,000</b>	❖ Nyamira township	Construction of 1 No. Social hall	1			10M
<b>Construction of Social halls 1 No. in 4 identified market centres @ Kshs.8,000,000</b>	❖ Kebirigo market centre ❖ Miruka market centre ❖ Nyamaiya market centre ❖ Nyarambe market centre	Land Acquisition Construction of 4 No. Social hall	1	1	2	32M
<b>Establishment of 4 No. recreational parks @ Kshs. 8,000,000</b>	❖ Nyamira Township ❖ Kebirigo market centre ❖ Miruka market centre ❖ Nyamaiya market centre		1.No- Nyamira Township	1.No- Kebirigo market centre	2.No—Miruka market centre and Nyamaiya market centre	32M

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Project/ Programme	Location	Activities	Proposed Time Frame			Estimated Cost (KShs)
			1	2	3	
Establishment of Mini-Stadiums	❖ Nyamaiya market centre	Construction of Mini-Stadium	Nyamaiya market centre			300M
Acquisition and construction of the cemetery	❖ Miruka market centre	Land acquisition Demarcation and fencing of the land		100%		15M
Establishment 1 No. Talent Centre	❖ Nyamira Township	Construction of talent centre			100%	30M
		<b>Environmental Management and Natural Resources</b>				
Preparation of Participatory Forest Management Plan	❖ Forest and hills within the Municipality	❖ Preparation of participatory forest management plan document	100%			6M
Preparation of riparian reserves conservation regulatory framework	❖ Riparian reserves within the municipality	❖ Preparation of riparian reserves conservation regulatory framework	100%			6M

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Project/ Programme	Location	Activities	Proposed Time Frame			Estimated Cost (KShs)
			1	2	3	
<b>Municipal Agriculture</b>						
<b>Preparation of the urban agricultural improvement policy</b>	❖ Municipality rural areas	Preparation of the urban agricultural improvement policy		100%		6M
<b>Construction of 1 No. fruits collection and cooling centre @ Kshs. 25,000,000</b>	❖ Miruka market centre ❖ centre			1No.		25M



## 11.2 Land Acquisition

The implementation of the MSP is heavily dependent on successful land acquisition considering that most proposals are made on private land. This could be attributed to the scarcity of undeveloped and suitable public land. Therefore, the following is recommended;

### 11.2.1 Prioritization of the land for acquisition

Acquisition of land required is proposed within the first 3 years of the plan. This is informed by the fact that the identified parcel may be developed by the owners making the acquisition process expensive or even impossible. The parcels identified are either undeveloped or with minimal existing development.

The land under consideration is listed below

**Table 105: List of Land for Acquisition**

Land Use Name	Location	Zone No.	Area (Ha)	Implementing agency
<b>Proposed Light Industrial Park (Jua Kali )</b>		14	7.12	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> <li>❖ Private investor</li> </ul>
<b>Proposed Godown</b>		15	0.56	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ National Land Commission</li> <li>❖ Private investor</li> </ul>
<b>Proposed Technical and Vocational Educational And Training For People Living With Disability</b>		217	0.87	<ul style="list-style-type: none"> <li>❖ National Government</li> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Adult Education Centre</b>		218	0.91	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land</li> </ul>

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Land Use Name	Location	Zone No.	Area (Ha)	Implementing agency
	<b>Nyamira Township</b>			Commission
<b>Proposed Agricultural Training Institute</b>		2 <sub>19</sub>	2.39	❖ County Government of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Playground</b>		3 <sub>2</sub>	1.29	❖ County Government of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Recreational Park</b>		3 <sub>3</sub>	1.46	❖ County Government of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Recreational Park</b>		3 <sub>4</sub>	2.07	❖ County Government of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Talent Center</b>		4 <sub>46</sub>	0.73	❖ County Government of Nyamira ❖ Municipal Board ❖ National Land Commission ❖ Development partners
<b>Proposed Resource Center (Ict &amp; Library)</b>		4 <sub>47</sub>	0.41	❖ County Government of Nyamira ❖ Municipal Board ❖ National Land Commission ❖ Development partners
<b>Proposed Social Hall</b>		4 <sub>48</sub>	0.29	❖ County Government of Nyamira ❖ Municipal Board  ❖ National Land

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
				Commission
<b>Proposed Disaster Management Centre</b>		449	0.81	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Closed Market</b>		529	0.12	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Hospitality Hub</b>		530	2.26	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission ❖ Private investor
<b>Proposed Fire Station</b>		65	0.54	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Nursery Bed</b>		66	0.36	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Decentralized Treatment Faecal Facility Site</b>		67	1.43	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Solid Waste Management Site</b>		68	0.66	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
<b>Proposed Bus Park</b>		7 <sub>2</sub>	0.42	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Parking Space</b>		7 <sub>3</sub>	0.18	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Kebirigo Market Centre</b>				
<b>Proposed Juakali Shed</b>	<b>Kebirigo Market Centre</b>	1 <sub>3</sub>	1.05	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Milk Cooling Plant</b>		1 <sub>4</sub>	0.30	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Slaughter House</b>		1 <sub>5</sub>	0.45	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Recreational Park</b>		3 <sub>1</sub>	2.93	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Playground</b>		3 <sub>2</sub>	0.88	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
<b>Proposed Green Park</b>	<b>Kebirigo Market Centre</b>	3 <sub>3</sub>	0.22	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Green Space</b>		3 <sub>4</sub>	0.08	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Green Park</b>		3 <sub>5</sub>	0.32	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Riakinaro Health Centre Extension</b>		4 <sub>22</sub>	1.12	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Police Station</b>		4 <sub>23</sub>	0.32	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Administrative Offices</b>		4 <sub>24</sub>	0.23	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Social Hall</b>		4 <sub>25</sub>	0.22	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Resource Centre (ICT Community Centre and Library)</b>		4 <sub>26</sub>	0.34	❖ County Government Of Nyamira ❖ Municipal Board

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Land Use Name	Location	Zone No.	Area (Ha)	Implementing agency
				❖ National Land Commission
<b>Proposed Fire Sub-Station</b>	<b>Kebirigo Market Centre</b>	6 <sub>2</sub>	0.82	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Bus Terminus</b>		7 <sub>1</sub>	0.74	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Parking Space</b>		7 <sub>2</sub>	0.94	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Bus Terminus</b>		7 <sub>3</sub>	0.12	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Nyaramba Market Centre</b>				
<b>Proposed Jua Kali Site</b>	<b>Nyaramba Market Centre</b>	1 <sub>2</sub>	0.73	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Slaughter House</b>		1 <sub>3</sub>	0.19	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Recreational Park</b>		3 <sub>1</sub>	0.66	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
<b>Proposed Playground</b>	<b>Nyaramba Market Centre</b>	3 <sub>2</sub>	1.56	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Social Hall</b>		4 <sub>8</sub>	0.23	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Resource Centre</b>		4 <sub>9</sub>	0.37	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Police Post</b>		4 <sub>10</sub>	0.07	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Administration Offices</b>		4 <sub>11</sub>	0.15	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Health Centre</b>		4 <sub>12</sub>	3.41	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Cultural Centre</b>		4 <sub>13</sub>	0.24	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Livestock Market</b>		5 <sub>16</sub>	0.31	❖ County Government Of Nyamira ❖ Municipal Board

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
				❖ National Land Commission
<b>Proposed Solid Waste Collection site</b>	<b>Nyaramba Market Centre</b>	6 <sub>1</sub>	0.06	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Bus Park</b>		7 <sub>2</sub>	0.18	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Parking Space</b>		7 <sub>3</sub>	0.07	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Miruka Market Centre</b>				
<b>Proposed Jua Kali Shed</b>	<b>Miruka Market Centre</b>	1 <sub>2</sub>	0.78	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Fruit Collection Centre</b>		1 <sub>3</sub>	0.22	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Milk Cooling Plant</b>		1 <sub>4</sub>	0.39	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed ECDE Centre</b>		2 <sub>5</sub>	0.37	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land



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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
				Commission
<b>Proposed Play Ground</b>	<b>Miruka Market Centre</b>	3 <sub>1</sub>	1.02	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Recreational Park</b>		3 <sub>2</sub>	1.25	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Chief's Office &amp; Police Post</b>		4 <sub>8</sub>	1.09	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Resource Centre</b>		4 <sub>9</sub>	0.41	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Social Hall</b>		4 <sub>10</sub>	0.39	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Administrative Office</b>		4 <sub>11</sub>	0.77	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Dispensary</b>		4 <sub>12</sub>	0.28	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
<b>Proposed Land For Children's Home Expansion</b>	<b>Miruka Market Centre</b>	4 <sub>13</sub>	4.35	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Livestock Market</b>		5 <sub>15</sub>	0.46	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Fire Sub-Station</b>		6 <sub>1</sub>	0.43	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Cemetery</b>		6 <sub>2</sub>	1.79	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Sewerage Treatment Site</b>		6 <sub>3</sub>	3.56	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Sanitary Land Fill</b>		6 <sub>4</sub>	3.13	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Bus Terminus</b>		7 <sub>1</sub>	0.37	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Parking Space</b>		7 <sub>2</sub>	0.14	❖ County Government Of Nyamira ❖ Municipal Board

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
				❖ National Land Commission
<b>Sironga Market Centre</b>				
<b>Proposed Juakali Shed</b>	<b>Sironga Market Centre</b>	1 <sub>2</sub>	2.98	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Juakali Shed</b>		1 <sub>3</sub>	1.01	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Slaughter House</b>		1 <sub>4</sub>	1.65	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Technical and Vocational Education Training Centre</b>		2 <sub>7</sub>	12.51	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Recreational Park</b>		3 <sub>1</sub>	2.71	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Stadium</b>		3 <sub>2</sub>	7.82	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Golf Course</b>		3 <sub>3</sub>	16.87	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
<b>Proposed Social Hall</b>	<b>Sironga Market Centre</b>	4 <sub>8</sub>	0.72	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Rehabilitation Centre</b>		4 <sub>9</sub>	2.31	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Health Centres</b>		4 <sub>10</sub>	5.98	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Police Station</b>		4 <sub>11</sub>	0.90	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Administrative Offices</b>		4 <sub>12</sub>	1.46	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Talent Centre</b>		4 <sub>13</sub>	1.60	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Resource Centre ( ICT centre and Library)</b>		4 <sub>14</sub>	1.10	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Heritage/Cultural Centre</b>		4 <sub>15</sub>	1.95	❖ County Government Of Nyamira ❖ Municipal Board

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
				❖ National Land Commission
<b>Proposed Speaker's Residence</b>	<b>Sironga Market Centre</b>	4 <sub>16</sub>	1.02	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Deputy Governor's Residence</b>		4 <sub>17</sub>	1.15	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Open Air Market</b>		5 <sub>18</sub>	1.01	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Hospitality Hub</b>		5 <sub>19</sub>	1.84	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Fire Station</b>		6 <sub>1</sub>	2.21	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Solid Waste Management Site</b>		6 <sub>2</sub>	2.83	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Decentralized Treatment Faecal Facility</b>		6 <sub>3</sub>	0.99	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
<b>Proposed Sewer Treatment Site</b>	<b>Sironga Market Centre</b>	6 <sub>4</sub>	4.45	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Trailer Park</b>		7 <sub>1</sub>	3.31	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Bus Terminus</b>		7 <sub>2</sub>	2.47	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Parking Space</b>		7 <sub>3</sub>	0.29	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Nyamaiya Market Centre</b>				
<b>Proposed Jua Kali Site</b>	<b>Nyamaiya Market Centre</b>	1 <sub>2</sub>	0.62	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Fruit Collection Centre</b>		1 <sub>3</sub>	0.44	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Fish Cooling Plant</b>		1 <sub>4</sub>	0.35	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Slaughter House</b>		1 <sub>5</sub>	0.34	❖ County Government Of Nyamira

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
				<ul style="list-style-type: none"> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Playground</b>	<b>Nyamaiya Market Centre</b>	3 <sub>1</sub>	2.81	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Recreational Park</b>		3 <sub>2</sub>	0.59	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Administrative Offices</b>		4 <sub>8</sub>	0.36	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Social Hall</b>		4 <sub>9</sub>	0.29	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Resource Centre (Library &amp; ICT Centre)</b>		4 <sub>10</sub>	0.33	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Modern and Open Air Market</b>		5 <sub>6</sub>	0.23	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
<b>Proposed Commercial Plots</b>		5 <sub>7</sub>	0.46	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
<b>Proposed Solid Waste Collection Site</b>	<b>Nyamaiya Market Centre</b>	6 <sub>1</sub>	0.64	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Bus Park and Bodaboda Shed</b>		7 <sub>2</sub>	0.59	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Parking Space</b>		7 <sub>3</sub>	0.26	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Kioge Market Centre</b>				
<b>Proposed Jua Kali Site</b>	<b>Kioge Market Centre</b>	1 <sub>1</sub>	0.10	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Slaughter House</b>		1 <sub>2</sub>	0.08	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Fruit Collection Centre</b>		1 <sub>3</sub>	0.26	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Playground</b>		3 <sub>1</sub>	0.36	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission



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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
<b>Proposed Recreational Park</b>	<b>Kioge Market Centre</b>	3 <sub>2</sub>	0.47	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Dispensary</b>		4 <sub>3</sub>	0.49	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Police Post</b>		4 <sub>4</sub>	0.32	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Site For Administrative Offices</b>		4 <sub>5</sub>	0.50	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Social Hall</b>		4 <sub>6</sub>	0.16	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Resource Centre (ICT centre and library)</b>		4 <sub>7</sub>	0.16	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Open-Air Market</b>		5 <sub>3</sub>	0.32	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Closed Market</b>		5 <sub>4</sub>	0.15	❖ County Government Of Nyamira ❖ Municipal Board

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Land Use Name	Location	Zone No.	Area (Ha)	Implementing agency
				❖ National Land Commission
<b>Proposed Solid Waste Collection Point</b>	<b>Kioge Market Centre</b>	6 <sub>1</sub>	0.13	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Bus Stop</b>		7 <sub>2</sub>	0.06	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Parking Space</b>		7 <sub>3</sub>	0.09	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Konate Market Centre</b>				
<b>Proposed Slaughter House</b>	<b>Konate Market Centre</b>	1 <sub>1</sub>	0.41	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Light Industrial Park (jua kali)</b>		1 <sub>2</sub>	0.71	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed ECDE Centre</b>		2 <sub>1</sub>	0.34	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Recreational Park</b>		3 <sub>1</sub>	1.37	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
				Commission
<b>Proposed Social Hall</b>	<b>Konate Market Centre</b>	4 <sub>1</sub>	0.24	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Resource Centre (ICT centre and Library)</b>		4 <sub>2</sub>	0.26	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Governor's Residence</b>		4 <sub>3</sub>	0.94	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed (Closed &amp; Open air) Market</b>		5 <sub>9</sub>	0.50	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Solid Waste Collection Point</b>		6 <sub>1</sub>	0.18	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Bus Park</b>		7 <sub>1</sub>	0.29	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Parking Space</b>		7 <sub>2</sub>	0.40	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission

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<b>Land Use Name</b>	<b>Location</b>	<b>Zone No.</b>	<b>Area (Ha)</b>	<b>Implementing agency</b>
<b>Ting'a Market Centre</b>				
<b>Proposed Light Industrial Park (jua kali)</b>	<b>Ting'a Market Centre</b>	1 <sub>1</sub>	0.77	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Slaughter House</b>		1 <sub>2</sub>	0.17	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Recreational Park</b>		3 <sub>1</sub>	0.66	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Resource Centre</b>		4 <sub>2</sub>	0.34	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Social Hall</b>		4 <sub>3</sub>	0.45	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Police Post</b>		4 <sub>4</sub>	0.30	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission
<b>Proposed Administrative Offices</b>		4 <sub>5</sub>	0.47	❖ County Government Of Nyamira ❖ Municipal Board ❖ National Land Commission

Land Use Name	Location	Zone No.	Area (Ha)	Implementing agency
Proposed Livestock Market	Ting'a Market Centre	5 <sub>11</sub>	0.43	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
Proposed Bus Park		7 <sub>2</sub>	0.55	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>
Proposed Parking Space		7 <sub>3</sub>	0.25	<ul style="list-style-type: none"> <li>❖ County Government Of Nyamira</li> <li>❖ Municipal Board</li> <li>❖ National Land Commission</li> </ul>

### 11.2.2 Land Acquisition Process

Acquisition of private land by the Government for public use is among the main priorities towards the successful implementation of the projects and programs recommended. Therefore, this section outlines the compulsory land acquisition process as provided in the Land Act, 2012 (Part 8).

#### Step 1: Submission of request to NLC

Whenever the National or County Government is satisfied that it may be necessary to acquire some particular land, the respective Cabinet Secretary or the CEC Member shall submit a request for the acquisition of the land to the National Land Commission to acquire the land on its behalf.

#### Step 2: Guidelines by NLC

The Commission shall prescribe criteria and guidelines to be adhered to by the acquiring authorities in the acquisition of land.

The Commission may reject a request of an acquiring authority, to undertake an acquisition if it establishes that the request does not meet the requirements prescribed. If NLC has not

undertaken the acquisition within thirty days (from date of request submission), it shall give to the acquiring authority the reasons for the decline and the conditions that must be met.

**Step 3: Publishing of Notice by NLC**

Upon approval of a request, NLC shall publish a notice to that effect in the Kenya Gazette and the County Gazette, and shall deliver a copy of the notice to the Registrar and any interested entity.

**Step 4: Making of entry by the Registrar**

Upon service of the notice, the registrar shall make an entry in the register of the intended acquisition. All land to be compulsorily acquired will be georeferenced and authenticated by the office or authority responsible for survey at the National and County Governments.

**Step 5: Land Inspection**

The Commission may authorize, in writing, any person, to enter upon any land specified in a notice published and inspect the land and to do all things that may be reasonably necessary to ascertain whether the land is suitable for the intended purpose.

**Step 6: Inquiry as to compensation**

At least thirty days after publishing the notice of intention to acquire land, NLC shall appoint a date for an inquiry to hear issues of propriety and claims for compensation by persons interested in the land and shall cause notice of the inquiry to be published in the Kenya Gazette or county Gazette, at least fifteen days before the inquiry. A copy of the notice will be served on every person who appears to the Commission to be interested or who claims to be interested in the land. At the hearing, the Commission shall make a full inquiry into and determine who among the residents of the area are to be affected by the process; and receive written claims of compensation from all those interested in the land.

**Step 7: Award of Compensation**

If the land is acquired compulsorily under this Act, just compensation shall be paid promptly in full to all persons whose interests in the land have been determined. The acquiring body shall deposit with the Commission the compensation funds in addition to survey fees, registration fees, and any other costs before the acquisition is undertaken. The Commission shall make rules to regulate the assessment of just compensation. Upon the conclusion of the inquiry, NLC shall prepare a written award, in which the Commission shall make separate awards of compensation for every person whom the Commission has determined to have an interest in the land. Every award shall be filed in the office of the Commission.

**Step 8: Notice of award**

The Commission shall serve each person whom the Commission has determined to be interested in the land, a notice of the award and offer of compensation.

**Step 9: Payment of Compensation**

After notice of an award has been served, the Commission shall, promptly pay compensation in accordance with the award to the persons entitled thereunder, except in a case where there is no person competent to receive payment; the person entitled does not consent to receive the amount awarded, or there is a dispute as to the right of the persons entitled to receive the compensation or as to the shares in which the compensation is to be paid.

**Step 10: Final Survey**

If part of the land comprised in documents of title has been acquired, the Commission shall, as soon as practicable, cause a final survey to be made on all the land acquired.

**Step 11: Formal taking of Possession**

After the award has been made, the Commission shall take possession of the land by serving on every person interested in the land a notice that on a specified day, possession of the land and the title to the land will vest in the National or County Governments as the case may be. Upon taking possession of the land, the Commission shall also serve upon the registered proprietor of the land; and the Registrar, a notice that possession of the land has been taken and that the land has been vested in the National or County Governments as the case may be.

**Step 12: Surrender of Documents of Title**

If the documents evidencing title to the land acquired have not been previously delivered, the Commission shall, in writing, require the person having possession of the documents of title to deliver them to the Registrar, and thereupon that person shall forthwith deliver the documents to the Registrar. On receipt of the documents of title, the Registrar shall cancel the title documents if the whole of the land comprised in the documents has been acquired. If only part of the land comprised in the documents has been acquired, the Registrar shall register the resultant parcels and cause to be issued, to the parties, title documents in respect of the resultant parcels.



## CHAPTER TWELVE IMPLEMENTATION, MONITORING AND EVALUATION

### 12.1 Overview

The chapter outlines coordination, implementation and monitoring & evaluation committees.

### 12.2 Proposed Projects Coordination Committee

The coordination committee will integrate and prioritize sectoral projects for proper implementation of the Municipal Spatial Plan.

#### Importance of the Committee

- a) Building consensus on the prioritized projects
- c) To create synergy on resource mobilization for the municipal spatial plan implementation
- d) To avoid duplication of projects and waste of resources

Outcome Areas for the Committee are:

- a) Policy Direction
- b) Governance
- c) Strengthened Performance Management
- d) Oversight Capacity

The proposed membership of the projects coordination committee is shown in the table below:

**Table 106: Proposed Membership of the projects coordination committee**

Institutions	Actors
Municipality	Municipal Board
County Government	All the County Executive Committee Members
	All the County Departmental Chief Officers
All Relevant National Government Ministries And Departments	Ministry of Interior and Coordination
	Ministry of Transport, Infrastructure, Housing, Urban Development and Public Works.

Institutions	Actors
	Ministry of Education
	State Department of Survey
	National Environment Management Authority (NEMA)
Service Providers	Kenya National Highways Authority (KeNHA)
	Kenya Rural Roads Authority (KeRRA)
	Kenya Urban Roads Authority (KURA)
	Water Resource Authority(WRA)
	Gusii Water and Sewerage Company
	Rural Electrification and Renewable Energy Corporation
	Kenya Power and Lighting Company
Kenya Electricity Generating Company	
	Mobile Network Operators

The proposed projects coordination committee will be meeting after every three months to share project progress.

### 12.3 Proposed Projects Implementation Committee

Project implementation consists of carrying out the activities with the aim of delivering the outputs and monitoring progress compared to the work plan. The proposed project Implementation Committee will be charged with the implementation of the plan proposals.

The Proposed Membership of the Projects Implementation Committee is shown in the table below:

**Table 107: Proposed Membership of the Projects Implementation Committee**

Institutions	Actors
Municipality	Municipal Manager
	All Municipality Directorates
County Government	All County Government Directorates
All Relevant National Government Ministries And Departments	Ministry of Interior and Coordination
	Ministry of Transport, Infrastructure, Housing, Urban Development and Public Works.
	Ministry of Education
	State Department of Survey
	National Environment Management Authority (NEMA)
Service providers	Kenya National Highways Authority (KeNHA)
	Kenya Rural Roads Authority (KeRRA)
	Kenya urban roads authority (KURA)
	Water Resource Authority(WRA)
	Gusii Water and Sewerage Company
	Rural Electrification and Renewable Energy Corporation
	Kenya Power and Lighting Company
	Kenya Electricity Generating Company (KenGen)
	Mobile Network Operators
Others	Representatives from community based organisations
	Water Resources Users Associations (WRUAs)
	Representatives from business community
	Representatives from jua kali sector
	Non-Governmental Organizations (NGOs)

Institutions	Actors
	Representatives from transport sector
	Representatives from agricultural sector

The proposed projects implementation committee will be meeting after every two months to share project implementation progress.

## **12.4 Monitoring and Evaluation**

### **i. Monitoring**

Monitoring is defined as the systematic and continuous collection and analysis of information aimed at tracking the progress of a programme or a project implementation against pre – set targets and objectives.

### **ii. Evaluation**

Project evaluation can be defined as the objective assessment of an ongoing or recently completed project or programme in terms of design, implementation and results. It deals with questions of cause and effect. It is involved in assessing or estimating the value, worth or impact of an intervention.

A monitoring and evaluation (M&E) plan will help to track and assess the results of the interventions throughout the life of the proposed projects/programmes in the Plan.

#### **12.4.1 Importance of Monitoring and Evaluation**

- (a) It provides the only consolidated source of information showcasing project progress within the municipality
- (b) It allows actors to learn from each other’s experiences, building on expertise and knowledge
- (c) It often generates (written) reports that contribute to transparency and accountability within the municipality, and allows for lessons to be shared more easily
- (d) It reveals mistakes and offers paths for learning and improvements in the municipality
- (e) It provides a basis for questioning and testing assumptions
- (f) It provides a way to assess the crucial link between implementers and beneficiaries on the ground and decision-makers

- (g) It adds to the retention and development of institutional memory
- (h) It provides a more robust basis for raising funds and influencing policy

#### **12.4.2 Monitoring and Evaluation Mechanism**

The proposed Membership of the Projects Monitoring Committee (shown in the table below) work will be to monitor projects’ implementation monthly while the Municipal Board will carry out supervision of the overall plan’s implementation and review quarterly reports. The Plan will be subjected to two internal Annual Evaluations; Mid-Term and End Term Evaluation.

**Table 108: Proposed Membership of the Projects Monitoring & Evaluation Committee**

<b>Institutions</b>	<b>Actors</b>
Municipality	Municipal Board
County Government	All the County Executive Committee Members
	All the County Departmental Chief Officers
All Relevant National Government Ministries And Departments	Ministry of Interior and Coordination
	Ministry of Transport, Infrastructure, Housing, Urban Development and Public Works.
	Ministry of Education
	State Department of Survey
	National Environment Management Authority (NEMA)
Service Providers	Kenya National Highways Authority (KeNHA)
	Kenya Rural Roads Authority (KeRRA)
	Kenya Urban Roads Authority (KURA)
	Water Resource Authority(WRA)
	Gusii Water and Sewerage Company
	Rural Electrification and Renewable Energy Corporation
	Kenya Power and Lighting Company
	Kenya Electricity Generating Company
Mobile Network Operators	

### **12.4.3 Data Collection, Analysis and Reporting**

The municipality will establish a monitoring and evaluation unit that will be responsible for data collection (primary and secondary data), analysis and reporting on projects and programmes implementation. The unit will be strengthened through staffing and continuous training to execute its mandate. There will be a designated officer in every key result area in the municipal projects and programmes. Continuous monitoring will be undertaken and municipality quarterly and annual progress reports will be produced. This will assess the implementation progress and enable to identify and take necessary action to address emerging challenges. Information sharing and reporting will be key in assessing implementation of the spatial plan. Monitoring and evaluation committee meeting will be held quarterly.

#### ***12.4.3.1 Information Sharing***

The Municipal Plan will be posted in the official municipality website for the wider circulation and consumption. The municipal board will be holding quarterly stakeholders' meetings at ward levels to share/ discuss projects implementation progress.

### **12.5 Municipality Monitoring and Evaluation System (MMES)**

Monitoring and evaluating performance are a key element of spatial plan implementation. There is need to prepare Monitoring and Evaluation System (MES) that will provide the guidelines to monitor the implementation of the identified key priority projects and programmes.

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APPENDICES

Appendix 1: Notice of Intention to Plan

(Daily Nation Newspaper, dated 13<sup>th</sup>, June, 2020)

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**Politics > Two groups have emerged, one led by Rev Baasi and the other by vice-chairman Christopher Koyogi**

## The Talai row on the coronation of DP

We only recognise Uhuru, group tells Ruto, and warns him of a cultural curse if he does not repent

**BY BARNABAS BII**  
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**AND ONYANGO K'ONYANGO**  
onyango@ke.nationmedia.com

**W**hether, between President Uhuru Kenyatta and his deputy William Ruto, should carry the honorary title of a Talai elder and Kalenjin kingpin? Since 2017, it has been President Kenyatta, but last week Mr Ruto walked into a shrine in the wee hours of a Friday morning for a small ceremony kicking up a political storm that, it emerged yesterday, has also caused a cultural division.

The *Saturday Nation* learnt yesterday that divisions have emerged among the Talai Council of Elders following the 'coronation' of Mr Ruto, with one group disowning the dawn ceremony while the other defends it.

Those opposed to the ceremony are led by the council's vice-chairman Christopher Koyogi and are now demanding that the Deputy President should start the process of reversing the coronation or face the wrath of a tribal curse, whose effect we could not establish. Mr Koyogi dismissed last week's ceremony as a scheme to undermine President Kenyatta and an abuse of the Kalenjin community's cultural values.

The group opposed to the coronation held a meeting at Kapsisiwa, Nandi County, yesterday and insisted that President Kenyatta is still in possession of the traditional leadership regalia handed to him in 2017, including the culturally revered *sambur* and *kuarwer*, and so no one else can be "coronated" before the Head of State completes his term in office.

"President Kenyatta sought our blessings to continue with his reign after the first term and a ceremony was held in Nandi Hills. We crowned him with leadership accessories and it was wrong for a section of elders to mislead the DP," said Mr Koyogi.

The other group is led by retired Anglican cleric James Baasi, in whose home the ceremony took place. It argues that Mr Ruto was adorned with the community's sacred leadership regalia rightfully as he is the political kingpin of the Kalenjin. And with that, said Rev Baasi, the baton has shifted from the hands of Mr Kenyatta to those of Mr Ruto.

"The treasures we gave Mr Ruto symbolise different things," he said. "The *sambur* is for inclusive leadership, the *kuarwer* and *rangat* for authority, while the *shari* is for guidance. No one else can claim them until the DP finishes his reign," Rev Baasi said.

And that declaration angered

be recognised in our culture. It is the elders who choose and summon a leader to take up the official cultural leadership mantle," added Mr Towel.

Mr Peter Korir, another member of the council, said the coronation ceremony is a long process that involves all leaders of Kalenjin sub-tribes and clans, who have to agree on who to lead the occasion.

"The ceremony is held in broad daylight as it is a community affair devoid of secrecy. Traditionally, night events are for planning raids and not crowning a leader," said Mr Korir.

However, Mr Amos Korir, another Talai elder, said the ceremony was a confirmation to DP Ruto that he will take over from President Kenyatta in 2022. He said people had misunderstood the dawn ceremony, arguing that according to Nandi traditions, such events must take place in the wee hours.

Yes, we crowned President Kenyatta in Nandi Hills in 2017, but what we did to the DP has nothing to do with undermining him; it is a sign that Mr Ruto will take over leadership from the President and the Head of State publicly promised us that," said Mr Korir.

"All Nandi coronation ceremonies must be held between 5:30am and 6:30am. Everything was procedural. There will be two more such ceremonies: one in Kapsabet by the Nandi and the other, by the Kalenjin, at the Eldoret Sports Club."

But Aldai MP Cornelius Serem, who accompanied DP Ruto to the dawn meeting last week, told the *Saturday Nation* that the event was not a coronation but "a courtesy call."

"Rev Baasi had visited the DP earlier and invited him over. During the meeting we also planned how Mr Ruto can be blessed publicly," said the lawmaker.

Others who accompanied Mr Ruto were Nandi Governor Stephen Sang and his Usain Glibu counterpart Jackson Mandago, Senator Samson Cheragei and MPs Julius Melli (Tindiret), Caleb Kostany (Soy) and Wilson Kogo (Chesumei).

The Talai, descendants of Nandi legendary leader Kottaloi Samoei, are highly respected and known to offer blessings and guidance to individuals - including politicians - seeking or holding high positions in the society.

Former President Daniel arap Moi and minister Nicholas Biwott, both deceased, are among leaders who were given blessings by the elders.

**Divided**

**WHAT THE TWO GROUPS SAY**

**No way:** Splinter group says President Kenyatta is still in possession of the traditional leadership regalia handed to him in 2017, including the culturally revered *sambur* and *kuarwer*, so no one else can be "coronated" before the Head of State completes his term in office.

**It's okay:** The other group says last Friday's ceremony was a confirmation to DP Ruto that he will take over from his boss after 2022 and so it was not a sign of misadministration of the President. He explained that people misunderstood the dawn ceremony, arguing that according to Nandi traditions, such events must take place in the wee hours.

the other group even more, forcing it to yesterday demand that the DP should consult elders for a cleansing ceremony or else they will curse him.

"The DP and his associates should follow the right cultural channel and have both Nandi and Talai elders meet and perform the cleansing ceremony," Mr Koyogi said, adding that they will not coax Mr Ruto to go for the cleansing.

Contacted by the *Saturday Nation* to explain whether Mr

Ruto plans to reach out to the elders and calm the cultural storm, the DP's Deputy Director of Communication Emmanuel Talam referred us back to the elders, arguing that it is they who understand the plans they have for the Deputy President.

According to the Koyogi group, the elders led by Rev Baasi are traitors driven by greed as they crowned the DP as the region's political leader without involving five other sub-clans.

Mr Stephen Towel, an elder of the Turgat, which is a constituent family of the Talai clan, said this was an attempted coup "by a section of politicians keen on manipulating our tribe to suit their selfish political ambitions".

He said it was against the Talai culture to perform a crowning ceremony in the wee hours and in a private home instead of a public forum.

"The coronation should not

REPUBLIC OF KENYA P.O. Box 434 - 40500 NYAMIRA

**COUNTY GOVERNMENT OF NYAMIRA  
NYAMIRA MUNICIPALITY  
OFFICE OF THE MANAGER**

Reference is made to the constitution of Kenya articles 6,60,66,67,184, 186 and the First and Fourth schedules and Land Use planning Act, 2019; Physical Planners Registration Act of 1996; National Land Commission Act; County Government Act of 2012; Urban Areas and Cities Act, 2019 and other enabling legislations.

Notice is hereby given that the County Government of Nyamira has commenced the preparation of Nyamira Municipality spatial plan. This plan will cover the following areas; Tinga, Sironga, Bosose, Kebrigo, Nyaramba, Kioge, Nyamaiya, Miruka and Nyamira Township ward with a total area of approximately 155Km<sup>2</sup>.

The purpose of preparing the plan is to provide spatial framework for integrated social economic and infrastructural development within Nyamira Municipality.

It is constitutional and statutory requirement that stakeholders and members of the general public do participate in all planning and development activities in the County. The county Government of Nyamira therefore invites stakeholders and members of the general public to participate in the preparation of plans. Stakeholders and any other interested person (s) in the project who wish to participate or raise any concern can forward them in writing to the undersigned through the address given below.

**County Executive Committee Member in charge of Lands, Housing Physical Planning and Urban Development,  
County Government of Nyamira,  
P. O. Box 434 - 40500  
Nyamira**

Email: [zonchire@nyamira.co.ke](mailto:zonchire@nyamira.co.ke)  
More information: website [www.municipality.nyamira.go.ke](http://www.municipality.nyamira.go.ke)

Appendix 2: Notice of Completion of the Plan

a)The Daily Nation Newspaper, dated 28<sup>th</sup> April, 2021

**COUNTY GOVERNMENT OF NYAMIRA**

**NYAMIRA MUNICIPALITY**

**THE PHYSICAL AND LAND USE PLANNING ACT, 2019**

**NOTICE OF COMPLETION OF THE FOLLOWING PLANS:**

1. NYAMIRA MUNICIPAL SPATIAL PLAN (MSPP) - 2021-2030
2. NYAMIRA TOWNSHIP LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN - 2021-2030
3. KEBIRIRO MARKET LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN - 2021-2030
4. BIRONGA MARKET LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN - 2021-2030
5. NYAMARA MARKET LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN - 2021-2030
6. NYARAMBA MARKET LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN - 2021-2030
7. MURUKA MARKET LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN - 2021-2030
8. TINGA MARKET LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN - 2021-2030
9. KINATE MARKET LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN - 2021-2030
10. KIOGE MARKET LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN - 2021-2030

NOTICE is hereby given that preparation of the above mentioned plans have been completed.

The Nyamira Municipal Spatial Plan and Local Physical and Land Use Development Plans for Nyamira Township, Kebiriro, Bironga, Nyamara, Nyaramba, Minka, Tinga, Kinate and Kioge market centres relate to land situated in Nyamira Municipality, Nyamira County.


Copies of the plans as prepared have been deposited for public inspection at the Offices of the County Director in charge of Physical and Land Use Planning and Municipal Manager, Nyamira Municipality. The copies so deposited are available for inspection free of charge by all persons interested at the above mentioned offices between hours 8.00am and 4.00pm, Monday to Friday.

Any interested person(s) who wishes to make any representation in connection with or objection to the above referred Development Plans may send such representations in writing to be received by County Executive Committee Member in charge of Physical and Land Use Planning situated at Nyamira County Headquarters OR Municipal Manager, Nyamira Municipality, West Magarino Constituency Development Fund (CDF) office, County Government of Nyamira, P.O. Box 454 - 40501 Nyamira, within fourteen (14) days from the date of publication of this notice and any such representation or objection shall state the grounds on which it is made.

Dated, 28<sup>th</sup> April 2021.

County Executive Committee Member  
in Charge of Physical and Land Use Planning

**CELEBRATION OF A LIFE WELL LIVED**



**JOSEPH NJUNGE MUCHENDU**  
SUNRISE: 11 NOVEMBER 1966 – SUNSET: 26 APRIL, 2021

It is with deep sorrow that we announce the passing away of **JOSEPH NJUNGE MUCHENDU** (of ICN Auctioneers), who rested in our Lord and Saviour Jesus Christ on 26 April, 2021 following a short illness.

Joseph Njunge Muchendu was the husband of Beth Wanjiru Njunge; Son of late Peter Muchendu and late Hannah Wamatha (of Miharati - Machinery Village); Son-in-Law of the Late David Muturi and Anne Njoki (Of Wanjohi-Girei village); Loving Father of Peter Muchendu (Michuki Technical, Kangema), David Muturi (Kamboni Polytechnic) and Ann Njoki (Meru National Polytechnic). He was the brother to Jane Inungi (Lukia-farm), Bishop Simon Njige (Meru), Late Stephen Kinyanjui, Grace Gitonga (Nyabururu), Jeremiah Karie (Nairobi), Beth Kuria (Ki-kuyu), John Ngugi (Meru) and Taitha Walimu (Ruai). Brother-in-law, a cousin, an Uncle and a friend to many.

The Cortège will depart from Meru Level 5 hospital and proceed to his home Miharati -Machinery village to lay our beloved to rest on Friday 30<sup>th</sup> April 2021.

You shall be dearly missed. We loved you so much. May you Rest in Eternal Peace.

"I have fought the good fight, I have finished the race, I have kept the faith. Now there is in store for me the crown of righteousness, which the Lord, the righteous Judge, will award to me on that day – and not only to me, but also to all who have longed for his appearing" 2 Timothy 4:7-8.

**CELEBRATION OF A LIFE WELL LIVED**



**JANE KAARI**

Our darling mum, we don't know how to let you go. Wish we could have stayed together until the end. With tears we accept God's will. We learnt to be resilient from you and will not let you down.

Humble, soft spoken, mum to James Pareyo, Rhoda Siano, Javan rototi, Deborah Reson, Benjamin Parigire and Isabella Stella. Grandmum to Laban Lemajani, Morgan Oleno, Melfon Samito, Judith Naisinya, Ruth Naserian, Kennedy Kenalya, Jessy Kipato, Loise Naisiya, Robert Saitaboi, Lewis Munene, Joseph Reson, Nancy Nasieku and Leah Namunyak. Great Grand mum and also a sister to Melissa Kageni Naisinya. She was a mother in law to Lucy Muthoni Pareyo, Fidy Gakii Rotlei and Colletta Parigire and a sister to many.

Jane was a good, caring, hardworking and loving to all. We are all passing by and we should learn to appreciate God's gift of life every day we wake up. Rest in love mum, you have fought a good fight. Love you, until we meet again.

**National Government Constituencies Development Fund**  
**Lugari Constituency**  
P.O. Box 709-3016 Lamukanda Township, TURBO  
Call: 0722323241  
Email: alwanba@cdf.go.ke / call@cdf.go.ke  
Website: www.cdf.go.ke

**LUGARI NG-CDF**

**INVITATION TO TENDER**

NG-CDF LUGARI CONSTITUENCY INVITES SEALED BIDS FROM ELIGIBLE BIDDERS FOR THE CONSTRUCTION OF A BRIDGE AT KIWANIA NDEGE LUGARI CONSTITUENCY AS BELOW:

S/N	TENDER/NO.	DESCRIPTION	CLOSING/OPENING	RESERVATION
1	T/BRIDGE/1/2020-2021	CONSTRUCTION OF A BRIDGE AT KIWANIA NDEGE LUGARI CONSTITUENCY	14 <sup>th</sup> MAY 2021	OPEN

Interested eligible candidates may obtain a complete set tender documents from NG-CDF LUGARI CONSTITUENCY OFFICE from 8.00am -5.00pm on normal working days and pay a non-refundable fee of Ksh.1000 must meet the following mandatory requirement as outlined in the tender document.

**Mandatory requirements:**

1. Valid Copy of Certificate of Incorporation.
2. Attach a Copy of Valid registration certificate with NCA Category B and above road works.
3. Attach a Valid annual practicing licenses for the above NCA Certificate.
4. Attach the Current copy of O-12.
5. Attach a Copy of Tax Compliance Certificate.
6. Pretender site visit will be held on Thursday 07<sup>th</sup> May, 2021. A must attend.
7. Attach a bid bond of 2% of the tender sum from a bank approved financial institution.
8. Have a duly filled, signed and stamped form of tender and confidential business questionnaire.
9. Have Certified audited accounts and bank statements for the last three years.
10. Have all the pages of the bid documents Serialized/Paginated.
11. Attach a Copy of the official receipt for purchase of tender document.
12. Price quoted must be net inclusive of VAT and all Government taxes must be valid for 120 days from date of tender opening.

Duly Completed tender document must be enclosed in a plain sealed envelope clearly marked with the tender number and deposited in the tender box situated at NG-CDF Office Lugari Constituency so as to be received on or before Friday 14<sup>th</sup> May, 2021 at 10:30 am.

Opening of the bids will take place immediately thereafter at the NG-CDF LUGARI CONSTITUENCY OFFICE in the presence of Firm's representative who choose to attend.

NG-CDF reserves the right to reject any Tender giving reasons for the rejection and does not bind itself to accept lowest or any tender.

**THE FUND ACCOUNT MANAGER**  
NG-CDF LUGARI CONSTITUENCY.

**Jomo Kenyatta University of Agriculture and Technology**

**DEATH & FUNERAL ANNOUNCEMENT**



**MS. AGNES MWIKALI KIOKO**

It is with humble acceptance of God's will that we announce the passing on of Ms. Agnes Mwikali Kioko, formerly of Jomo Kenyatta University of Agriculture and Technology, Transport Department, which occurred on April 24, 2021 at Kenyatta National Hospital Prime Care, after a short illness.


Daughter to the late James Kioko and Florence Wayua & Elizabeth Muniya. Mother to Mercy Muthau and Pispser Achieng. Sister to Frederick Omyango, Francisca Mbaika, Monica Muniyao, Paul Musyoki, the late Rose Mbithe, the late Joshua Kavila, Jane Kamola, Erastus Kioko, Margaret Ndinda, Judy Khaemba and Evantus Kioko.

The cortège leaves Machakos Funeral Home on Saturday, May 1, 2021, followed by a funeral service at Nduu village, Mutituni Location, Machakos County. In line with Government protocols Covid-19 restrictions will be strictly adhered to.

Blessed are those who rest in the Lord.

**KETRACO**  
Kenya Electricity Transmission Company Limited

**Death and Funeral Announcement**



**Major (Rtd) Joseph Cheruiyot Langat (JC)**

It is with deep sorrow and humble acceptance of God's will that we announce the promotion to glory of Major (Rtd) Joseph Cheruiyot Langat (fondly referred to as "JC"), Chief Pilot at KETRACO which occurred on Friday 23<sup>rd</sup> April 2021 at Nairobi Hospital after a short illness, bravely borne.

Son of the late Anthony Tesot (Kiribaia) and the late Lucie Cheronno Tesot of Kapkoria village, Buret Sub-county, Kericho County.

Cherished husband of Josephine Chaptkari Langat.

Beloved father of the late Yva Chaptkari, Bena Chaptkari of San Ross Kiungu, Diana Chelanga of Sarlam Investments East Africa, Tracy Chumari, Mercy Chaptoo and Emmanuel Kibet Kibinde.

Brother of Martina Kinestoo of Londani, the late Andrew Kipingeche, the late Vincent Kiplangat Langat, Sgt Richard Langat of Machakos Police, the late Zachary Cheruiyot Langat, Christina Chaptkari, Siela, Christopher Kimutai Langat, the late Paschal Chaptkari Ombasi, the late Hillary Kiplangat Langat, Josephine Chaptkari Rono, Janet Cherodit Tonal, Jesich Chalgat Rono and Yva Chaptkari Korie.

A loving grandfather of Marcos Kiplangat.

Son-in-law of the late Andrew Langat and Wilhelmina Langat.

He will be immensely missed by his family, many friends, and colleagues.

The cortège leaves Lee Funeral Home on Thursday 29<sup>th</sup> April and burial will be on Friday 30<sup>th</sup> April at their home in Kapkondor village, Londani, Kericho County.

Blessed are those who rest in the Lord. In God's hands you rest, in our hearts you remain forever till we meet again. Amen!




**The Standard Ad Center**

Open Weekdays: 8:00am - 5:00pm  
Saturday: 9:00am - 2:30pm

IGM Building, Banda Street, Ground Flr.  
classifiedads@standardmedia.co.ke | 0719 01 2555/2909/2910/2901

WHAT WE HAVE ONCE ENJOYED WE CAN NEVER LOSE...  
ALL THAT WE LOVE DEEPLY BECOMES A PART OF US.

-HELEN KELLER



b) Taifa Leo, dated 29<sup>th</sup> April, 2021

TAIFA LEO | Alhamisi, Aprili 29, 2021



**Bi Taifa**

**NYAMBURA KAMAU,** 22, ndiye mwenye bahati leo. Mzaliwa huyu wa mjini Elburgon, Kaunti ya Nakuru hujishughulisha na biashara. Uraibu wake ni kuimba, kusafiri na kucheza voliboli anapopata muda.

*Picha/John Njoroge*

Ni 53.5b zaidi ya Sh316.6 ambazo kaunti zilipokea mwaka wa kifedha 2020/21

**Mgao wa fedha za kaunti waongezwa hadi Sh370 bilioni**

Na CHARLES WASONGA

SERIKALI 47 za kaunti zitapokea Sh370 bilioni kutoka Hazina ya Kitaifa katika mwaka ujao wa kifedha wa 2021/2022, utakaozuka hadi 1, mwaka huu.

Hizi ni Sh53.5 bilioni zaidi ya Sh316.5 bilioni zilizotengewa mwaka huu wa 2020/2021. Rais Uhuru Kenyatta aliwahidi maseneta nyongeza hii mwaka jana na kutanzia mvutano baina yao kuhusu mfumo wa ugavi wa fedha baina ya kaunti.

Jana, wabunge walitika esini Mswada wa Ugavi wa Mapato (DORA) 2021 ambao umependekeza nyongeza hiyo ya mgao wa fedha kwa serikali za kaunti.

Hii ni licha ya kuvamba usagvanyo wakati huu wanalalamika kuwa serikali ya kitaifa hajitoto avamu tatu ya mgao wao wa Sh316.5 bilioni, kuanzia Januari, 2021.

Wabunge jana, waliunga mkono ripoti ya Kamati ya Bunge kuhusu Bajeti iliyoandishwa mswada huo jinsi ulivyofanywa markebisho na maseneta mwezi jana.

Katika markebisho yao maseneta walipendekeza kuvamba Sh339.8 bilioni ambazo hutengewa kaunti kama ruzuku ya kufadhili miradi mahususi ziondoleva kutoka kwa mswada huo.

Kulingana na maseneta, sheria mahususi itamwacha mara mwingo gozo wa ugavi wa fedha hizo ambazo hutengewa miradi ya barabara, mpango wa ukodishaji vifaa vya kimatibabu, ukeraboti wa vyuo amali miongoni mwa miradi mingine.

Sasa mswada wa DORA, 2021 unasubiri kutiwa sahihi na Rais Kenyatta wakati wovote kabla ya Hazina ya Kitaifa kumwagisha makadirio ya bajeti ya mwaka wa



Rais Uhuru Kenyatta akisaini mswada wa mgao wa fedha za kaunti za mwaka 2020/2021 katika huku ya Nairobi. Kaunti zitapokea Sh370b mwaka huu. Picha/Maktaba

kifedha wa 2021/2020 bungeni Jumaa.

Kulingana na mfumo mpya wa ugavi wa fedha kwa kaunti uliopitishwa na Seneti mwaka jana, kaunti ya Nairobi itapokea mgao wa juu zaidi wa Sh20.3 bilioni kati ya Sh370 bilioni zilizotengewa kaunti katika mswada wa DORA 2021.

Kaunti za Nakuru na Kilifi zitapokea Sh13.9 bilioni kila moja, Turkana (Sh13.5 bilioni), Kakamega (13.2 bilioni), Kiamusi (Sh12.46 bilioni), Mandera (Sh11.9 bilioni) huku Bungoma idpokea Sh11.2 bilioni.

Nayo Wajir itapokea Sh10 bilioni, Kwale (Sh9.5 bilioni), Garissa (Sh9.2 bilioni), Mombasa (Sh9 bilioni), Narok (Sh9 bilioni) na Makueni (Sh8.9 bilioni).

Kaunti ambazo zitapokea mgao wa chini ni pamoja na Lamu (Sh3.7 bilioni), Tharaka Nithi (Sh5 bilioni), Laikipia (Sh5.9 bilioni), Embu (Sh5.7 bilioni) Vhiga (Sh5.69 bilioni), Isiolo (Sh5.52 bilioni), Elgeyo Marakwet (Sh5.5 bilioni) na Tharaka Nithi (Sh5 bilioni).

Nyongeza ya fedha kwa serikali za kaunti kutoka Sh316.5 bilioni hadi Sh370 bilioni ililoitaka na mvutano mkubwa kati ya serikali kuu na maseneta mwaka jana.

Maseneta pia walivutana kuhusu mfumo mpya wa ugavi wa fedha kwa kaunti ambao ulikuwa umependekezwa na Tume ya Ugavi wa Mapato (GRA) na kuungwa mkono na Kamati ya Fedha katika bunge hilo chini ya uongozi wa Seneta wa Kirinyaga Charles Kibiri.

Kundi la maseneta 25 walijitita "Team Kenya" waliendesha kampeni kali ya kupinga mfumo uliopendekezwa ambapo kaunti 17 zenye idadi ya watu zingepoteza mabilioni ya fedha.

Kulingana na mfumo huo kaunti 28 kutoka maeneo yenye idadi kubwa ya watu ingepata nyongeza ya mabilioni ya fedha.

Baada ya maseneta kufanya vikao 11 na kukosa kuelewana kuhusu mfumo huo, Rais Kenyatta alilingilia kati na kuahidi nyongeza ya Sh53.5 bilioni katika mwaka wa kifedha wa 2021/2022.

**SERIKALI YA KAUNTI YA NYAMIRA**

HANISAPA YA NYAMIRA  
SHERIA YA MIPANGO NA MATUMIZI  
YA ARDHITA 2019

ILANI YA KUKAMILIKA  
KWA MIPANGO IFUATAYO:

1. MIPANGO WA ARDHI YA NYAMIRA YA NYAMIRA (MSP) - 2021-2019
2. MIPANGO WA USTAWISHAJI ENEO NA MATUMIZI YA ARDHI YA NYAMIRA - 2021-2019
3. MIPANGO WA USTAWISHAJI ENEO NA MATUMIZI YA ARDHI YA SOKO LA KEBIRIGO - 2021-2019
4. MIPANGO WA USTAWISHAJI ENEO NA MATUMIZI YA ARDHI YA SOKO LA NYAMIRA - 2021-2019
5. MIPANGO WA USTAWISHAJI ENEO NA MATUMIZI YA ARDHI YA SOKO LA NYAMIRA - 2021-2019
6. MIPANGO WA USTAWISHAJI ENEO NA MATUMIZI YA ARDHI YA SOKO LA NYAMIRA - 2021-2019
7. MIPANGO WA USTAWISHAJI ENEO NA MATUMIZI YA ARDHI YA SOKO LA NYAMIRA - 2021-2019
8. MIPANGO WA USTAWISHAJI ENEO NA MATUMIZI YA ARDHI YA SOKO LA NYAMIRA - 2021-2019
9. MIPANGO WA USTAWISHAJI ENEO NA MATUMIZI YA ARDHI YA SOKO LA NYAMIRA - 2021-2019
10. MIPANGO WA USTAWISHAJI ENEO NA MATUMIZI YA ARDHI YA SOKO LA NYAMIRA - 2021-2019

ILANI zinolewa kwa huku usauriwa wa mipango iliyotaywa hao juu unakamilika.

Mipango huo wa Ardhi ya Hanisapa ya Nyamira pamoja na Mipango ya Ustawi wa Ardhi wa Hanisapa ya Nyamira, na Mipango ya Kibirigo, Siyoga, Nyamira, Nyamira, Mita, Tingi, Kariakoo na Kigali kuhusiana na ardhi inayopatikana katika Hanisapa ya Nyamira, Kaunti ya Nyamira.

Nabara za mipango hizi jina iliyopendelewa zimatumwa kwa ajili ya ulugazi wa umma katika Ofisi za Mkurugenzi Mkuu wa Kaunti anayehusika na Mipango ya Ustawi wa Ardhi wa Hanisapa ya Nyamira, pamoja na Hanisapa ya Nyamira katika Kaunti ya Nyamira. Nabara hizi zimatumwa zimapatikana kwa ulugazi kwa majuzi na mita zilizotelewa nchi ya Hanisapa ya Nyamira.

Mtu yoyote mwenye na ya kufanya hivi ambaye angenda kutoa maeoni ya kuongozi wa kupinga Mipango wote wa Ustawi wa Ardhi wa Hanisapa ya Nyamira, au ambaye anayetaa maeoni yake hao kwa marudishi ili yepokawee na Wajiri wa Kaunti (CECM) anayehusika na Mipango ya Ustawi wa Ardhi wa Hanisapa ya Nyamira, SLP 434 - 43500, Nyamira, wakati maeoni utotoa alio kuni na mte (1) kuanzia tarehe ya kutayitwa kwa huku hii na sharti maeoni kama hayo yote sababu za kataloowa kuwa.

Tarehe 28 Aprili 2021  
Waziri wa Kaunti (CECM)  
Anayehusika na Mipango ya Ustawi wa Ardhi wa Hanisapa ya Nyamira

**MUULIZE MJUAJI KOMBO**

Kombo, Kenya ina ndege ngapi?  
Sameer, Kisumu



Wengi sana.  
Ma-vulture wamejaa kila mahali palipo hela  
SMS SWALI KWA NAMBARI YA SIMU 21603 UKIANZA NA MENO KOMBO

**NAIROBI**

**Mwandishi Philip Ochieng wa Sunday Nation afa baada ya kutoka hospitali**

**MWANAHABARI** mkongwe aliyekuwa mwandishi wa makala kwenye gazeti la Sunday Nation, Philip Ochieng, alifariki siku chache baada ya kurejesha nyumbani kutoka hospitali ya Migori.

Jamaa wa familia yake alithibitisha kuwa Bw Ochieng, anayetoka eno la Awendo, aliaga dunia nyumbani kwake mnamo Jumanne usiku. Kifo chake kilitokwa baada ya kuruhuswa kurejesha nyumbani kutoka Hospitali ya Mishiari ya St Joseph Ombo, ambapo alikuwa amelazwa kwa wiki kadhaa baada ya kuugua nimonia.

Marehemu aliyefipatia umarufu kwa makala yake ya lugha inayofahamika kama *The Fifth Columnist*, ambayo aliandika kwenye Sunday Nation, alivavutia wasomaji wake kupitia ujuzi wake wa Lugha ya Kisingereza.

"Aliga dunia Jumanne jioni. Tulimtoa hospitalini wiki iliyopita baada ya kupata nafuu kutokana na makali ya numonia," jamaa mmoja wa familia yake alieleza Taifa Leo.

Alisema kuwa marehemu alihamia nyumbani kwake Awendo mapema mwaka huu. Na Ian Byron


**NAIROBI**

**MT Kenya TV yafungwa wiki 4**

**MAMLAKA** ya Mawasiliano Kenya (CAK) jana ilifunga shughuli zote za kituo cha televisheni cha Mt Kenya kwa muda wa wiki nne kwa kukulika kanuni za upeperushaji vipindi. CAK iliitaza kituo hicho faini ya Sh500,000 kuhusiana na malalamishi ya ukiukaji kanuni, ambayo yalikuwa yamewasilishwa kwa zaidi ya siku 120. Akihutubia vombu ya habari jana Nairobi, Mkurugenzi wa CAK, Mercy Wanjau aliamrisha kituo hicho kubadilisha mfumo wake wa vipindi na kubadilisha sera yake ya uhariri.

Na Mary Wangari

Appendix 3: Gazettement of the Plan - dated 4<sup>th</sup> June, 2021



**THE KENYA GAZETTE**

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- Section 60 (2) - Recovery of costs of Expenses
- Section 94 - Offences
- Section 73 - Surcharges

Dated the 24th May, 2021.

GEOFFREY N. NJANG'OMBE,  
MR/1814153 Ag. Commissioner for Co-operative Development.

GAZETTE NOTICE No. 5418

THE INSOLVENCY ACT  
(No. 18 of 2015)

IN THE HIGH COURT OF KENYA AT NAIROBI  
COMMERCIAL AND ADMIRALTY DIVISION  
INSOLVENCY CAUSE NO. E37 OF 2020  
IN THE MATTER OF THE INSOLVENCY ACT  
(No.18 of 2015)

RE: GULED OMAR OSMAN  
PETITION FOR INSOLVENCY

NOTICE is given that a Petition for the insolvency of the above named person by the High Court of Kenya at Milimani Law Courts, Nairobi, was on the 30th of November, 2020 presented to the said Court by the said Guled Omar Osman c/o Kariuki Kagunda & Co., Advocates, Summit House, 3rd Floor, Opposite Central Police Station, University Way, P.O. Box 22479-00100, Nairobi and that the said petition is directed to be heard before the High Court sitting in Nairobi, Commercial and Admiralty Division at 9.00 a.m. on the 24th September, 2021 and any creditor of the said person desirous to support or oppose the making of an order on the said petition may give notice to the petitioner's advocate not later than 4.00 o'clock of the afternoon before the petition is to be heard and appear at the time of hearing, in person, or by his advocate, for that purpose; and a copy of the petition will be furnished by the undersigned to any creditor of the said person requiring such copy on payment of the regulated charge for the same.

Dated the 17th May, 2021.

KARIUKI KAGUNDA & COMPANY,  
Advocates For The Petitioner  
Summit House, 3rd Floor  
Opposite Central Police Station  
University Way  
P.O. Box 22479-00100, Nairobi.

NOTE

Any person who intends to appear on the hearing of the said petition must serve or send by post to the above-named notice in writing of his intention to do so. The notice must state the name and address of the person, or, if a firm, the name and address of the firm, and must be signed by the person or firm, or his or their advocate, if any, and must be served, or if posted must be sent by post, in sufficient time to reach the above named.

MR/1814158

GAZETTE NOTICE No. 5419

THE TRUSTEE ACT  
(Cap. 167)

JOAN HOPE AYTON (DECEASED)  
DECEASED'S ESTATE

NOTICE is given pursuant to section 29 of the Trustee Act (Cap. 167) laws of Kenya, that any person having a claim or an interest in the estate of Joan Hope Ayton (deceased), of P.O. Box 16526-00620, Nairobi in Kenya, who died in Nairobi on the 25th December, 2015, is required to send particulars in writing of his or her claim or interest to the undersigned on or before the expiry of ninety (90) days from the date of publication of this notice after which date the executors will distribute the estate among the persons entitled thereto having regard only to the claims and interests of which they have had notice and will not as respects the property so distributed be liable to any person whose claim they shall not then have had notice

Dated the 3rd June, 2021.

RAFFMAN DHANJI ELMS & VIRDEE,  
MR/1813511 Advocates for the Executors.

GAZETTE NOTICE No. 5420

THE PHYSICAL AND LAND USE PLANNING ACT, 2019  
COMPLETION OF DEVELOPMENT PLANS

1. Nyamira Municipal Spatial Plan (MSP), 2021-2030
2. Nyamira Township Local Physical and Land Use Development Plan, 2021-2030
3. Kebirigo Market Local Physical and Land Use Development Plan, 2021-2030
4. Sironga Market Local Physical and Land Use Development Plan, 2021-2030
5. Nyamaiya Market Local Physical and Land Use Development Plan, 2021-2030
6. Nyaramba Market Local Physical and Land Use Development Plan, 2021-2030
7. Miruka Market Local Physical and Land Use Development Plan, 2021-2030
8. Ting'a Market Local Physical and Land Use Development Plan, 2021-2030
9. Konate Market Local Physical and Land Use Development Plan, 2021-2030
10. Kioge Market Local Physical and Land Use Development Plan, 2021-2030

NOTICE is hereby given that preparation of the above mentioned plans have been completed.

The Nyamira Municipal Spatial Plan and Local Physical and Land Use Development Plans for; Nyamira Township, Kebirigo, Sironga, Nyamaiya, Nyaramba, Miruka, Ting'a, Konate and Kioge market centres relate to land situated in Nyamira Municipality, Nyamira County.

The copies so deposited are available for inspection free of charge by all persons interested at the Offices of the County Director in charge of Physical Planning and Municipality Manager, Nyamira Municipality between hours 8.00 a.m. and 4.30 p.m., Monday to Friday.

Any interested person(s) who wishes to make any representation in connection with or objection to the above referred Development Plans may send such representations in writing to be received by; County Executive Committee Member in charge of Physical and Land Use Planning situated at Nyamira County Headquarter or Municipal Manager, Nyamira Municipality, West Mugirango Constituency Development Fund (CDF) office, County Government of Nyamira, P.O. Box 434-40500, Nyamira, within fourteen (14) days from the date of publication of this notice and any such representation or objection shall state the grounds on which it is made.

Dated the 28th April 2021.

SAMUEL M. MOKUA,  
MR/1814107 Physical Planning and Urban Development.  
CECM, Land, Housing.

GAZETTE NOTICE No. 5421

THE PHYSICAL AND LAND USE PLANNING  
(No. 13 of 2019)

COMPLETION OF PART DEVELOPMENT PLAN  
PDP NO. CKR/307/21/1 - Existing Site for Commercial Plot.

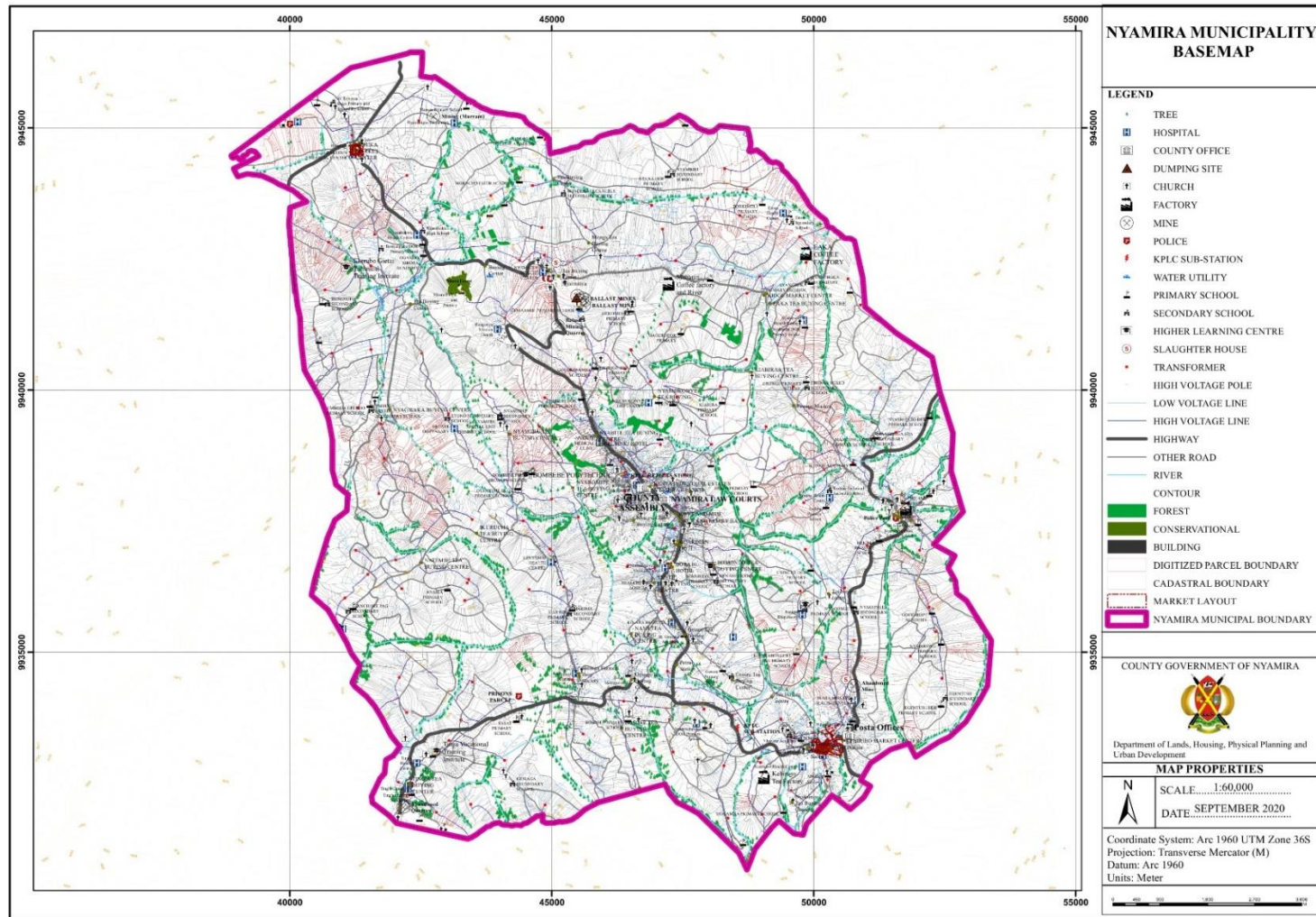
NOTICE is given that preparation of the above-mentioned part development plan was on 24th April, 2021, completed.

The part development plan relates to land situated in Mwea West Sub-county within Kirinyaga County.

A copy of the part development plan has been deposited for public inspection at the Office of the County Physical Planner, Kirinyaga and Deputy County Commissioner's Office, Mwea West.

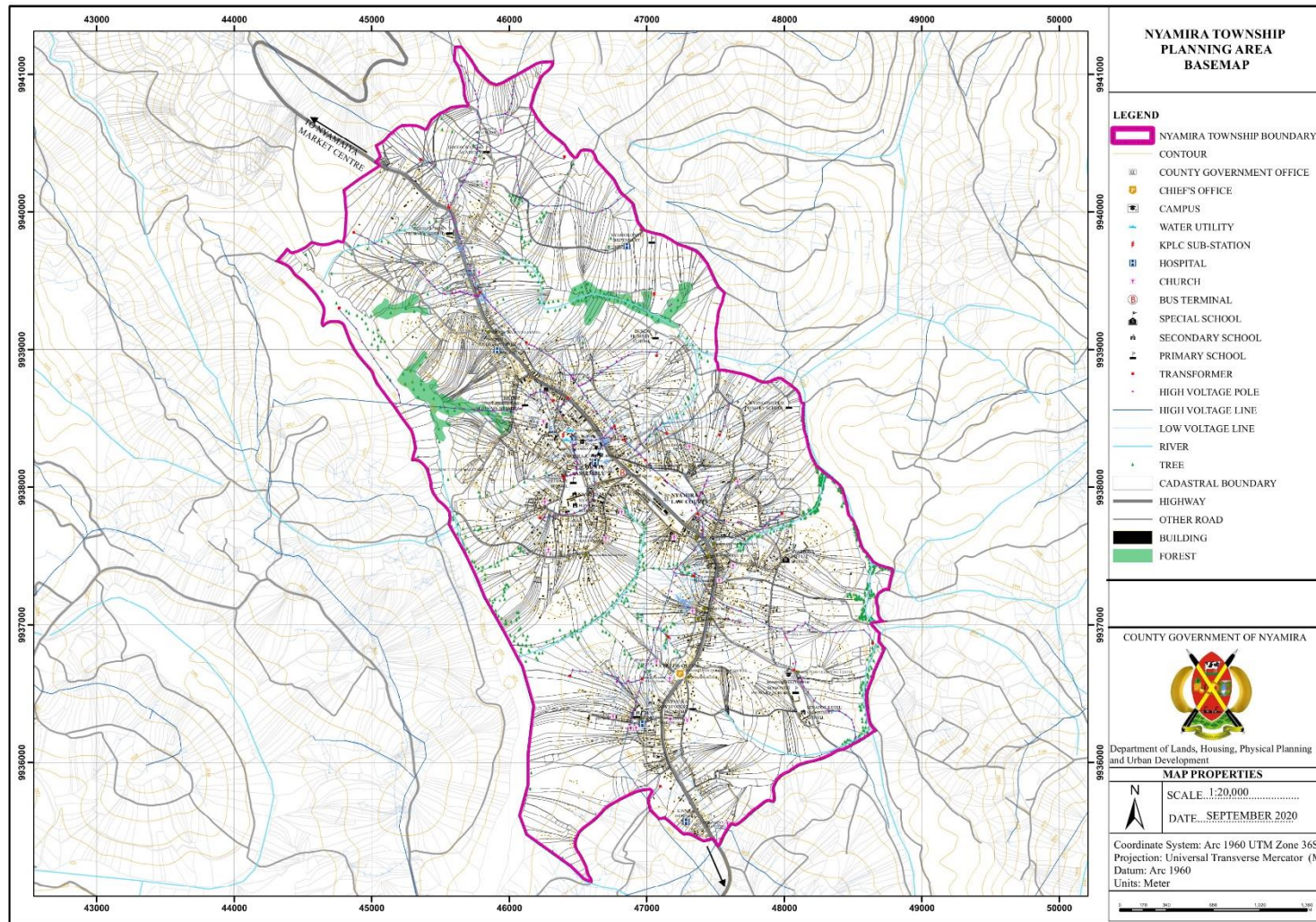
A copy so deposited is available for inspection free of charge by all persons interested at the Office of the County Physical Planner, Kirinyaga and Deputy County Commissioner's Office, Mwea West, between the hours of 8.00 a.m. to 5.00 p.m. Monday to Friday.

Appendix 4: Nyamira Municipality Base Map



Source; field study, (August,2020)

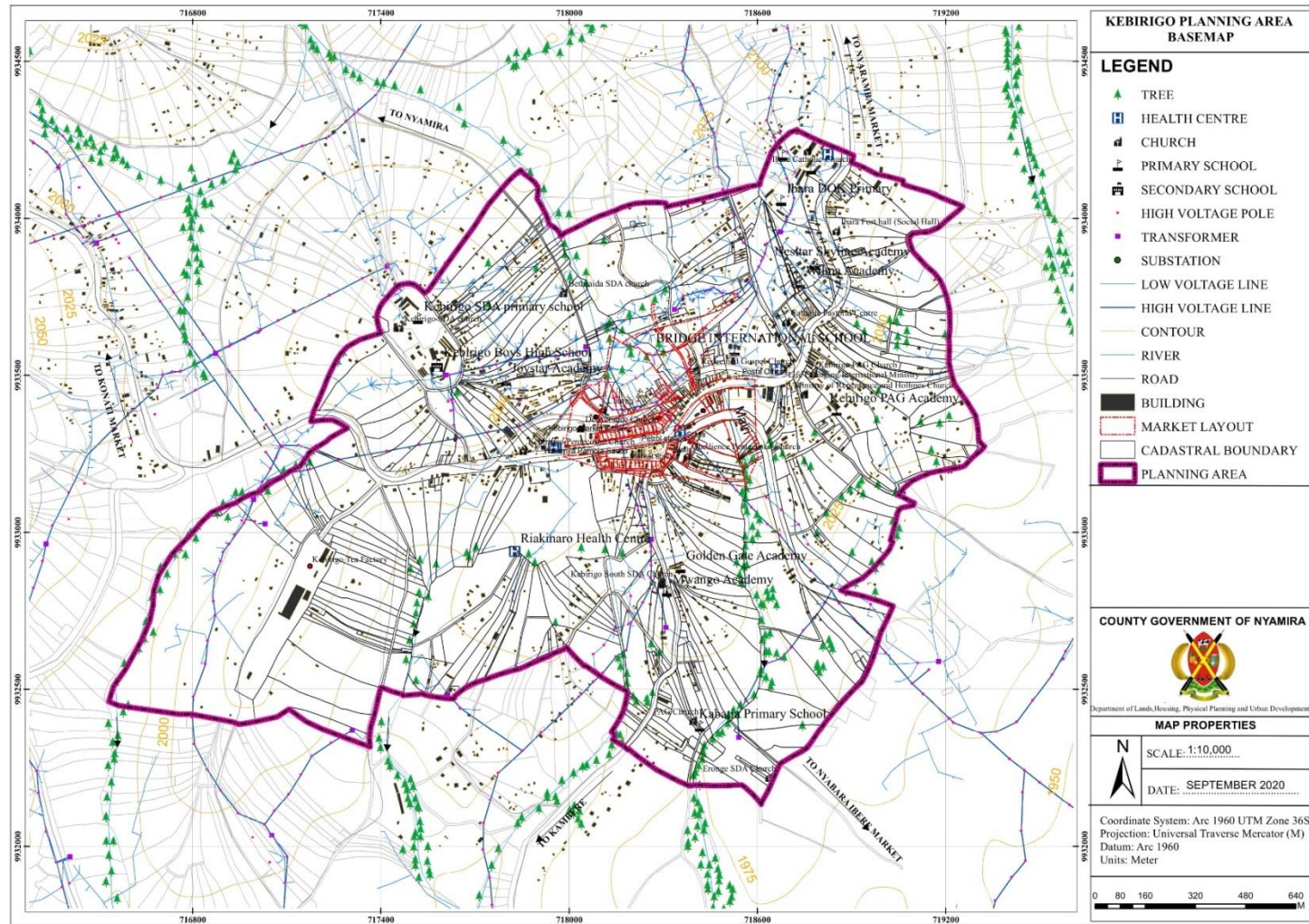
Appendix 5: Nyamira Township Base Map



Source; field study, (August, 2020)

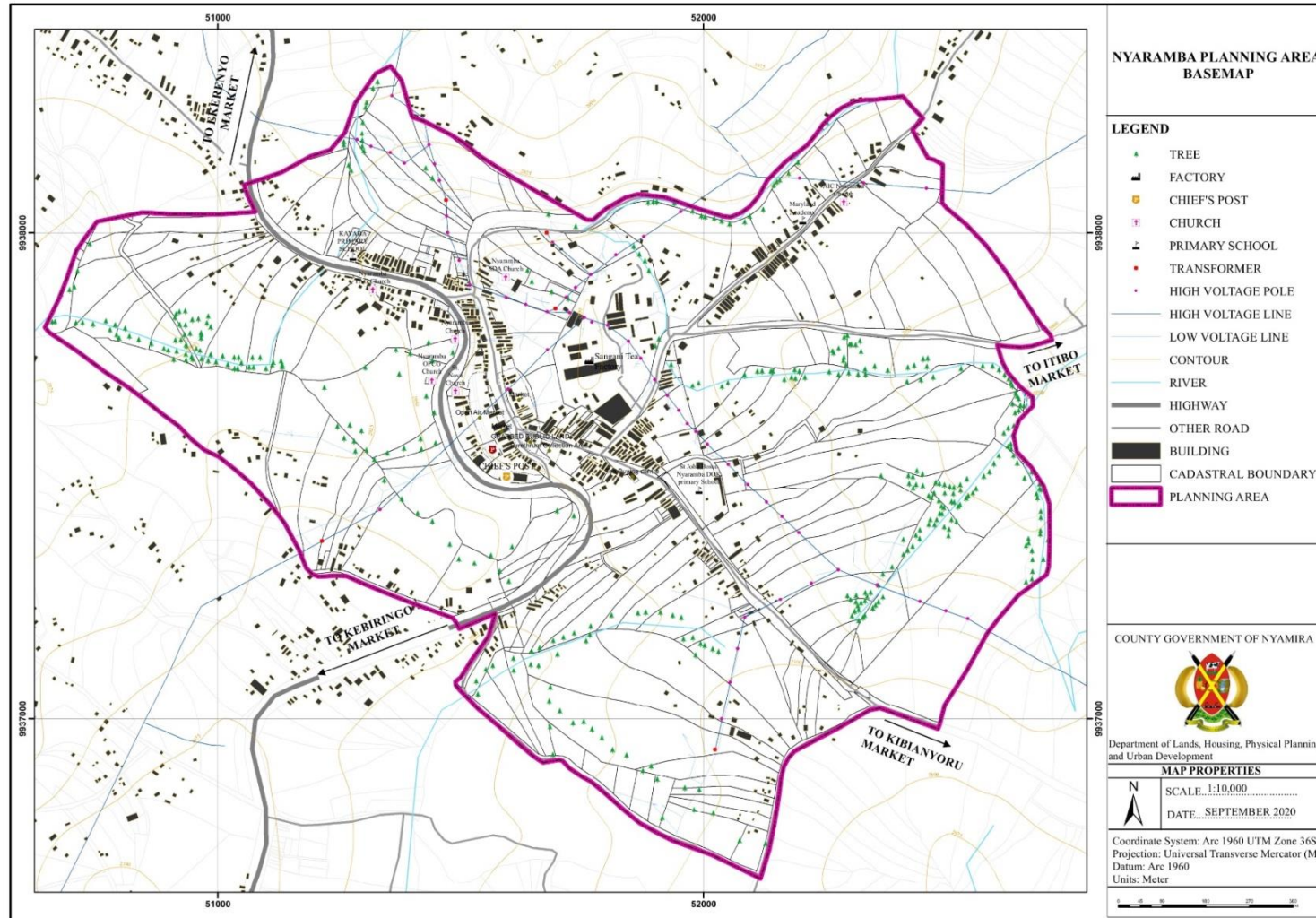


Appendix 6: Kebirigo Market Centre Base Map



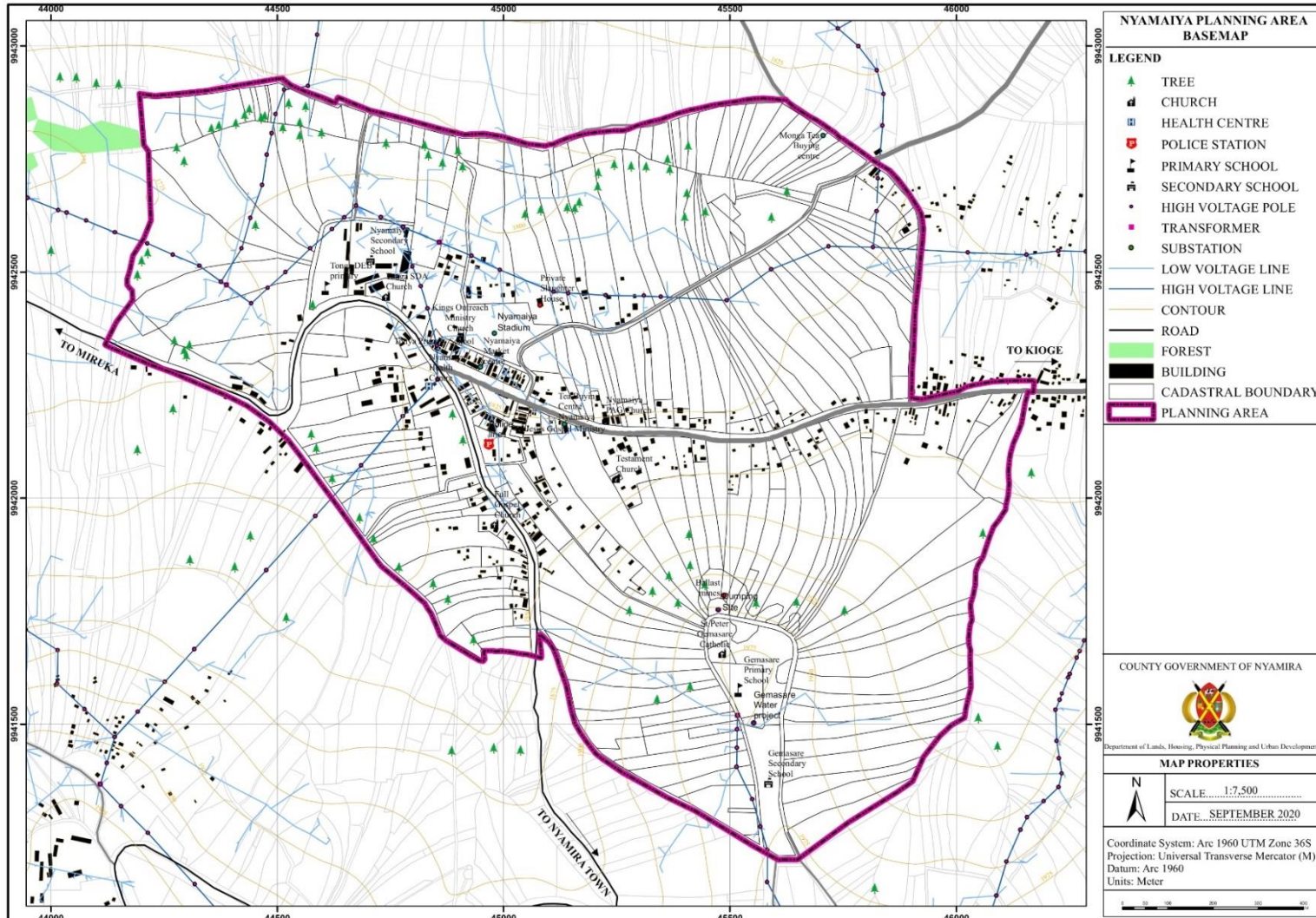
Source; field study, (August,2020)

Appendix 7: Nyaramba Market Centre Base Map



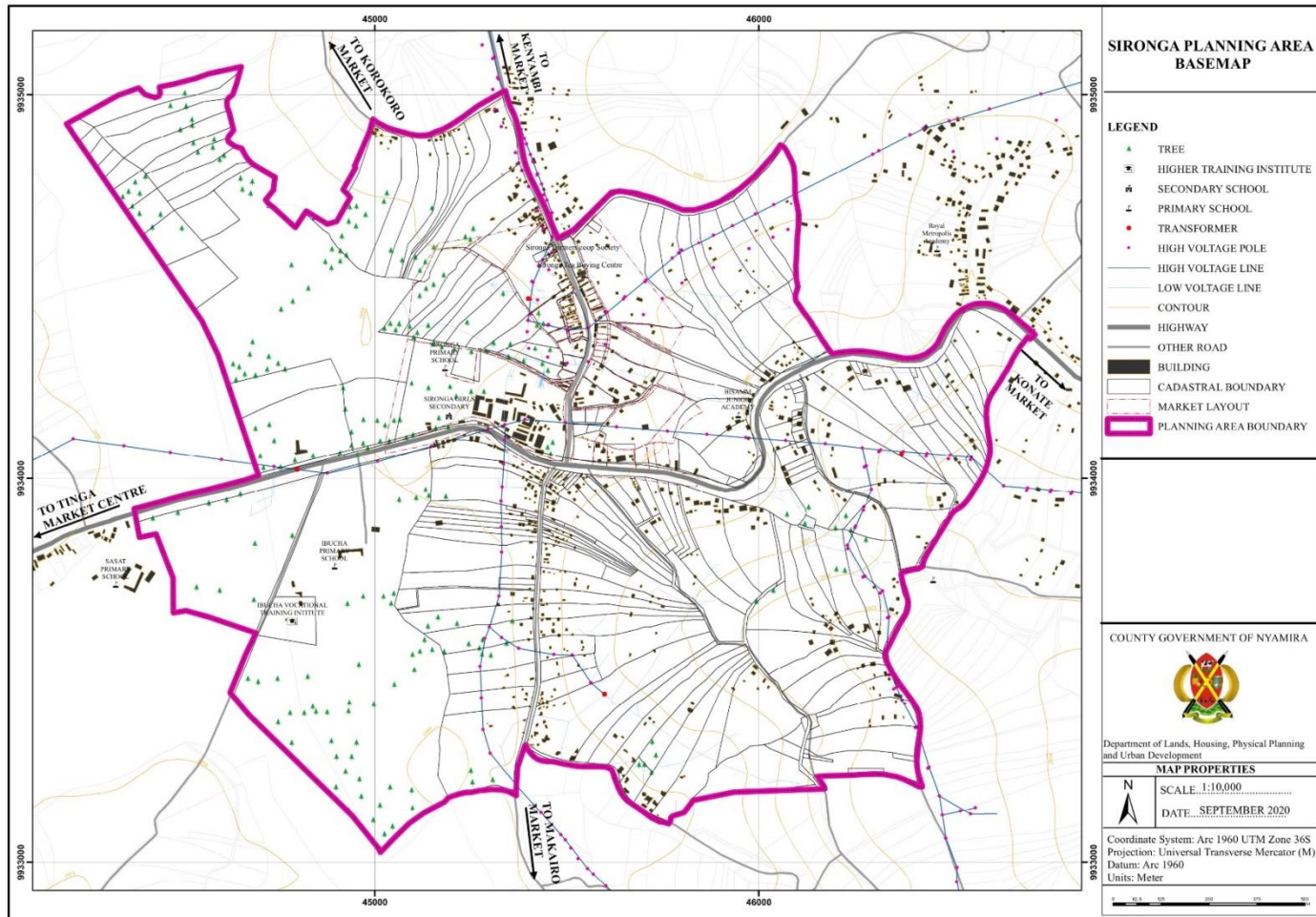
Source; field study, (August, 2020)

Appendix 8: Nyamaiya Market Centre Base Map



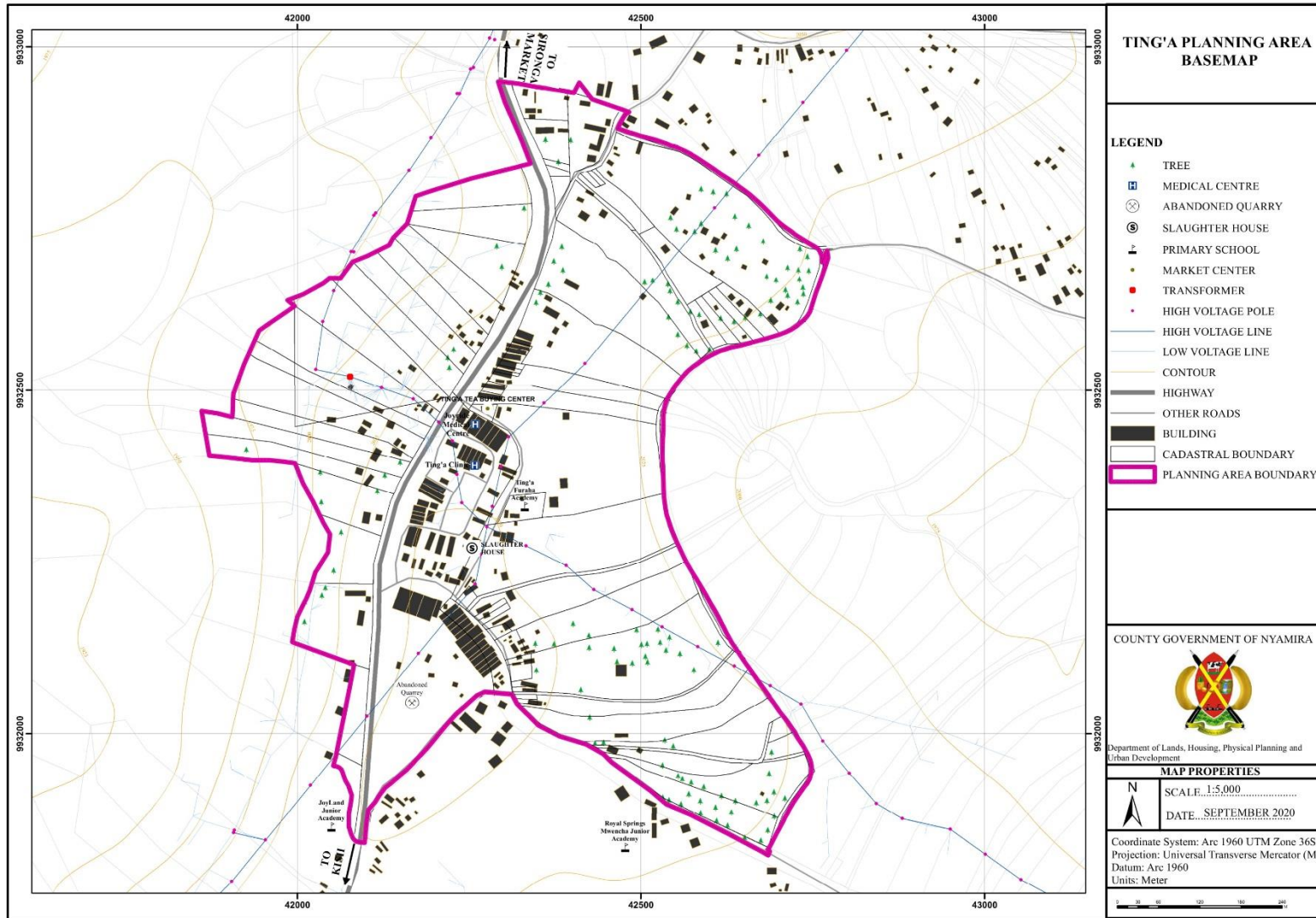
Source; field study, (August,2020)

Appendix 9: Sironga Market Centre Base Map



Source: field study, (August, 2020)

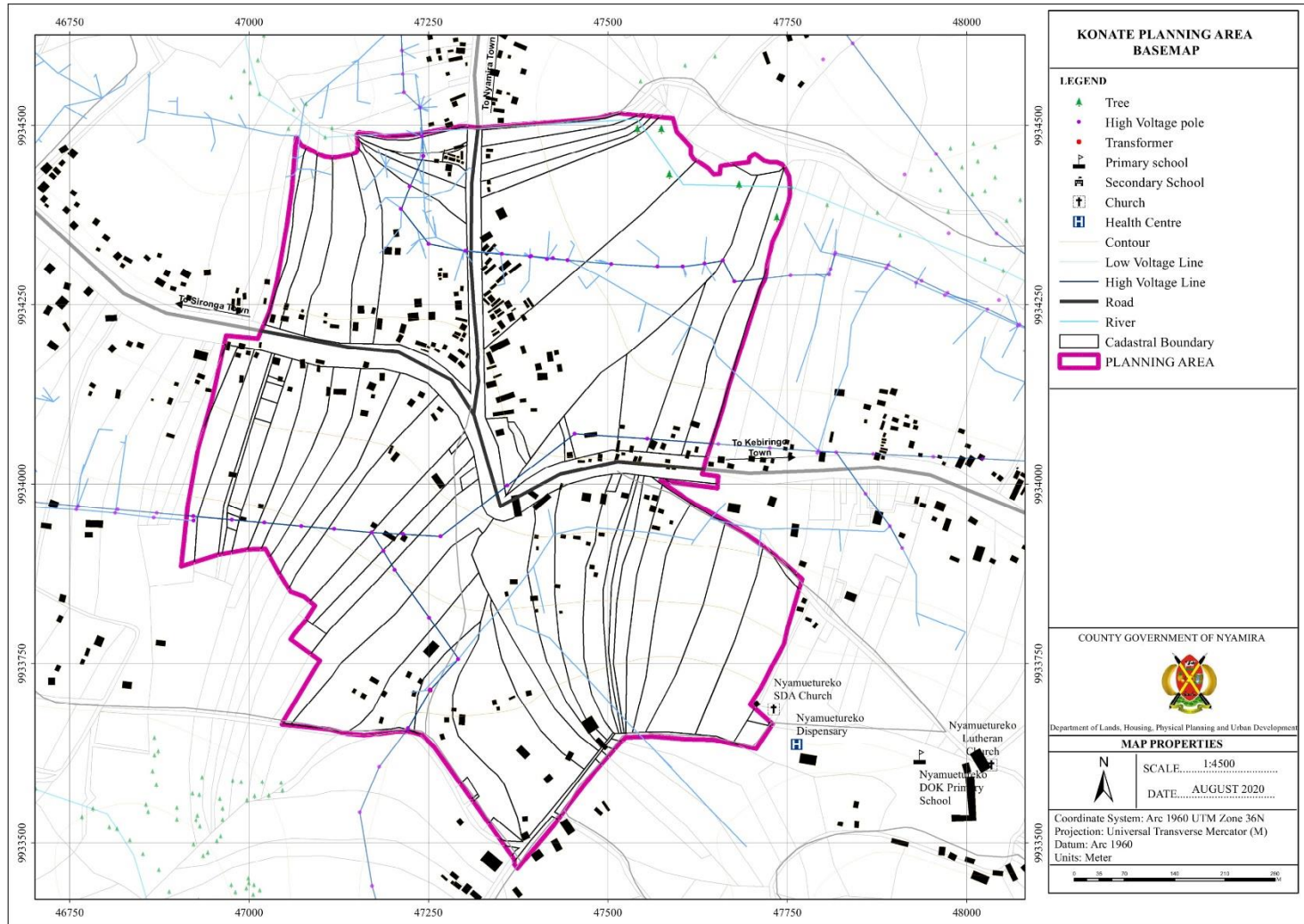
Appendix 10: Ting'a Market Centre Base Map



Source: field study, (August, 2020)

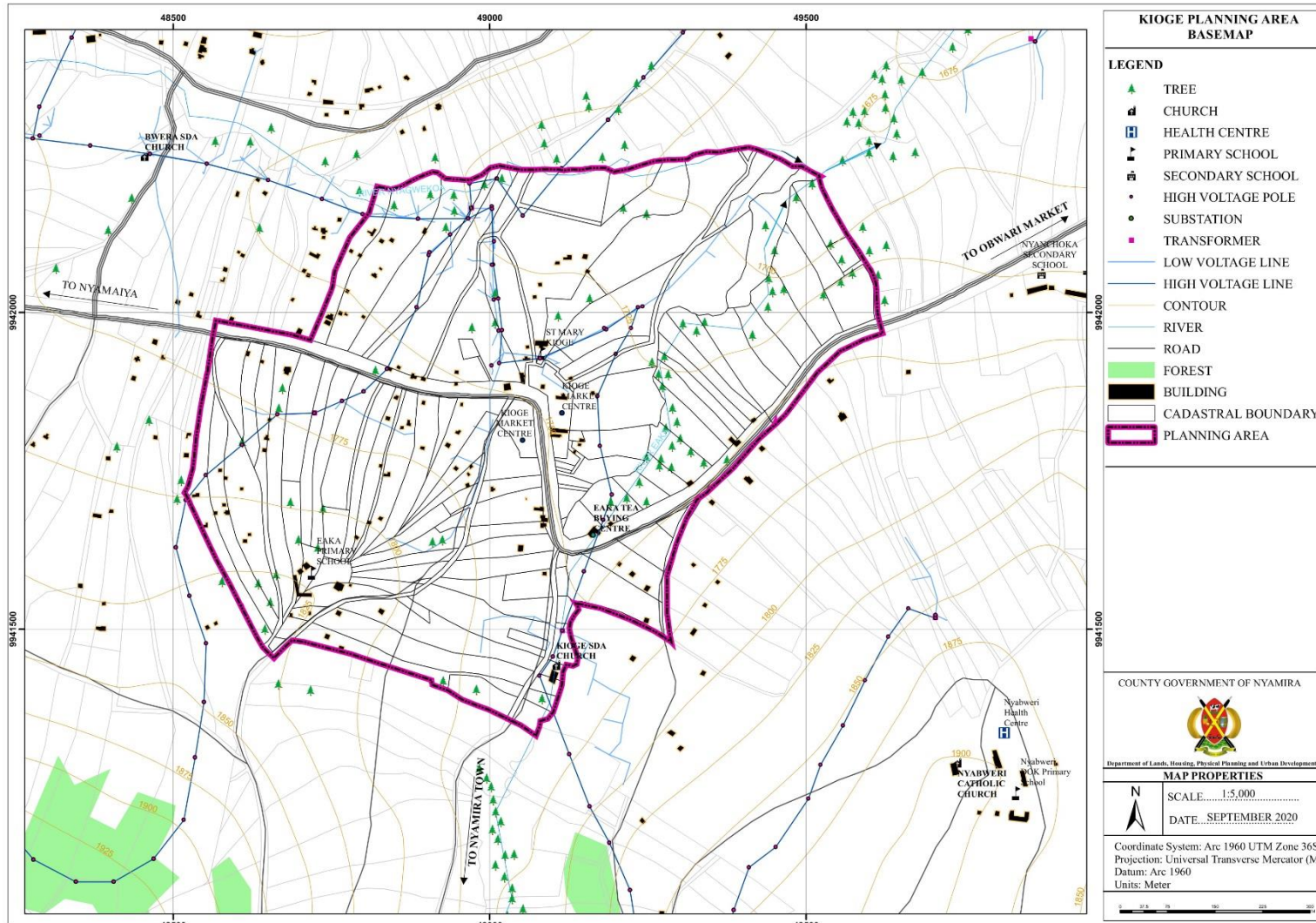


Appendix 12: Konate Market Centre Base Map



Source; field study, (August, 2020)

Appendix 13: Kioge Market Centre Base Map



Source; field study, (August,2020)



**Appendix 14: Public Participation**

**Inception Report Presentation to the Technical Supervisory Team and Municipal Board on 19<sup>th</sup> June, 2020 at KCB Hall, Nyamira County Headquarters**

**Photolog**



Nyamira Municipal Spatial Plan

Attendance list



PREPARATION OF NYAMIRA MUNICIPAL SPATIAL PLAN  
INCEPTION REPORT PRESENTATION TO THE TECHNICAL SUPERVISORY TEAM

VENUE: NYAMIRA COUNTY H.Q. BOARD ROOM

DATE: 19/06/2020

LIST OF ATTENDANCE

S.No	Name	Organization	Designation	ID. No	Tel No.	Signature
1.	ZABLON ONYARI	CECM-LANDS	CECM	8646/03	0720980420	<i>Zablon Onyari</i>
2.	James Ntalo	C.S	C.S	10131366	0722555300	<i>James Ntalo</i>
3.	JOSEPHAT GORI	CCO-LANDS	CCO	23492862	0722126677	<i>Josephat Gori</i>
4.	DUIKE MASIRA	COUNTY ASSEMBLY TOWNSHIP MCA	MCA	24398026	072501149	<i>Duike Masira</i>
5.	LUCAS ASOTI	TR&PW	CME	23093195	072533546	<i>Lucas Asoti</i>
6.	SABWA M. OBOG	MEMBER C.I.T.	ASSISTANT ASCM	13707701	0720838774	<i>Sabwa M. Obog</i>
7.	Egga Nyaga	SCMO (Nyamira)	SCMO	22345110	0725219419	<i>Egga Nyaga</i>
8.	PURIT MORAA	NYAMIRA	ACCOUNTANT	26272117	0711604361	<i>Purit Moraa</i>
9.	Renaissance	Nyamira County	MANAGER	22562125	0725448111	<i>Renaissance</i>
10.	Evelyn Bosiro N	Nyamira County LTUD	physical planner	24064269	0725666170	<i>Evelyn Bosiro N</i>
11.	Lamech N. Nyamki	City District Hospital	City District planning	2442495	0722981558	<i>Lamech N. Nyamki</i>
12.	Peter Zita Andieki	Chairman Municipality	Chairman	9954688	0722855074	<i>Peter Zita Andieki</i>
13.	JACKSON MUGESU	Municipality Manager	Manager	21749308	072277283	<i>Jackson Mugesu</i>

S.No	Name	Organization	Designation	ID. No	Tel No.	Signature
14.	CECILIA ONDIMA	MUNICIPALITY	V/Chairperson	16345211	072255268	<i>Cecilia Ondima</i>
15.	SIMON BOBANO	MUNICIPALITY	MEMBER	7489983	07205730	<i>Simon Bobano</i>
16.	Johnban N. Awya	County	C.P.P.O	23429200	0708568268	<i>Johnban N. Awya</i>
17.	ROBERT A. TORON	County	C.SURVEYOR	13747215	0721766620	<i>Robert A. Toron</i>
18.	GEORGE M. ABULTA	CA Assembly	MCA	13508364	070286906	<i>George M. Abulta</i>
19.	Charles Kiganda	County Assembly of Nyamira	MCA	1656991	0722392264	<i>Charles Kiganda</i>
20.	Peter K. Mox	Executive	DSCM	11322045	0702115083	<i>Peter K. Mox</i>
21.	DR. S.M. MUSYOIC	Renaissance Project Surveyor	Project Surveyor	8353492	072487390	<i>Dr. S.M. Musyoic</i>
22.	Fajala Onalo	Renaissance Assistant Physical Planner	Assistant Physical Planner	36142438	0706666281	<i>Fajala Onalo</i>
23.	P. Mutema Mburu	Renaissance P/Ltd	Lead Consultant	773/496	0722388962	<i>P. Mutema Mburu</i>
24.						
25.						
26.						
27.						
28.						
29.						
30.						

**Awareness, Sensitization and Visioning Stakeholders Participation Forums Schedule**

**Urban (Market) Centres Forums**

Date	Urban Centres	Venue
4 <sup>th</sup> August, 2020	Miruka, Nyamaiya and Kioge	Miruka Market
4 <sup>th</sup> August, 2020	Ting'a, and Sironga	Ibucha Vocational Training Center
5 <sup>th</sup> August, 2020	Nyaramba and Kebirigo	Kebirigo (Cooprative society)
6 <sup>th</sup> August, 2020	Nyamira Township and Konate	Nyamira Town (Municipal Board Hall)

**Awareness, Sensitization and Visioning Stakeholders Participation Forums**

**a. Stakeholders Forum Held at Miruka Market, 4<sup>th</sup> August, 2020**

**Photo log**



Nyamira Municipal Spatial Plan

Attendance list

AWARENESS, SENSITIZATION AND VISIONING FORUM ON THE CONSULTANCY SERVICES FOR PREPARATION OF NYAMIRA MUNICIPAL SPATIAL PLAN; MIRUKA, NYAMAIYA AND KIONGE URBAN CENTRES

VENUE: MIRUKA MARKET  
 DATE: 4/8/2020

LIST OF ATTENDANCE

	Name	Organization	Designation	ID. No	Signature
1.	JACKSON MOKUBI	NYAMIRA MUNICIPALITY	Municipal Manager	21749308	[Signature]
2.	SIMON BOKUNDA	NYAMIRA MUNICIPALITY	BOARD MEMBER	7488963	[Signature]
3.	LAMUCH N. NJARUKI	NYAMIRA COUNTY	Asst. Director Physical Planning	24421495	[Signature]
4.	ALDO MOKAYA MANTARA	MIRUKA MARKET	Chair Miruka Market	0086106	[Signature]
5.	KURA K. NYAGIA	NYAMIRA COUNTY	SUPPLY CHAIN MANAGEMENT OFFICER	22345110	[Signature]
6.	ALBERT N. ONYANJA	BOANUNYU MARKET	Chairman Obung'oma Disabled	11245976	[Signature]
7.	JOHN DAN N. AWYA	NYAMIRA COUNTY	County P. Planner	23429200	[Signature]
8.	Joseph Nyakisi	Assembly	County P. Planner	13889650	[Signature]
9.	Francois O. Kari	MIRUKA MARKET	Secretary - miruka MKT	7309171	[Signature]
10.	Peterson Ojwach	MIRUKA MARKET	Chair disabled NYSMIR	0729208804	[Signature]

	Name	Organization	Designation	ID. No	Signature
11.	Josiah Ocho	NYAMIRA	MEMBER	2282728	[Signature]
12.	Callen Ousoni	Miruka	B.O.M	13078149	[Signature]
13.	L. N. Mwanjiri	O.O.P.	CHAIR	8558231	[Signature]
14.	NYACHIRO O. BO	NYAMIRA COUNTY		34171854	[Signature]
15.	CHARLES MUMANYI	NYAMAIYA MARKET	Bishop	5812366	[Signature]
16.	Michael Wambani	UJEMA	Exec Officer	23252977	[Signature]
17.	Goshus Mwaniki	Market Board	Vice Chairman	14534789	[Signature]
18.	Robert M. Mbilu	TRASH	TRASH	9479245	[Signature]
19.	WILLIAM O. ONDERI	MIRUKA	stakeholder	14544388	[Signature]
20.	Thomas Nyakibo	MIRUKA	stakeholder	5819540	[Signature]
21.	John Baisre gonye	MIRUKA	stakeholder	5813859	[Signature]
22.	Walter Ombui	Miruka	Stake holder	589096	[Signature]
23.	Philimon Kionge	Miruka		24178481	[Signature]
24.	John Ousoli	NYASORE	stakeholder	0259928	[Signature]
25.	SILA OTIEND	DRETA	MIFANYA BIASARA	5227318	[Signature]
26.	HASSAN MAMUN	MIRUKA	REFUGEE COUNCIL MEANYI BIASARA	1058471	[Signature]

Nyamira Municipal Spatial Plan

	Name	Organization	Designation	ID. No	Signature
27.	EDWARD ONYIAHOTA	KBC MINDO FM RADIO TAIFA	NEWS CORRESPONDENT	32572339	
28.	Pilib Nyuto	MIRUKA	MOOBIRI	1659054	P.h.A. 8
29.	Oscar O. Opende	MIRUKA	Committee member	5865918	
30.	Robert Ntakwari	ODP	ASS/Chief - Miruka	12898669	
31.	Lamech N. Ntani	Dir. Int'l Physical Plann	Physical Planner	2442149J	
32.	Prizy Zakaria	Renaissance	Asst. Physical Planner	32700533	
33.	Faiola Omolo	Renaissance Planning Ltd	Assistant Planner	20142438	
34.	Victor Wambua	Renaissance Planning Ltd	Assistant planner	29305793	
35.	P. Mutumambui	" "	Director-lead consultant	7231496	
36.	Erick Mwai	Renaissance Planning Ltd	GIS Expert	28357995	
37.	Silas Mbaabu	Renaissance Planning Ltd	Planner	25834421	
38.	Miriam Kebuka	Renaissance Planning Ltd	Planner	4838656	
39.	Fredrick Kambuku	Renaissance Planning Ltd	Sociologist	12533571	
40.					
41.					

**b. Stakeholder Forum Held at Ibuchu Vocational Training Centre, 4<sup>th</sup> August, 2020**  
**Photolog**



Nyamira Municipal Spatial Plan

Attendance list

AWARENESS, SENSITIZATION AND VISIONING FORUM ON THE CONSULTANCY SERVICES FOR PREPARATION OF NYAMIRA MUNICIPAL SPATIAL PLAN; TING'A AND SIRONGA URBAN CENTRES

VENUE: SIRONGA - IGUCHA VOCATIONAL TRAINING CENTRE

DATE: 4/8/2020

LIST OF ATTENDANCE

No	Name	Organization	Designation	ID. No	Signature
1.	JACKSON MUGISHI	NYAMIRA MUNICIPALITY	NYAMIRA MUNICIPALITY	21749308	[Signature]
2.	DAVID N. DARIKI	NYAMIRA COUNTY	PHYSICAL PLANNER	24421495	[Signature]
3.	ALICE M. OMBORI	NYAMIRA MUNICIPALITY	MUNICIPAL BOARD MEMBER	23567468	[Signature]
4.	MUTAYA MITEJA	W/ADMIN-BOGICHORA	W/ADMIN-BOGICHORA	10467125	[Signature]
5.	WINNIE K. QSKO	W/ADMIN-BOSAMARO	W/ADMIN - BOSAMARO	29790210	[Signature]
6.	JARED K. NACHI	SIRONGA MARKET	SIRONGA MARKET	13328164	[Signature]
7.	ELIJAH	SIRONGA MARKET	SIRONGA MARKET	24385866	[Signature]
8.	MICHAEL GECHUK	SIRONGA MARKET	SIRONGA MARKET	14450943	[Signature]
9.	Jared Obuya	SIRONGA MARKET	SIRONGA MARKET	22652608	[Signature]
10.	EUCABETH OYONI	SIRONGA MARKET	SIRONGA MARKET	21839741	[Signature]
11.	MONDLANE OMIYAKHA	SIRONGA MHT	SIRONGA MHT	28082158	[Signature]

No	Name	Organization	Designation	ID. No	Signature
12.	PERIS ONGACA	SIRONGA MARKET	SIRONGA MARKET	5841148	[Signature]
13.	SAMSON OGERO	SIRONGA	SIRONGA SCHOOL	7008688	[Signature]
14.	Daniel Machugu	physical planning	Secretariat	33080820	[Signature]
15.	STANLEY OBERO	VTC IBUCHA	Chairman	1600257	[Signature]
16.	MURONGA SANDIWA CHATWICK	TINGA	Participant	21693925	[Signature]
17.	NANCY KIMWENI	Sironga	Participant	33165542	[Signature]
18.	Stephen Mwangi	Sironga	Participant	90952410	[Signature]
19.	Patrick Omani	MAKAYO	MAKAYO MKT	22700129	[Signature]
20.	JACK NYABOI	TINGA MARKET	Participant	6939653	[Signature]
21.	Kennedy Ayuka	TINGA MARKET	SECRETARY/SECURITY	9977597	[Signature]
22.	SDFIN N. MARIKO	SIRONGA STREET	SECURITY	2271271	[Signature]
23.	WILLIAM MOTARDKI	SIRONGA VILLAGE	V. Chair Igucha VTC	1607345	[Signature]
24.	Estelene B. Nyambare	LANDS, HOUSING, PHYSICAL PLANNING	physical planner	24064269	[Signature]
25.	Ishobani N. Anya	county govt	physical planner	23429200	[Signature]
26.	Jared Atuma	VTC IBUCHA	manager	13326476	[Signature]
27.	EDWARD ABUGA	MEDIA   KBC	JOURNALIST	32572339	[Signature]

**c. Stakeholder Forum Held at Kebirigo (Cooperative Society), 5<sup>th</sup> August, 2020  
Photolog**





Nyamira Municipal Spatial Plan

Attendance list

AWARENESS, SENSITIZATION AND VISIONING FORUM ON THE CONSULTANCY SERVICES FOR PREPARATION OF NYAMIRA MUNICIPAL SPATIAL PLAN; KEBIRIGO AND NYARAMBA URBAN CENTRES

VENUE: KEBIRIGO SOCIETY HALL.

DATE: 5/8/2020

LIST OF ATTENDANCE

	Name	Organization	Designation	ID. No	Signature
1.	Lamech M. Nyanki	Nyamira County	Director Physical Planning	24421495	[Signature]
2.	JACKSON M. MACHUMBE	NYAMIRA MUNICIPALITY	Municipal Manager	21749345	[Signature]
3.	Evelyn S. Nyumbane	NYAMIRA COUNTY	COUNTY PHYSICAL PLANNER	24064269	[Signature]
4.	Purity M. Nyumbaga	NYAMIRA COUNTY	ACCOUNTANT	26272117	[Signature]
5.	Elia Samwel Mwangi	Chairman Kebirigo	Market	7217343	[Signature]
6.	Joseph Mogeno	Vice Chairman Kebirigo	Market Kebirigo	5841446	[Signature]
7.	Richard Mecha	Secretary	Kebirigo Mkt	411824	[Signature]
8.	P. Onduleki Sapwe	Kebirigo Resident	Kebirigo Mkt	0305533	[Signature]
9.	Irissa Maria Rukunga	Kebirigo Mkt Treasurer	Kebirigo Mkt	11703530	[Signature]
10.	DANARIS HARIGE	Kebirigo Mkt N. representative	Kebirigo Mkt	2174165	[Signature]
11.	JOSEPHINE MOKATA	KEBIRIGO Mkt C-MEMBER	Kebirigo Mkt	22462627	[Signature]
12.	Peter Mokuu Barake	Kebirigo resident	Kebirigo Mkt	0768464	[Signature]
13.	John Bwanda Duman	Kebirigo businessman	P.O. NYaramba	4133243	[Signature]
14.	George Ochengo	Kebirigo "	K.	1100000	[Signature]
15.	Tom Nyumbaga	Kebirigo businessman	Kebirigo Mkt.	4410477	[Signature]

	Name	Organization	Designation	ID. No	Signature
16.	Daniel N. Kenyoti	Kebirigo resident	Businessman	2760237	[Signature]
17.	JAMES M. NYAMBAGA	Resident Kebirigo	Businessman	616183	[Signature]
18.	David Achuli	Kebirigo resident	Businessman	1090811	[Signature]
19.	Daniel Baji	Secretariat	Secretariat	3300000	[Signature]
20.	Caren disti	Kebirigo Resident	Businessman	-	-
21.	James Ombogo	Kebirigo Resident	Businessman	-	-
22.	Rilewand Morani	" "	Businessman	1305500	[Signature]
23.	NYAMIRO O. BOO	NYAMIRA COUNTY		34178024	[Signature]
24.	Jared Wilberforce	Nyamira Society for peace	liaison officer.	24939003	[Signature]
25.	GEOFFREY NREKA	Nyamira Society for peace	Guide.	32492860	[Signature]
26.	Francis Mwangi	Kebirigo FCS Ltd	Chairman	8152564	[Signature]
27.	ERICUS MUKOIMA	Kebirigo resident		32053340	[Signature]
28.	Jones Onduko	Kebirigo Resident		9405640	[Signature]
29.	RICHARD K. MURANYI	Kebirigo Resident		12899622	[Signature]
30.	James Ombogo	Kebirigo resident		0305069	[Signature]
31.	David Makuri	Kebirigo resident		0304990	[Signature]
32.	Moses M. Ombogo	Kebirigo Resident		6841410	[Signature]
33.	ELIZABETH K. MASERETI	NYAMIRA COUNTY GOVT	WARD ADMINISTRATOR - <sup>NATUTA</sup> BOYIA	32414061	[Signature]
34.	JEREMIAH AKIRO	NYARAMBA MARKET	MARKET SEC. NYARAMBA	1619403	[Signature]
35.	ROBIN NYAMIRITA	NYARAMBA MARKET	MARKET TRADER NYARAMBA	12503100	[Signature]
36.	JAMES NYADSI	NYARAMBA MARKET	DISABILITY	7984630	[Signature]

Nyamira Municipal Spatial Plan

	Name	Organization	Designation	ID. No	Signature
37.	Robert Torori	Nyamira County	County Surveyor	13747219	
38.	Blans Onduko	Nyamira Municipality	Board Member	30517334	
39.	Piazy Zakaria	Renaissance Planning Ltd	As. Physical Planner	3270533	
40.	Faciatao Omolo	Renaissance Planning Ltd	Assistant Planner	36142428	
41.	Victor Nambua	Renaissance planning Ltd	Assistant Planner	29305493	
42.	P. Mutema Kebek	" "	Director/Lead Consultant	7391096	
43.	Miriam Kebuka	Renaissance Planning Ltd	Planner	4828650	
44.	Fredrick Kauluku	Renaissance Planning Ltd	Sociologist	12532571	
45.	Erick Nwai	" " "	GIS Expert	2935295	
46.	Silas Mbaabu	" " "	Planner	25834421	
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**d. Stakeholder Forum Held at Municipal Hall, 6<sup>th</sup> August, 2020**

**Photolog**



Nyamira Municipal Spatial Plan

Attendance list

AWARENESS, SENSITIZATION AND VISIONING FORUM ON THE CONSULTANCY SERVICES FOR PREPARATION OF NYAMIRA MUNICIPAL SPATIAL PLAN; NYAMIRA TOWNSHIP AND KONATE MARKET

VENUE: WBSI MUGIRANGO GDR. HALL.

DATE: 6/8/2020

LIST OF ATTENDANCE

	Name	Organization	Designation	ID. No	Signature
1.	Hon. Ncheche	<del>NCA</del> Nyamira Municipality	NCA	22564100	[Signature]
2.	JOSEPHAT GORI	CCO - LANDS	CCO - LANDS	23492562	[Signature]
3.	JACKSON MUGUSU	Nyamira Municipality	Municipal Manager	217491308	[Signature]
4.	LAMEAN N-IRARIKI	LANDS - PHYSICAL PLANNING	Ag. Director Physical Planning	2424495	[Signature]
5.	PATRICE MANSION	WARD ADMINISTRATION	WARD ADMINISTRATION	22896774	[Signature]
6.	CECILIA OKUMBA	NYAMIRA MUNICIPALITY	V. Chair Municipality	1634531	[Signature]
7.	ZABLON DINDCHERI	NYAMIRA COUNTY (CECM - LHU.D)	CEM - LAND, HOUSING, PHYSICAL PLANNING	80646103	[Signature]
8.	JACKSON KEBATI	NYAMIRA COUNTY	WARD ADMINISTRATION	13329198	[Signature]
9.	JAKED M. OKORI	NYAMIRA COUNTY MEMBER - C.I.T.	S/O SCM	13707701	[Signature]
10.	Julius N. Ng'asiba	Nyamira County	V. ELDER	7223622	[Signature]
11.	Chrsantus Arago	Nyamira County	Village Elder	1659597	[Signature]

	Name	Organization	Designation	ID. No	Signature
12.	Kennedy N. Kiboro	Business Community	Chairman Business Community	21082982	[Signature]
13.	Soel Odhero	Nyamira residents	Village Elder	7282239	[Signature]
14.	Kevin O. Bwici	Chairman Boda	Village Operator	28282434	[Signature]
15.	Natal O. Gesora	Vice Chairman Boda	Business	26962293	[Signature]
16.	Joseph M. Ogweno	MPA - MPA Disabled & Disability Rep.	Chairman	1720277	[Signature]
17.	Bennet O. Ochi	Resident	Resident	22562125	[Signature]
18.	George Mwangi	Nyamira resident	Resident	13326092	[Signature]
19.	Manga K. Bwici	Nyamira resident	Resident	277139377	[Signature]
20.	WILLIAM O. MARIBI	RESIDENT NTR	RESIDENT	21664642	[Signature]
21.	MUKATA BOB	RESIDENT NTR	RESIDENT	2452289	[Signature]
22.	BENAKI O. OCHI	Boda Boda	Chairman	23291223	[Signature]
23.	Hon. PETER B. MACHINDA	RESIDENT NYAMIRA	RESIDENT	10020958	[Signature]
24.	Rose Ombeki	Residence Township	Resident	2590722	[Signature]
25.	Ernest Ombeki	Disability Office	Director NS PWD	25277911	[Signature]
26.	Daniel M. Bwici	Municipality	Secretary	33040520	[Signature]
27.	NYAMIRO O. Bwici	County	Secretary	34171854	[Signature]

**Situational Analyses Report presentation to the Technical Supervisory Team and Municipal Board on 13<sup>th</sup> October, 2020 at KCB Social Hall, Nyamira County Headquarters**



Nyamira Municipal Spatial Plan

Attendance list

SITUATIONAL ANALYSIS PRESENTATION TO THE TECHNICAL TEAM

CONSULTACY SERVICES FOR PREPARATION OF NYAMIRA MUNICIPALITY SPATIAL PLAN 2020 – 2030

PARTICIPANTS

No.	NAME	Designation	ID No./P No.	SIGN
1.	EVANS ONDOKO OIRE	MUNICIPALITY BOARD MEMBER	30512324	
2.	CHARLES O. NYAMBOGA	MUNICIPAL BLM	0998315	
3.	Peter Bita Ondieki	Chairman Municipal Board	8954638	
4.	Evelyn B. Nyambano	physical planner	24064269	
5.	LECIVA ONDIMA	MUNICIPAL BLM	1634531	
6.	ALICE ONB WORI	Municipal B. M	23567468	
7.	ROBERT A. TORORI	Surveyor	13747219	
8.	Bernard Onbati	Municipal Staff	22862128	
9.	Elias R. Ofeki	Documentation	31629361	
10.	Lameh M. Nyariki	M. Director Planning	2421495	
11.	Purity M. Nyamboga	ACCOUNTANT	26272117	
12.	Jared M. Orori	Procurement practitioner	13707701	
13.	Egra Nyagya	Procurement Officer	070 2234870	
14.	Janson Mwangi	Municipal Manager	21749348	
15.	P. Mutuma Mburu	Director, Registration	7731496	
16.	Dan Kiara	Urban Planner	4828375	
17.	Faciata Omolo	Assistant Planner	30142438	
18.	EVELYNE OCHIENG OMONDI	Assistant Planner	32510528	
19.	Cyprian Oukoba	Admin	22881187	
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**Situational Analyses Presentation to the Stakeholders and Municipal Board on 12<sup>th</sup> February, 2021 at Borabu Hotel, Nyamira Town**



Attendance list



SITUATIONAL ANALYSIS STAKEHOLDERS PRESENTATION WORKSHOP; CONSULTANCY SERVICES FOR PREPARATION OF NYAMIRA MUNICIPAL SPATIAL PLAN (2021-2030)

VENUE: ..... BORASU INN .....

DATE: ..... 12/2/2021 .....

LIST OF ATTENDANCE

S.No	Name	Department	Designation	ID. No	Signature
1.	JOSHUA GORI	LHPUD	CEO	2349262	[Signature]
2.	LANEHI N. MARIKI	LHPUD	Ag. Director Physical Planning	2421495	[Signature]
3.	Egna K. Nyaga	Procurement	P-scsmo	22345710	[Signature]
4.	Manga masreti	Mamru Township	member	11441520	[Signature]
5.	CAROLINE Abuga	Health Depart	Admin	2862013	[Signature]
6.	Sayed mogeni	procurement	NASCM	1370701	[Signature]
7.	ALICE M. OMBURI	Municipal Board Member	Member	23567468	[Signature]
8.	John Danda	PSM	SEA	11036880	[Signature]
9.	SOFIA BOSIBORI	BW	member	2771271	[Signature]
10.	Elijah Marzi	PSM	WA	12898370	[Signature]
11.	JONES O. MAKAMBI	NYABITE	Member	24662268	[Signature]
12.	Evelyn B. Njumbani	LHPUD	physical planner	24064269	[Signature]

S.No	Name	Department	Designation	ID. No	Signature
13.	Boaz Mironi	LHPPUD	CD. IT	2206952	[Signature]
14.	CHARLES OMBURI	MUNICIPAL BOARD	MEMBER OF BOARD	0998315	[Signature]
15.	efeki omwami	MUNICIPAL BOARD	MEMBER OF BOARD	0667699	[Signature]
16.	ASSUMPTA OMBURI	COU	HRM	23653647	[Signature]
17.	Silia Nyamunya	FO ICT	Director ICT	27664889	[Signature]
18.	Duke Mogaika	Chief	Chief (NITE Kikuyu)	11701802	[Signature]
19.	Cecilia Ondino	MUNICIPAL CHAIRPERSON	V/Chairperson	1634531	[Signature]
20.	Ruth Anya	communication	Information officer	30446924	[Signature]
21.	Mageko Kumbi	Ward 1 Municipality	Accountant	28473381	[Signature]
22.	Samuel M. Kibuka	Chairman Kibingo	Chairman	7217343	[Signature]
23.	GEORGE O. MAMBA	Chairman Nyakami	Chairman	27024430	[Signature]
24.	Peterson Dhwaga	Chairman Kegogi	Chairman	7631732	[Signature]
25.	Samuel M. Kibuka	Location Security	Chairman	343263	[Signature]
26.	PHILIP NYAMUNDO	ODP	CHIEF	13525521	[Signature]
27.	JEREMIAH OKORO	MKT. SEC.	BUSINESSMAN	1619403	[Signature]
28.	KENNETH AYERO	SECRETARY - TINGA MAT	SECRETARY	9977597	[Signature]
29.	JOSEPHINE OKERO	PASTOR TOWNSHIP	PASTOR	11322004	[Signature]



Nyamira Municipal Spatial Plan

S.No	Name	Department	Designation	ID. No	Signature
30.	Aloys Makaya Manyara	Miruba Market	chairman	0086106	
31.	Dominic O. Mwanjili	KEBIRIKI MARKET	MEMBER (40TH)	23124073	
32.	ELIZABETH K. NASEREN	BONYAMATUTA WARD	WARD ADMINISTRATOR	32414061	
33.	MURANYA O. MITEMA	W/ADMIN I	BOGOTORA	10467125	
34.	Beatrice Nyaboke	W/ADMIN	BOSAMARO	13328413	
35.	Joseph M. Kwas	Interior	reg. chief	11323236	
36.	JAMES MOMBATI	Township	Town Representative	31005914	
37.	MURRAY W. MUKA	MCA - BOGOTORA	MCA	13506100	
38.	PRINCE MUMBU	PSM	WARD ADMINISTRATOR	20396774	
39.	JACK OYUNGA	PSM	Area Commr	805502	
40.	Jithan Anya	Lands	CPD	23142920	
41.	Daniel B. Nalaga	Municipality	Physical Planning Off.	3040820	
42.	RUPER GEKE	P. S. M	Information officer	25866539	
43.	Kennedy Mnyaka	PSM	WARD ADMINISTRATOR	23049908	
44.	Franc Mbatuzi		NYAMATYA	22174040	
45.	APRIL R. ONYANGO	Physical Planning	Secretary	1037068	
46.	SAMSON GISORE	Bogotora ward	Zonal	1503220	

S.No	Name	Department	Designation	ID. No	Signature
47.	CYPRIAN ONKOBA	MUNICIPALITY	O. ASSISTANT	22557251	
48.	SPURGE ONGERA	COMMUNICATION	DIRECTOR	2281755	
49.	Lameck Oloo	Bosamara	Stakeholder	32414921	
50.	Zablon Onyiah	LHUD	CBOM - LHUD	8646103	
51.	Zachariah O. Ombaka	LHUD	DIRECTOR. U.D	9736346	
52.	Daniel Nalaga	MIRUKA	WILLIAM ONDARI	1753349	
53.	JERIAH OKIRO	Gov's office	Sp in services	5745775	
54.	Dennis Motumi	F.I.C.T	ICT officer	20508208	
55.	SAMUELATIJI	TINGA MKT.	REP.	1611876	
56.	Vane Onli	LHUD	Secretary.	27324670	
57.	MIRIAM NAWOAN	LHUD	S.S.P	31230120	
58.					
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**Draft Municipal Spatial Plan Presentation to the Stakeholders on 18<sup>th</sup> May, 2021 at Borabu Hotel, Nyamira Town**



Nyamira Municipal Spatial Plan

Attendance list



CONSULTANCY SERVICES FOR PREPARATION OF NYAMIRA MUNICIPAL SPATIAL PLAN; DRAFT PLAN PRESENTATION TO THE TECHNICAL SUPERVISORY TEAM AND MUNICIPAL BOARD

VENUE: KENYA INDUSTRIAL ESTATE (K.I.E) SOCIAL HALL







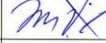


DATE: 19<sup>th</sup> MAY 2021

LIST OF ATTENDANCE

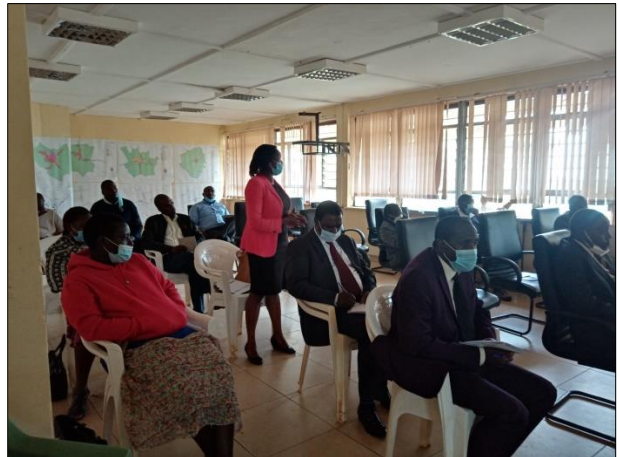
S.No	Name	Department	Designation	ID. No	Signature
1.	Kabellah Magero	lands/municipality	Accountant/member representation team	2672282	<i>[Signature]</i>
2.	LILIAN A. OULA	EWEMENARE	OFFICE ADMIN ASSISTANT	21808497	<i>[Signature]</i>
3.	KEONDA N. ORWARI	EDUCATION & VOCATIONAL TRAINING	DIRECTOR ECDE & CCC	5532742	<i>[Signature]</i>
4.	JACKSON MARIKI	Municipality	M/MANAGER	2174938	<i>[Signature]</i>
5.	Kathoo M. Ombui	Municipality	Procurement	21869975	<i>[Signature]</i>
6.	Egwa K. Nyaga	Finance & planning	PSCMO	22345710	<i>[Signature]</i>
7.	MARGARET OYARO	MUNICIPALITY	BOARD MEMBER	30090755	<i>[Signature]</i>
8.	CELIA ONDIMA	MUNICIPALITY	V/CHAIR	1634531	<i>[Signature]</i>
9.	MUSYOKA S. M	RENAISSANCE	SURVILOR	8353492	<i>[Signature]</i>

S.No	Name	Department	Designation	ID. No	Signature
23.	IRUEL OJONGA	LHUD/COMMUNICATION	As. Director	22181753	<i>[Signature]</i>
24.	JAMAR NYARIKI	LHUD	DIRECTOR	24421495	<i>[Signature]</i>
25.	Bernard Ombui	Municipality	Admin	22562125	<i>[Signature]</i>
26.	ZABLOT M. KERINA	LHUD	As. Director	11245841	<i>[Signature]</i>
27.	Johnban Anya	P-Planning	CPPD	23429200	<i>[Signature]</i>
28.	PETER O. OGERO	Medica	Dr. GITEMBE T.V	2986995	<i>[Signature]</i>
29.	Evelyn Bolambui	LHUD	C. physical planner	24064269	<i>[Signature]</i>
30.	Peter Zita Ondicki	Municipality	Chairman of the Board	9954688	<i>[Signature]</i>
31.	NYACHIRO D. BOB	LHUD	As. Planner	24171854	<i>[Signature]</i>
32.	Daniel	LHUD	Director	9968752	<i>[Signature]</i>
33.	Daves Mose	DECLL	Director	11322043	<i>[Signature]</i>
34.	Robert Tom	Survey	As director	13747215	<i>[Signature]</i>
35.	Stephen Mwendu	Finance & Mngt	Director & Audit	2242565	<i>[Signature]</i>

Nyamira Municipal Spatial Plan

S.No	Name	Department	Designation	ID. No	Signature
36.	JAYCEC N OCECH	Municipality	office clerk	23451177	
37.	Cyprine Onkoba	Municipality	Official	22887787	
38.	Simon Oduan	TRPW	official	25806837	
39.	Edward Keron	TRPW	official	28149255	
40.	Francis Mabele	Trade	D. markets	291572	
41.	Charles Ombafi	Municipal Board	BOARD MEMBER	0998915	
42.	Eng. J.M. ORURU	TRPW	DIRECTOR	21801667	
43.	JOSHT OYENKA	PSM/COM.	DIRECTOR	20181757	
44.	MR FRANS ODUKA	BOARD MEMBER	BOARD	19891227	
45.					
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**Draft Municipal Spatial Plan Presentation to the Supervisory Technical Team and Municipal Board on 19<sup>th</sup> May, 2021 at Kenya Industrial Estate, Nyamira Town**



Nyamira Municipal Spatial Plan

Attendance list



CONSULTANCY SERVICES FOR PREPARATION OF NYAMIRA MUNICIPAL SPATIAL PLAN; DRAFT PLAN  
PRESENTATION TO THE STAKEHOLDERS

VENUE: ..... BORKBO COUNTRY INN HOTEL

DATE: ..... 18<sup>th</sup> MAY 2021

LIST OF ATTENDANCE

S.No	Name	Department	Designation	ID. No	Signature
1.	JACKSON MORUKU	MUNICIPALITY	M/manager.	21749308	<i>[Signature]</i>
2.	SPRUFE SAKARA	COMMUNICATIONS	Director communication	2281758	<i>[Signature]</i>
3.	LAMEH NJARU	LANDS	Asst. Director Physical Planning	24421495	<i>[Signature]</i>
4.	PATRICE AMANTIA	P.S.M	WARD ADMINISTRATOR	22896774	<i>[Signature]</i>
5.	KENNETH ATIERA	TINJA MKT	SECRETARY-07483238	9977597	<i>[Signature]</i>
6.	Rael Kamanda	TOWNSHIP	member 077764477	9548394	<i>[Signature]</i>
7.	Magabi MATHIAS	Siamaani	member 0711694655	2170921	<i>[Signature]</i>
8.	JONES MAKAMBI	TOWNSHIP	MEMBER	2462266	<i>[Signature]</i>
9.	JOSEPH MCKINARO	INTERIOR	AG. chief	11323236	<i>[Signature]</i>

S.No	Name	Department	Designation & CONTACTS	ID. No	Signature
10.	PATRICK OMARI	MAKIRO MKT	Chairman. (0226169787)	22700129	<i>[Signature]</i>
11.	DOMINIC MOMANYI	KEBIRIGO MARKET	MEMBER-0725350006	23134073	<i>[Signature]</i>
12.	Elizabeth K. Masoreti	BONTAMATOTA WARD	0702175076 Ward Administrator	32414061	<i>[Signature]</i>
13.	PIUS MOKAYA	BOSAMARO WARD	secretary-0728079184	1658479	<i>[Signature]</i>
14.	Kennedy G. G. G. G.	BOSAMARO WARD	MEMBER 0716427424	10908954	<i>[Signature]</i>
15.	JECINTA SAGIE	SIRONGA MKT	MEMBER 0741844507	21852779	<i>[Signature]</i>
16.	MORTYAD. MORTYAD	W/ADMIN BOKITORA	0729652112	10467125	<i>[Signature]</i>
17.	MUSYOICA SM	Renaissance	surveyor	8353492	<i>[Signature]</i>
18.	MUTUMA MBUI	Renaissance p/c	Director	7731486	<i>[Signature]</i>
19.	JONES MOMANYI	Township ward	township 0711376610	51005914	<i>[Signature]</i>
20.	Testine MUKAI	OOP	Chairing -0718525307	20682727	<i>[Signature]</i>
21.	Zablon M. KERINA	L HPP & US	Asst. Director Administration	11245841	<i>[Signature]</i>
22.	SAMUEL MASA	KONATE MARKET	SECRETARY	3423203	<i>[Signature]</i>

Nyamira Municipal Spatial Plan

S.No	Name	Department	Designation	ID. No	Signature
23.	JACKSON BOZARO	TINGA MKT	Chair 0722261175	0379528	[Signature]
24.	Evelyn B. Nyumbwa	LHUD	physical planner 0725666770	24064265	[Signature]
25.	JACKSON MPEBWA	MUNICIPALITY.			
26.	Bernard Oubati	Municipality	Administration	2252125	[Signature]
27.	HON BARON UD			5818912	[Signature]
28.	JEREMIAH OBIORO		<del>Chairman</del> Sec		[Signature]
29.	GEORGE OGESE		Chairman	000	
30.	James Soro Kanti	MCA BOSOMARO	Bosomaro REP.	32414921	[Signature]
31.	Beatrice Nyatigo	W/A Bosomaro	W/A	1332843	[Signature]
32.	JOSEPH NYAKO	P.S.M	D-Commis	8055044	[Signature]
33.	RISPER OKEKE	P-S+M	COMMUNICATION OFFICER	2886639	[Signature]
34.	Samuel Mwigulu	Chairman Kebirgo	Chairman 071525076	7217343	[Signature]
35.	ELIJAH MASU	WA	KIABONTORU WARD	1289837	[Signature]

S.No	Name	Department	Designation	ID. No	Signature
36.	Ch. Ombongi Nyabisi	Market	Chairman Market	763172	[Signature]
37.	EVARLYN CAMON	MAKARO	member 0716340096	29523712	[Signature]
38.	Josephine Okero	Township	Member	0729377183	[Signature]
39.	Dani Raba.	Nyamira Ward	M.C.A	72172621	[Signature]
40.	Teress Kibanga	Kebirgo	member	11703620	[Signature]
41.	Don Mochochi	MCA Bosomaro	MCA 072282566		[Signature]
42.	ELIAS MUTOBI	W/A MAKARO	member	72174480	[Signature]
43.	Jephtha Shem	Nyamira	member	26927107	[Signature]
44.	Kennedy Mwigulu	Nyamira	Ward Administrator	23879105	[Signature]
45.	Francis Walel	Township	member	071373201	[Signature]
46.	Sofia Peter	Township	Member	011142255	[Signature]
47.	DANIEL NYABISI	NYABISI MARIKOS CHAIR	CHAIRMAN MKT NYABISI	0471174	[Signature]
48.	Peter Bita Ondicki	Nyamira Municipality	Chairman	8954688	[Signature]

Nyamira Municipal Spatial Plan

S.No	Name	Department	Designation	ID. No	Signature
49.	Chabes Kigala	NCA	MCA	165199	
50.	JACKSON KESATI	L/ADMUN	L/ADMUN	12/05/02	
51.	Richard Medur	Kobirigo committee.	Secretary.	16/05/21	
52.	JAMES . MARIKA	Kuchungu Committee	Secretary	16/05/21	
53.	KEORRE MARENGE	KEBIRIGU	MEMBER	16/05/21	
54.	Sanphan Matiga	Nyamira committee	Secretary	12893566	
55.	STANWEE ATU	Trips		16/18760	
56.	Faciola Onolo	Renaissance Planning U	Assistant Planner	3042438	
57.	phineas mwiti	Renaissance planning U-d	Assistant planner	20451493	
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61.					