



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

STRATEGIC PLANNING FOR ENVIRONMENTAL  
GOVERNANCE AND POVERTY ALLEVIATION

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

**UN**  **HABITAT**

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Strategic Planning for Environmental Governance and Poverty Alleviation

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[www.unhabitat.org](http://www.unhabitat.org)

HS/123/10E

ISBN (Series): 978-92-1-132031-2

ISBN (Volume): 978-92-1-132234-7

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Editor: Roman Rollnick

Design and layout: Andrew Ondoo

## FOREWORD



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

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

Despite this rapid growth a study undertaken by UN-Habitat revealed that most of these secondary towns did not have any plan to accommodate rapid growth. Several towns had no plan at all while the plans of others were completed out of date and overtaken by reality. For this reason UN-HABITAT support to these secondary towns centers two key areas: (I) to help these towns prepare forward looking plans including the spatial configuration of growth; and (II) strengthening the capacity of these secondary towns to prepare and implement their respective. Both these technical aspects of the project are underpinned by a third area – that of urban management and governance.

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

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

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

Dr. Anna Kajumulo Tibaijuka  
Executive Director, UN-HABITAT



## EXECUTIVE SUMMARY

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

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

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

### UNPLANNED AND UNCOORDINATED URBAN GROWTH

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

### INADEQUATE TRANSPORT AND INFRASTRUCTURE SERVICES

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

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

### POOR HOUSING CONDITIONS

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

### UNEMPLOYMENT AND UNDEREMPLOYMENT

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

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

### INADEQUATE CAPACITY OF INSTITUTIONS

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

### INEFFECTIVE PARTICIPATION IN PLANNING PROCESSES

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

## INCREASED DETERIORATION OF ENVIRONMENTAL QUALITY

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

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

## INCREASED POVERTY LEVELS

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

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

## METHODOLOGY

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

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

## CHAPTER SYNOPSES

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

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

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

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

**Chapter 5** presents the population and demographic characteristics

**Chapter 6** critically assesses the existing housing and human settlements

**Chapter 7** provides an analysis of predominant economic activities

**Chapter 8** highlights infrastructure and utilities

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

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

**Chapter 11** outlines the plan proposals

**Chapter 12** articulates action plans for the development of the MoHB



# TABLE OF CONTENTS

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

5.2 DEMOGRAPHIC DYNAMICS	11
5.2.1 Average Household Sizes	11
5.2.2 Dependency Ratio	11
5.2.3 Sex Ratio	11
5.2.4 Fertility Rate	12
5.2.5 Life Expectancy	12
5.2.6 Migration Trends	12
5.3 DEMOGRAPHIC CHALLENGES	12
<b>CHAPTER 6: HOUSING AND HUMAN SETTLEMENTS</b>	<b>13</b>
6.1 LAND TENURE	13
6.2 EXISTING ZONING	13
6.3 PLOT SIZES	14
6.4 HOUSE TYPOLOGIES	14
6.5 HOUSING DENSITIES	14
6.6 BUILDING MATERIALS	14
6.6.1 Ventilation And Lighting	16
6.6.2 Level Of Services And Facilities	16
6.7 OPPORTUNITIES AND CHALLENGES	16
<b>CHAPTER 7: ECONOMIC ACTIVITIES</b>	<b>17</b>
7.1 FISHING	17
7.2 INDUSTRIAL ACTIVITIES	17
7.2.1 Formal Industries	17
7.2.2 Informal Industries	18
7.2.3 Potential For Industries	18
7.3 COMMERCIAL ACTIVITIES-FORMAL AND INFORMAL ACTIVITIES	18
7.3.1 Trade In The Fishing Sub-Sector	18
7.3.2 Formal Commercial Activities	18
7.3.3 Informal Commercial Activities	18
7.4 AGRICULTURAL ACTIVITIES	19
7.5 TOURISM	19
7.6 OPPORTUNITIES AND CHALLENGES	19
7.6.1 Fishing	19
7.6.2 Industries	20
7.6.3 Construction Industry	20
7.6.4 Agriculture	20
7.6.5 Trade	20
7.6.6 Transport	20
7.6.7 Tourism	20
<b>CHAPTER 8: INFRASTRUCTURE AND UTILITIES</b>	<b>21</b>
8.1 WATER	21
8.1.1 Water Supply	21
8.1.2 Water Demand	21
8.2 SANITATION	21
8.2.1 Sewerage System	21

预览已结束，完整报告链接和二维码

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