



UN-HABITAT
United Nations Human Settlements Programme
Regional Office for Africa and the Arab States



Rapid Urban Sector Profiling for Sustainability (RUSPS)

Project designed and implemented by UN-HABITAT

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MAVOKO

URBAN SECTOR PROFILE





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FOREWORD

The annual urban growth rate in Sub-Saharan Africa is almost 5 percent, twice as high as in Latin America and Asia. It also has the world's largest proportion of urban residents living in slums, which today are home to 72 percent of urban Africa's citizens representing a total of some 187 million people. As more and more people seek



a better life in towns and cities, the urban slum population in Africa is projected to double every 15 years in a process known as the urbanisation of poverty. African cities are thus confronted in the new Millennium with the problem of accommodating the rapidly growing urban populations in inclusive cities, providing them with adequate shelter and basic urban services, while ensuring environmental sustainability, as well as enhancing economic growth and development.

UN-HABITAT is the lead agency for implementation of Millennium Development Goal (MDG) 7, Target 10 (reducing by half the number of people without sustainable access to safe drinking water), and Target 11 (achieving significant improvement in the lives of at least 100 million slum dwellers by 2020). As part of our drive to address this crisis, UN-HABITAT is working with the European Commission to support sustainable urban development in African, Caribbean and Pacific (ACP) countries. Given the urgent and diverse needs, the agency found it necessary to develop a tool for rapid assessment to guide immediate, mid- and long-term interventions. In 2002, based on the European Commission's Consultative Guidelines for Sustainable Urban Development Co-Operation, UN-HABITAT successfully implemented an Urban Sector Profile Study in Somalia for the first time. The Study resulted in the identification and implementation of three major programmes with funding from a variety of donors.

In 2004, UN-HABITAT's Regional Office for Africa and the Arab States took the initiative to develop the approach further for application in over 20 countries. This was achieved in collaboration with other departments within the agency – the Urban Development Branch with the Urban Environment Section, the Global Urban Observatory, the Shelter Branch, the Urban Governance Unit, the Gender Policy Unit, the Environment Unit and the Training and Capacity Building Branch. This new corporate approach is known as Rapid Urban Sector Profiling for Sustainability (RUSPS). The implementation of RUSPS was launched thanks to contributions from the Governments of Italy, Belgium and the Netherlands. The idea behind RUSPS is to help formulate urban poverty reduction policies at the local, national and regional levels through a rapid, participatory, crosscutting, holistic and action-orientated assessment of needs. It is also aimed at enhancing dialogue, awareness of opportunities and challenges

aiming at identifying response mechanisms as a contribution to the implementation of the MDGs.

RUSPS addresses four main themes: governance, slums, gender and HIV/AIDS and environment. It seeks to build a national profile, and three settlements representing the capital or a large city, a medium-sized city, and a small town. The profiles offer an overview of the urban situation in each participating city through a series of interviews with key urban actors. This is followed by a city consultation where priorities are agreed. City-level findings provide input for the national profiling that is combined with a national assessment of institutional, legislative, financial and overall enabling frameworks and response mechanisms. The profiles at all levels result in supporting the formation of city and national strategies and policy development. Additionally, the profiling facilitates sub-regional analyses, strategies and common policies through identification of common needs and priorities at the sub-regional level. This provides guidance to international external support agencies in the development of their responses in the form of capacity building tools.

In Kenya, the profiling was undertaken under the leadership of national and local authorities. This initiative has been carried out locally in Nairobi, Kisumu and Mavoko as well as nationally. The Mavoko Urban Profile focuses on the findings of a desk-study, interviews with key actors and a town consultation with key urban actors and institutions. Consultation participants agreed to address the salient urban issues including poverty, insecurity, corruption, pollution and crime all problems that negatively affect investments and economic development. A consensus was reached on priority interventions in the form of programme and project proposals to be implemented

I wish to acknowledge the contributions of Mr. Mohamed El Sioufi, who developed the concept of RUSPS and is coordinating its implementation. I also wish to cite those members of staff for their role in helping produce this report. They include Alioune Badiane, Farouk Tebbal, Clarissa Augustinus, Mohamed Halfani, Lucia Kiwala, Eduardo Moreno, Ole Lyse, Raf Tuts, Gulelat Kebede, Gora Mboup, David Kithakye, Kibe Muigai, Fernando Da Cruz, Jos Maseland, Richard Woods, James Mutero, Raakel Syrjanen and Kerstin Sommer.

I would like to wish the Mayor of Mavoko, Town Councilors and all those who have participated in and supported this initiative every success in its implementation. I also look forward to supporting further their efforts in the development of Mavoko.

A handwritten signature in black ink, appearing to read 'Anna Kajumulo Tibaijuka'.

Anna Kajumulo Tibaijuka
Under-Secretary-General of the United Nations,
and Executive Director,
UN-HABITAT

EXECUTIVE SUMMARY

Introduction

The Rapid Urban Sector Profiling for Sustainability (RUSPS) is an accelerated and action-oriented urban assessment of needs and capacity-building gaps at national and local levels. It is currently being implemented in over 20 countries in Africa and the Arab States. RUSPS uses a structured approach where priority interventions are agreed upon through consultative processes. The RUSPS methodology consists of three phases: (1) a rapid participatory urban profiling, at national and local levels, focusing on Governance, Slums, Gender and HIV/AIDS, Environment, and proposed interventions; (2) detailed priority proposals; and (3) project implementation. RUSPS in Kenya encompasses a national profile, as well as profiles for Nairobi, Mavoko and Kisumu, each published as a separate report. This is the Mavoko report and it constitutes a **general background**, a synthesis of the four themes, **Governance, Slums, Gender and HIV/AIDS and Environment**, and priority **project proposals**.

Background

Mavoko, popularly known as Athi River, is a fast growing industrial town located some 25km southeast of Nairobi. It is experiencing rapid change and social upheaval due to a large influx of new residents, gentrification, establishment of new industries and further marginalisation of the urban poor. Mavoko's rapidly expanding industrial and manufacturing base attracts low-skilled workers from all over Kenya making it one of the fastest growing municipalities in Kenya. Mavoko's strategic location as the likely expansion area of the Greater Nairobi Metropolitan Region and its proximity to two busy highways connecting Nairobi with the port of Mombasa and Tanzania offers it great potential for economic development. The Municipal Council of Mavoko (MCM) is faced with the challenges of responding to these changes and to guide the town's physical, spatial and economic development, as well as of addressing rapidly increasing urban poverty. Decentralisation and strengthening of Mavoko's financial and revenue mobilisation are vital for improved performance. Further, there is a need for broad-based partnerships that utilise the full potential of the private and informal sectors in urban development and poverty alleviation. Lastly, the municipal council has to concentrate on improving its capacity in terms of physical, economic, and environmental planning, and to focus on pro-poor policies and equitable and efficient urban management.

Governance

Governance in Mavoko faces many problems of recent socio-economic change but the council lacks financial and human resource capacity to respond to them. The town currently has no comprehensive physical, economic or environmental plan. The Local Authority Service Delivery Action Planning (LASDAP) has seen some successes as it attracts participation of civil society, but there is a need to make the process more inclusive and participatory. The relationship between

the council and its residents is still marred by difficulties and there is no communication strategy or a Citizens' Charter. The MCM combines a strong and committed leadership with interested residents – even though the council is understaffed and suffers from a shortage of skills. A number of active civil society organisations operating in Mavoko makes a good start to addressing the relationships between the MCM and local residents.

Slums

A high proportion of Mavoko's inhabitants live in appalling slum conditions characterised by insecure tenure, lack of access to basic services and poor hygienic conditions. Many experience acute security and health problems and are dependent on the informal sector for survival. The municipal council is unable to meet increasing demands for urban infrastructure and services and it does not have pro-poor policies to combat rising urban poverty. The council should improve its planning capacity and incorporate the slums into its spatial, economic and social development plans.

Gender and HIV/AIDS

Gender disparities are common in Mavoko. Women are generally less aware of their rights and have less access to land, housing and credit. Many suffer from exploitation through low wages, long working hours and dire working conditions. These disparities, combined with the general burdens of household work give women a low social status. The council has neither responded to these gender disparities nor is there gender mainstreaming within the council or within any of the urban agendas. HIV/AIDS infection rates are on the increase and there are several major weaknesses in the HIV/AIDS framework. There is a need to strengthen awareness and implement the national gender and HIV/AIDS policies at the local level.

Environment

Mavoko's environment is seriously threatened by growing population pressures combined with increasing demands for water, sanitation and waste collection services. The problem is exacerbated by polluted water sources, unmonitored industrial pollution, and the fact that council staff do not have the skills to deal with these problems. The municipal council has not undertaken any environmental planning, and its budgetary allocation for the environment is extremely small. There is a need for increased environmental awareness amongst all the urban stakeholders, improved regulation of the industries, comprehensive environmental planning and management, and creation of local partnerships for environmental projects.

INTRODUCTION

The Rapid Urban Sector Profiling for Sustainability

The Rapid Urban Sector Profiling for Sustainability (RUSPS) consists of an accelerated, action-oriented assessment of urban conditions, focusing on priority needs, capacity gaps and existing institutional responses at local and national levels. The purpose of the study is to develop urban poverty reduction policies at local, national and regional levels, through an assessment of needs and response mechanisms, and as a contribution to wider-ranging implementation of the Millennium Development Goals. The study is based on analysis of existing data and a series of interviews with all relevant urban stakeholders, including local communities and institutions, civil society, the private sector, development partners, academics and others. This consultation typically results in a collective agreement on priorities and their development into proposed capacity-building and other projects that are all aimed at urban poverty reduction. RUSPS is being implemented in over 20 African and Arab countries, offering an opportunity for comparative regional analysis. Once completed, this series of studies will provide a framework for central and local authorities and urban actors, as well as donors and external support agencies.

Methodology

RUSPS consists of three phases:

Phase one consists of rapid profiling of urban conditions at national and local levels. The capital city, a medium size city and a small town are selected and studied to provide a representative sample in each country. The analysis focuses on four themes: governance, slums, gender and HIV/AIDS and the environment. Information is collected through standard interviews and discussions with institutions and key informants, in order to assess the strengths, weaknesses, opportunities and threats (SWOT) of the national and local urban set-ups. The findings are presented and refined during city- and national consultation workshops and consensus is reached regarding priority interventions. National and city reports synthesise the information collected and outline ways forward to reduce urban poverty through holistic approaches.

Phase two builds on the priorities identified through pre-feasibility studies and develops detailed capacity building and capital investment projects.

Phase three implements the projects developed during the two earlier phases, with an emphasis on skills development, institutional strengthening and replication.

This report presents the outcomes of RUSPS Phase One at the local level in Mavoko.

RUSPS in Mavoko

RUSPS in Mavoko is one of the three similar exercises conducted in Kenya. The other two profiles are the capital city, Nairobi, and Kisumu, a rapidly growing city on Lake Victoria. Each urban profile is published as a separate report.

The Municipal Council of Mavoko (MCM) representatives participated in the national consultation process, a partnership platform co-developed with Kenya's Ministry of Local Government and Ministry of Lands and Housing, parastatal organisations such as the National Environment Management Authority (NEMA), and national and international NGOs. A town consultation also took place with key local stakeholders. The aim is to develop options for formal inter-agency collaboration so that a coordination body integrating a wide range of urban stakeholders in a single response mechanism can be established.

Report structure

This report consists of:

- 1 a **general background** of the urban sector in Mavoko, based on the findings of the Mavoko assessment report, a desk study, interviews, and a town consultation held in Mavoko on 21 June 2004 (see back cover for a list of participants in the town consultation and bibliography). The background includes data on administration, urban planning, economy, informal and the private sector, urban poverty, infrastructure, water, sanitation, public transport, street lighting, energy, health and education;
- 2 a synthetic assessment of four main areas – **governance, slums, gender and HIV/AIDS and environment** – in terms of the institutional set-up, regulatory framework, resource mobilisation and performance; this second section also highlights agreed priorities and includes a list of identified projects; and
- 3 The third and last section includes a SWOT analysis and outlines **priority project proposals** for each theme. The proposals include beneficiaries, partners, estimated costs, objectives, activities and outputs.

MAVOKO - A FAST GROWING SATELLITE TOWN

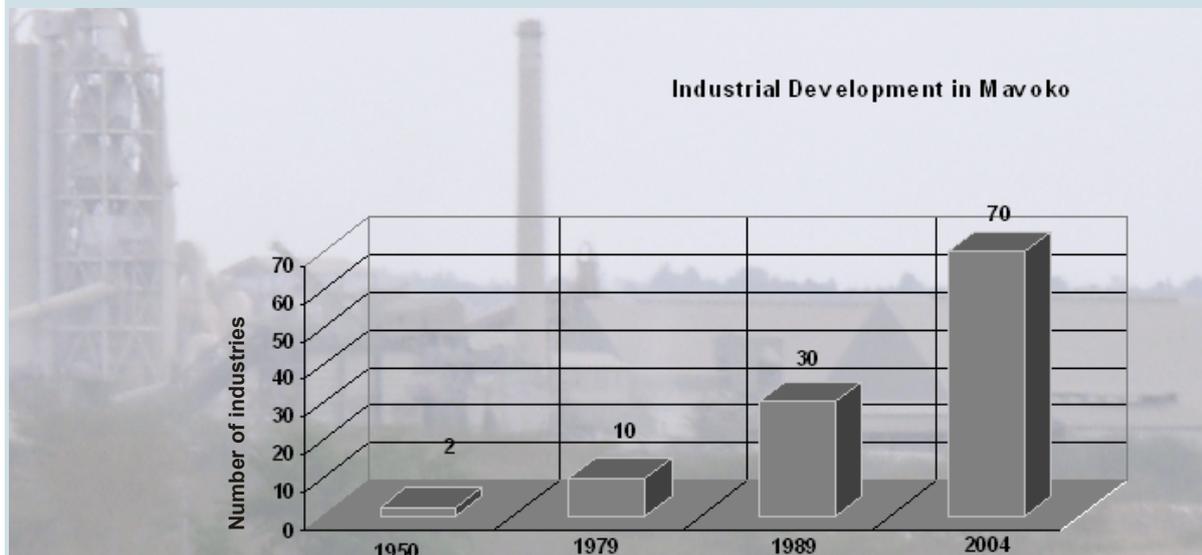
Mavoko is situated in Machakos District some 25 km southeast of Nairobi, and it is the fastest growing municipality in Kenya as Nairobi's industrial area expands towards the Athi River along the Nairobi-Mombasa highway.

Municipal Council of Mavoko has an estimated population of 65,000 and covers an area of 700 sq. km. Mavoko is popularly known as Athi River.

Until the mid-1990s, the area around Mavoko saw comparatively little development because of its arid climate.

The rapid growth of Mavoko is due both to industrial expansion in the area and because people working in Nairobi and Machakos find it more affordable to live in Mavoko and commute to work. Employment patterns in Mavoko have changed considerably from cattle ranching in the 1950s to commercial and industrial activities today. The collapse of the Kenya Meat Commission in 1993 caused a labour crisis and an upsurge in poverty.

The town, however, benefited from the establishment of an Export Processing Zone (EPZ) and a growing number of other industrial entities, such as cement producers, mining, flower farming, horticulture, distillers, and quarrying. These industries are the main employers in the area and attract large numbers of semi-skilled and unskilled workers from around the country. With the adjacent Nairobi municipal area already largely occupied, an extensive area of land is required to accommodate Nairobi's anticipated growth over the next 25 years.



Source: ITDG/DFID - RGUU-Experience, 2005

Mavoko appears to offer a good opportunity for the expansion of the Nairobi Metropolitan Region and therefore, the area is of strategic importance. Mavoko's rapid growth, however, has led to an explosive growth of slums around strategic locations close to industries and other places of employment.

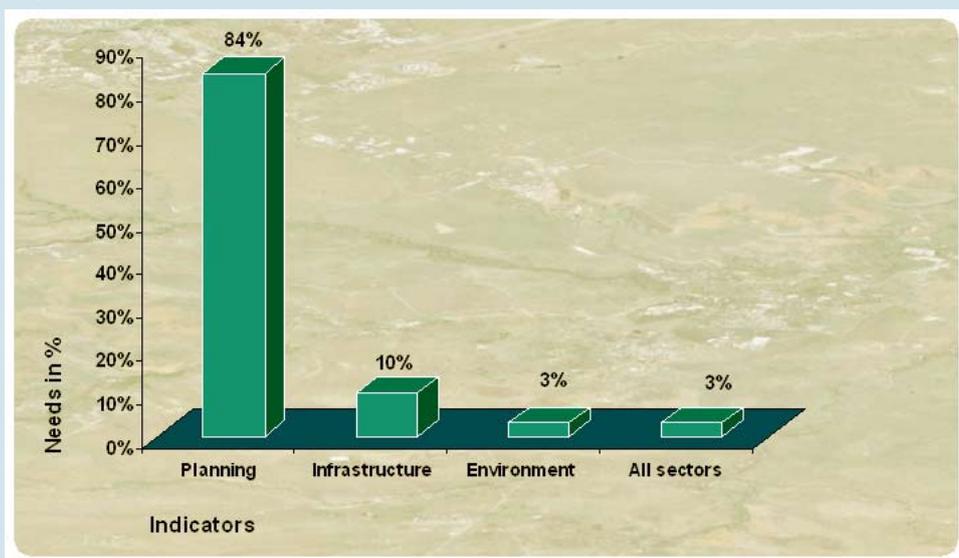


MAVOKO - FACTS AND CHALLENGES

Gaps in regulation enforcement: The “Regulatory Guidelines for Urban Upgrading” (RGUU) project of the *Municipal Council of Mavoko* (MCM) implemented by the *Practical Action* (before called *Intermediate Technology Development Group*) aims at improving the governing framework in order to upgrade informal low-income settlements. To meet the needs of the local population, different types of community members were interviewed. The study concluded that there is a concern among key stakeholders demanding that regulations are strictly adhered to.

The lack of implemented regulations and their impact on the settlements of Mavoko and the infrastructure and basic services, as well as on the environment, negatively affect the quality of life of Mavoko’s poorest.

Regulation Enforcement Demands



Environmental Challenges in Mavoko



预览已结束，完整报告链接和二维码如下：

https://www.yunbaogao.cn/report/index/report?reportId=5_19266



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