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County Government of Migori  
Department of Lands, Housing, Physical Planning and Urban  
Development

## Migori Town Integrated Urban Development Plan (2018-2038)

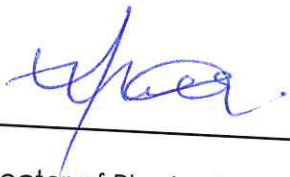


A well-connected gateway town that is vibrant, safe, beautiful, affordable, economically rich, and exhibiting a multicultural diversity

## Plan Approval

This Plan has been prepared, publicized and circulated as per the requirements of the Physical Planning Act cap 286, Urban Areas and Cities Act, 2011 and the Physical and Land Use Planning Act, 2019, of the laws of Kenya. The plan has fulfilled all the statutory and is hereby approved.

### Certified



County Director of Physical Planning

Date

14/02/2018

### Approved



County CECM for Lands, Housing, Physical Planning and Urban Development

Date

14/02/2018

Approved Development Plan No. \_\_\_\_\_

## Foreword

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The Migori Integrated Urban Development Plan presents a major milestone in urban planning in Kenya. It comes against the background of a myriad of urban challenges including: urban sprawl, urban decay, inadequate housing, uncontrolled informal settlements and activities, inadequate services and infrastructure and lack of an appropriate framework to guide urban growth.

In response to these demands on urban planning, the **Integrated Urban Development Planning** framework was adopted as a tool for planning of Migori Town among other towns in Kenya.

**Integration** therefore means to break away from a compartmentalized approach to territories, issues and policies in order to promote a “holistic” approach that takes into consideration the physical, economic and social dimensions of urban development. It also means to have vertical integration among the various levels of government and bodies involved in territorial governance (local, regional, national, private sector, civil, society, etc.) to horizontal integration, among the various sectors of public action.

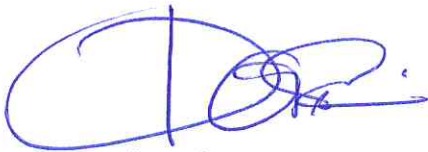
**Urban** means promotion of urbanism, quality urban places; engendering activity mix that promotes urbanity/appropriate urban behaviour, attitudes and growth; definition/delimitation of urban growth limits as opposed to urban sprawl.

**Development** means improvement of urban places; transformative to livelihoods, people's lives, the environment, growing of the economy; creation of liveable, choice neighbourhoods; positive change with equity; creation of synergy among sectors, actors and places; sustainable growth.

**Planning** means deliberate, systematic, purposeful futuristic actions; resource reality check; impact assessment; result orientation; people driven process; visioning/targeted actions/proposals.

This plan was achieved through collaborative effort between the County Department of Lands, Housing and Physical Planning, the stakeholders and the consulting planning team. It is essential that this collaboration be sustained in order to realize its successful implementation. Equally, invaluable lessons learnt during the preparation of this plan should form stepping-stones to improve on similar exercises that will be undertaken in other towns in Kenya.

Page |



Dennis O Oiro,

Director of Physical Planning,

County Department of Lands, Housing, Physical Planning and Urban Development

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## List of Acronyms

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A.S.K	Agricultural Society of Kenya
CBD	Central Business District
CBO	Community Based Organizations
CDF	Constituency Development Fund
ECDs	Early Childhood Development Centers
EMCA	Environmental Management and Coordination Act
GIS	Geographic Information System
GOK	Government of Kenya
ICT	Information, Communication and Technology
IUDP	Integrated Urban Development Plan
KenHA	Kenya National Highways Authority
KERRA	Kenya Rural Roads Authority
KIE	Kenya Industrial Estates
KNBS	Kenya National Bureau of Statistics
KPLC	Kenya Power and Lighting Company
NGO	Non-Governmental Organizations
NEMA	National Environmental Management Authority
NHC	National Housing Corporation
NMT	Non-Motorized Transport
PSV	Public Service Vehicles
RMLF	Roads Maintenance Levy Fund
SMEs	Small and Medium Enterprises
ToRs	Terms of References

## Executive Summary

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Migori Integrated Urban Development Plan (2018-2038) has been prepared in line with the Government's Development Blue Print outlined in The Kenya Vision 2030, which aims at transforming Kenya into a newly industrializing, middle-income country providing a high quality of life to all its citizens in a clean, secure and sustainable environment. The Vision is anchored on three pillars: Economic, Social and Political pillars. Under the economic pillar, The Vision acknowledges that Kenya will be a predominantly urban country by 2030. It also appreciates the critical role that urban centres plays in development and therefore identifies urban planning as a critical activity in achieving the envisaged development. It thus aims at initiating nationwide urban planning and development campaigns, starting with Kenya's major cities and towns.

Being one of the major urban centres within the South Nyanza region of the country and the headquarters for Migori County, Migori town was identified as one of the towns to be planned in the first phase of planning the urban centres by the County Government of Migori under the Ministry of Land, Physical Planning and Housing as requiring urgent planning intervention due to its urbanization rate accompanied by other planning challenges. The main goal of this project is therefore to prepare an Integrated Urban Development Plan for Migori Town, which will guide development of the town and its environs for a period of 20 years. It covers an area of 202km<sup>2</sup> spanning Suna Central Ward, God Jope Ward, Suna Ragana Ward, Wasweta II Ward and parts of Kakrao Ward.

The preparation of this Plan embraced participatory planning approach to rectify the inadequacies associated with the traditional planning process where the recipient community was not given an opportunity to contribute to the planning process in order to address the challenges facing them. In its undertakings, the consultant engaged the County Government of Migori departments and every other relevant stakeholder (drawn from various sectors and interest groups) during the entire process.

The planning team used both secondary and primary data in order to come up with a comprehensive, all inclusive and up to date development plan. Secondary data was obtained from government publications (population census reports, District Development Plans, Statistical abstracts etc.), publications by the County Government of Migori etc. In

order to fill the data gaps identified during the secondary data collection, the consultant undertook extensive primary survey within the study area. These included conducting Focused Group Discussions (FGDs), structured interview schedules, detailed spatial and socio-economic surveys, transect surveys, and direct observations. To integrate the spatial aspect into the planning exercise, aerial survey for the planning area was undertaken and a base map for the town developed. An important aspect of this assignment was the preparation of digital topographical maps for the entire study area

Analysis of social, economic, environmental and spatial data was carried out with view to generate information that informed the preparation of sectoral plans and strategies. The analysis was holistic and multi-sectoral in order to establish data gaps and relationships. This draft plan report presents broad strategic planning policies and also the detailed sector policies and strategies.

Migori Town Structure Plan covering the entire planning area identifies broad strategic planning policies and forms the basis for detailed policies in local plans. The preparation of the Structure Plan was informed by various elements that define the character of the planning area. In addition to the broad strategic structure plan, area action planning is one of the outputs of this plan. Area action plans are aimed at establishing a set of proposals and policies for the development of a specific area (such as a town centre or an area of new development). The team has prepared several Area Action Plans depending on the needs of the specific areas. Action Plans prepared include; Migori CBD, informal settlements, River Migori and the emerging nodes. The team further prepared strategies that will form the basis for the implementation of the Structural and Area Action Plans. The strategies outline the projects that will be put in place to achieve the objectives of the plan, the actors, timeframe and the cost of implementation of the projects. The strategies formulated include among others the environment protection strategy, economic enhancement strategy, county revenue enhancement strategy, human settlement upgrading strategy and infrastructure improvement strategy.

Implementation strategy forms an important component for the success of any development plan. An implementation strategy for the plan has also been prepared and it will foresee smooth, well coordinated and result oriented implementation of this plan. It has further identified the actors, timeframe, expected results and costs of implementing the projects identified in each strategy. Adoption of the proposed plan coupled with timely

and coordinated implementation of the proposed strategies will act towards reversing the current trend; improve the living conditions of the Migori residents

# Chapter 1

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## INTRODUCTION

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### 1.0 Overview

Migori Integrated Urban Development Plan is a 20-year period Plan that expects to provide a basis for effective development control in Migori town. It provides an overall integrated physical framework for urban growth of the town. A framework to fulfil the current and future requirements. The plan covers the current municipality and its environs, approximately 202km<sup>2</sup>.

The plan has been prepared in line with the Constitution of Kenya, 2010, Urban Areas and Cities Act, 2011, County Governments Act, 2012, Physical Planning Act Cap 286 and the connected policies such as the Government's Development Blue Print outlined in The Kenya Vision 2030. The Vision aims at transforming Kenya into a newly industrializing, middle-income country providing a high quality of life to all its citizens in a clean, secure and sustainable environment.

Being one of the major urban centres within the South Nyanza region of the country and the headquarters for Migori County, Migori town is experiencing a surge in population growth, high rates of urbanization accompanied by myriad planning challenges.

Major planning challenges facing Migori town include but not limited to: lack of a spatial framework to guide its growth; high population growth straining the available infrastructural facilities; urban sprawl; informalities (settlements and commercial activities); lack of adequate basic infrastructure developments such as sewer, water supply, solid waste treatment site, a public cemetery; environmental degradation including unsanitary disposal of waste and encroachment on riparian reserves.

This plan provides strategies and measures to be put into place to tap the existing potential and address the identified challenges. It identifies and suggests priority interventions that can make Migori town a competitive urban place with quality living and working environment that can attract investments for sustainable development.

During the plan making process, the consultant applied extensive consultations and a continuous stakeholder's engagement approach in order to come up with a comprehensive and all-inclusive plan that adequately responds to the town's current and future needs.

### **1.1 The Need for an Integrated Strategic Urban Development Plan**

Migori town is currently experiencing rapid growth and development that is unplanned, uncoordinated and uncontrolled. It is important to ensure this growth is actively managed in a logical and sustainable way.

Preparation of an Integrated Urban Development Plan is provided for under Section 36 of the Urban Areas and Cities Act; No. 13 of 2011 and is meant to provide the following:

1. Give effect to the development of the town as an urban area,
2. Achieve the objects of devolved government as set out in Article 174 of the Constitution.
3. Promote of social and economic development and provision of easily accessible services in the town
4. Recognize the right of the town residents to manage their own affairs and to further their development.
5. Contribute to the protection and promotion of the fundamental rights and freedoms to the people of Migori as contained in Chapter 4 of the Constitution e.g. shelter.
6. Be the basis for development control in Migori town.

Every county government is required to initiate an urban planning process for every settlement with a population of at least 2,000 residents. The current Migori Town urban population is 84,781 and is estimated to be more than double by 2038.

In light of the above, there is need to plan Migori town as a town of this century and beyond, complete with standards and services applicable to modern towns, sensitive to environment and aesthetic values and that promotes social, economic, political, cultural and environmental development.

### **1.2 Objectives of the Plan**

The objectives of the plan and the planning project are to:

1. To define a vision for future growth and development of the town over the next 20 years.
2. To set a base for the proposed new development and role of the town
3. To set regulations, standards and guidelines for development control
4. To provide a basis for provision of modern infrastructural services
5. To formulate measures for environmental conservation /improvements and aesthetics
6. To mitigate urban sprawl and forest emergence of informal settlements and slums
7. To produce accurate up-to-date digital topographic maps for the town.
8. To produce digital cadastral layers in the same system as the digital topo maps
9. To conduct participatory planning exercises in the towns and identify citizens' priorities
10. To prepare short and medium term plans to guide urban development, including action area plans, subject plans, advisory or zoning plans and development control regulations
11. To review and prepare strategic structure plans, showing current and proposed land use and infrastructure (transport, water, drainage,) housing settlements and environmental issues
12. To provide hands-on training to technical staff of Lands, Physical Planning and Urban Development on plan and map preparation, implementation and GIS environment.
13. To prepare a capital investment plan to guide town investment programs
14. To prepare plan implementation ,monitoring and evaluation strategy to assist the County in reviewing and updating the plan in line with the ever-changing urbanization trends of the town

### 1.3 Vision

The people of Migori town, through their professional and community involvement in the visioning exercise of February 2019, expressed a preferred future of their town. **A well-connected gateway town that is vibrant, safe, beautiful, affordable, economically rich, and exhibiting a multicultural diversity.**

The Vision represents the aspirations of the local communities and this plan provides objectives and strategies to achieve this Vision including guidance on land uses within the

different precincts, services and infrastructure required, and the appropriate character and scale of new development to achieve the vision.

The people of Migori expressed their Vision to have the following attributes:

1. **Connectivity:** The Migori of 2038 will be accessible via varied transport methods including walking, public transportation, car and bicycle and that all transport modes will be well connected.
2. **Spatial Order:** The Migori of 2038 will be developed according to properly developed land use zones that adhere to the set development control and regulations, and that all land uses will be planned accordingly and coexist in harmony with each other
3. **Economic Prosperity:** The Migori of 2038 will have varied economic opportunities ranging from agriculture, wholesale and retail trade, industries, tourism among others
4. **Industrialization:** The Migori of 2038 will have new zones for industries to tap into the rich agricultural hinterland and to provide adequate employment opportunities for the people of Migori
5. **Environmental protection:** The Migori of 2038 will preserve the environment and provide aesthetic values through riverine development, protection of the hills and promotion of urban forests and riverine into recreational and tourist zones
6. **Multicultural diversity:** The Migori of 2038 will be a home to people from all around the world with different cultures and backgrounds, with increased creativity and improved social cohesion.

## **1.4 Locational context and role**

### **1.4.1 National and Regional Context**

Migori town is located to the South West of Kenya in Migori County. Geographical coordinates 11°4' 0'' South, 34° 28' 0'' East, 371 km West of Nairobi. It is 182 km South of Kisumu Town through the Migori-Kisumu (A1) road, and 31.4 km (A1 Road) North of the Tanzanian border. It is the main activity centre in Migori County being the county headquarters. The town enjoys an extensive connection to the neighbouring counties through the international trunk road (A1) and other roads. Lake Victoria, which is shared by Kenya, Uganda and Tanzania is approximately 55km away through Muhuru Bay Road. Maasai Mara and Serengeti Game Parks in Kenya and Tanzania respectively are a drive away from the town; they offer some of the best well-known international tourist destinations and Migori Town is the main urban area within that region.

### 1.4.2 Local Context

The planning area covers 202km<sup>2</sup> and it spans Kakrao to the North, Kadika, Migori Polytechnic and Osingo market to the East, Lichota Ranch and Nyachobo to the South, and Nyamange, Nyabisawa Nyangubo and Masara areas to the West.

Locally, Migori river and the three hills/forests (Magina, Ombo and Aroso) are a key attraction, providing enhanced recreational and conservation opportunities. These spaces, along with additional pocket park spaces, meet the needs of the future population. The core urban is 'green' with large established street trees and high quality public realm environments.

Figure 1: National and Regional context

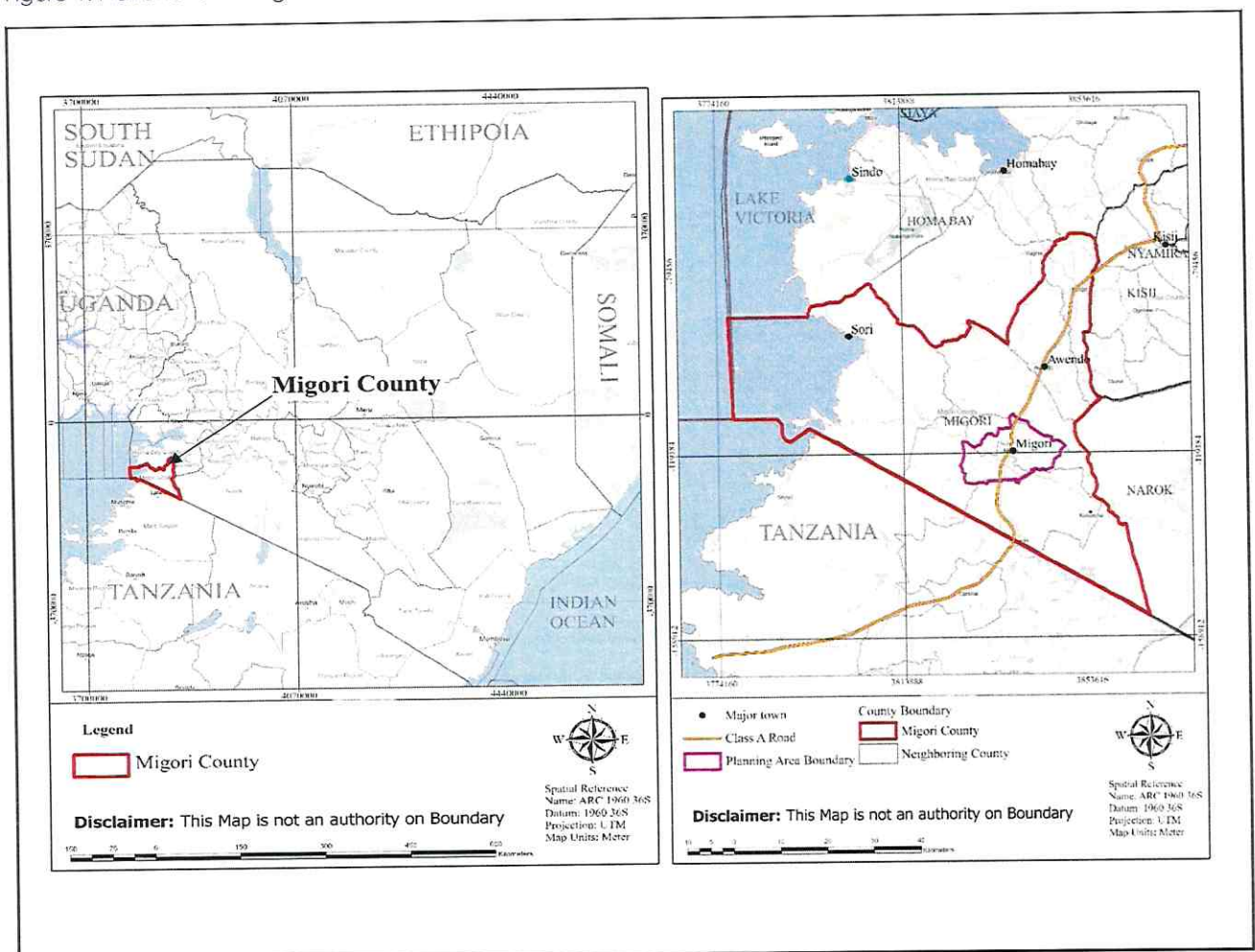
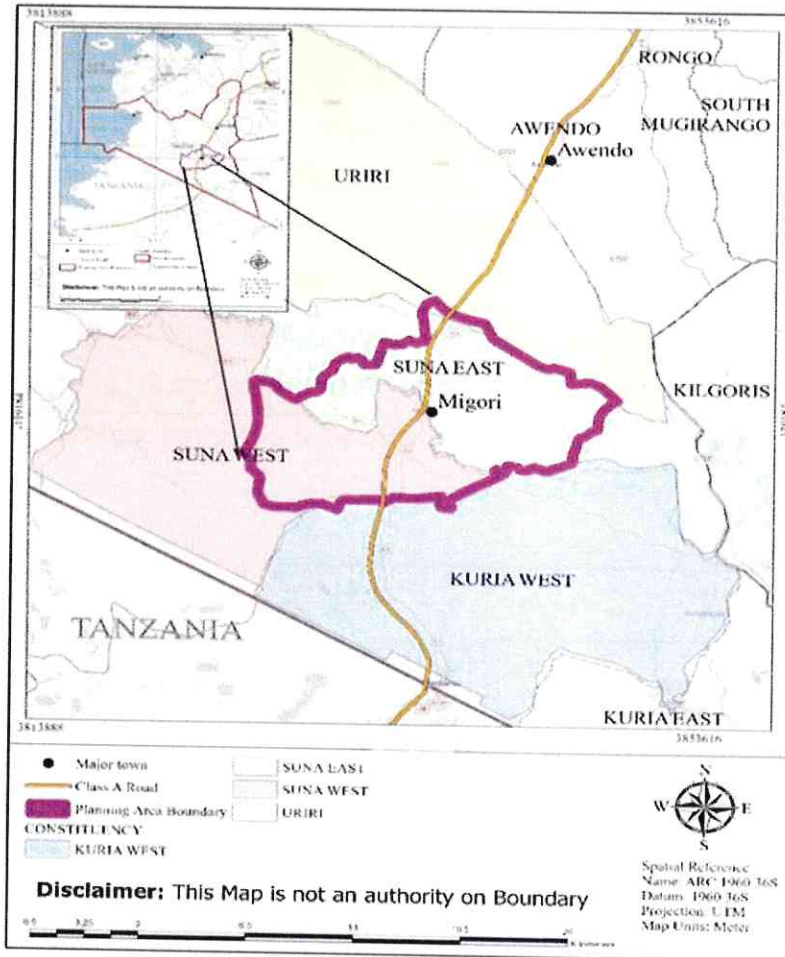


Figure 2: Local context



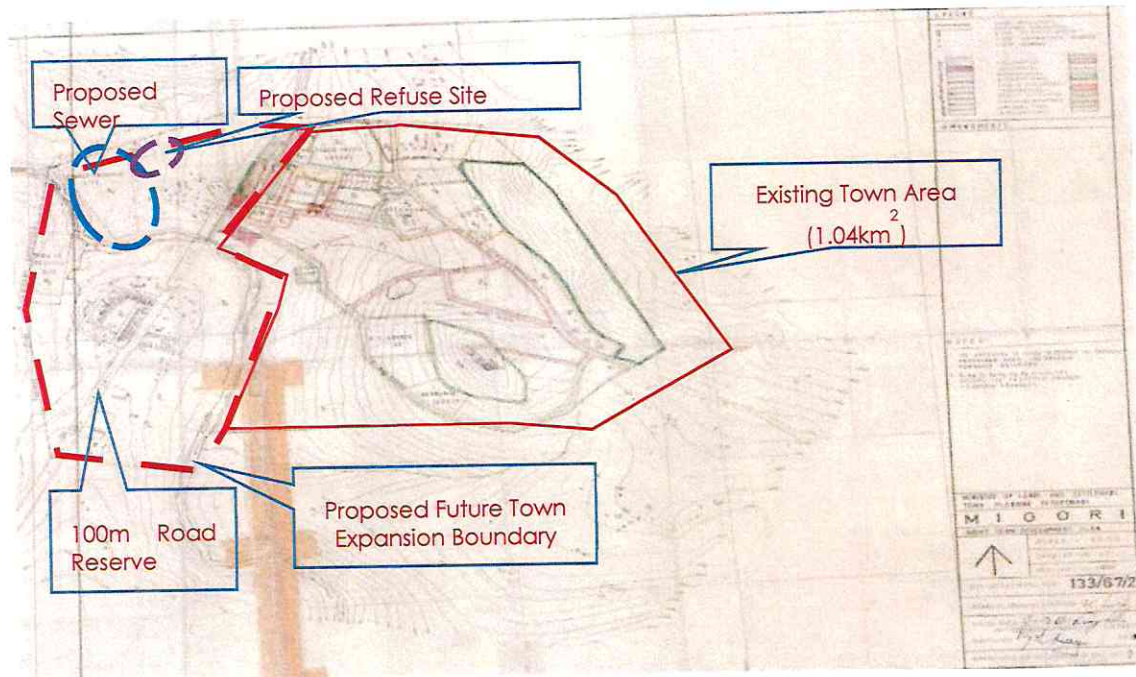
### 1.5 Previous planning interventions

There have been various previous plans for Migori town. They include:-

- First town development plan was done in 1967

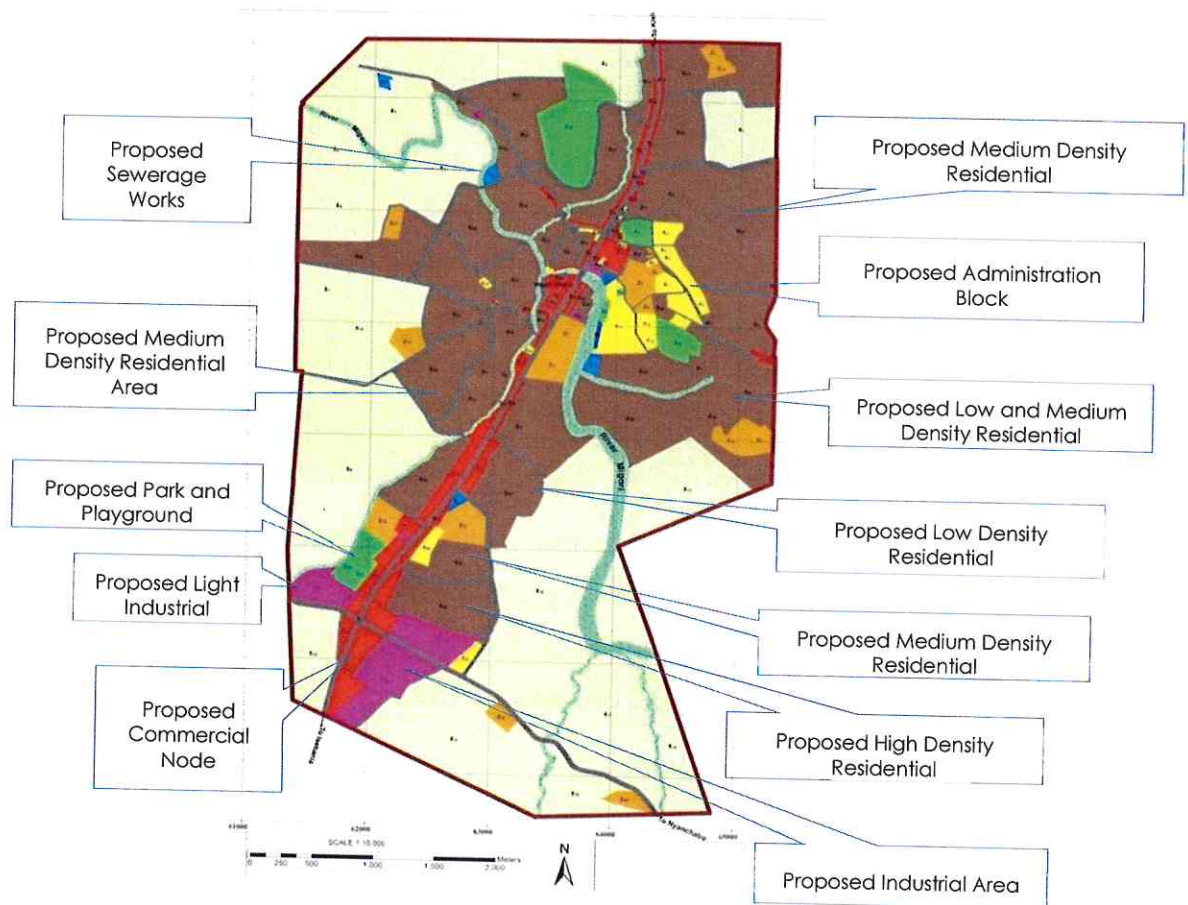
The plan was covering 1.04km<sup>2</sup> of the town and covered the current civic area with the current CBD and Migori Primary identified as the future planning area. The proposed sewer and refuse site were never implemented. The A1 road reserve was 100m and has now been encroached to less than 30m.

Figure 3: The 1967 Town Plan



- The second plan was Migori Town Physical Development Plan of 1980-
  - This plan was revised in the year 2001, 2007, 2010 and 2012 but never approved. The plan was revised due to reasons such as: it was out dated; increase geographical scope; create room for increased population and the demand for more facilities

Figure 4: Migori Town Plan 2001



If Migori Town was planned before, why the need for a new Plan?

1. The previous plans have become outdated since the town has grown immensely with diverse social, economic and environmental needs
2. The geographical scope covered by the previous plans are smaller compared to the current town extents
3. An Integrated Urban Development Plan is required as per the provisions of the Urban Areas and Cities Act, 2011, to give effect to the development of the town as an urban area (Municipality)

4. A new Plan is required so as to achieve the objects of devolved government as set out in Article 174 of the new Constitution of Kenya, 2010. Previous plans were prepared before this Constitution.

## Chapter 2

### ISSUES AND OPPORTUNITIES

#### 2.0 Overview

This section looks at the summary of planning challenges and opportunities and provides a synthesis of these issues that will inform the conceptual analysis of the planning area and the proposed structure plan. The A1 Road splits the planning area into West and East, and most developments tend to form a linear pattern along this international trunk road. River Migori divides the planning area into North East and South West and it presents a great environmental asset. The town's current growth and development however presents both challenges and opportunities.

#### 2.1 Thematic Areas: Analysis of Key Emerging Issues

##### 2.1.1 Population and Demographic Characteristics

Current estimated population for the planning area is 143,449 with an average density of 717 persons per km<sup>2</sup> or 8persons per hectare. If this population grows at the rate of 2.38% (County Growth Rate), the population is estimated to be 229,615 by the year 2038. If this population is to grow at 4.3% (National Urban Population Growth Rate), the population would be 332,954 by the year 2038. The current urban population is estimated at 84,871 and with an estimated growth rate of 4.3%, the estimated population will be approximately 196,784 by 2038

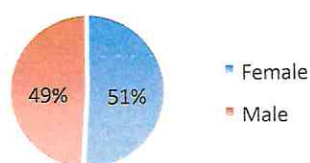
**Table 1: Current and Projected Urban Population**

Urban Core and Nodes Population	Current Population Estimate 2019	Population Estimate 2038 (4.3% Growth Rate)	Area Km <sup>2</sup>	Area Ha	Current Estimated Density (persons per Km <sup>2</sup> )	Current Estimated Density (persons per Ha)	Estimated density by 2038 (persons per Km <sup>2</sup> )	Estimated density by 2038 (persons per Ha)

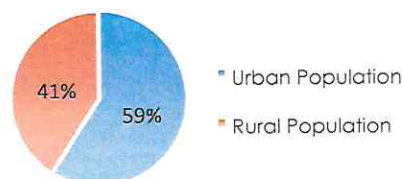
Core Urban (Migori)	75,921	176,218	42.84	4284	1,703	18	4,113	42
Bondo Nyironge	2,839	6,590	2.59	259	1,097	11	2,544	26
Nyabisawa	2,983	6,924	2.44	244	1,223	13	2,838	29
God Jope	3,038	7,052	1.00	100	3,038	31	7,051	71
Total	84,781	196,784	The current urban population is about 59.1% of the total population. (about 85% of the total by 2038)					

Source: Consultant's Estimate, 2018

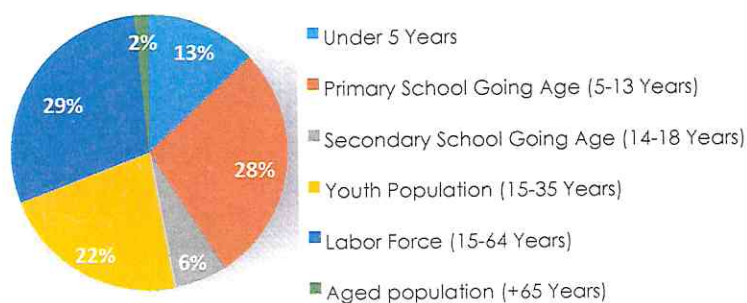
### Sex Ratio



### Share of Urban and Rural Population



### Age Cohort



### Emerging Issues on Population and Demographic Characteristics

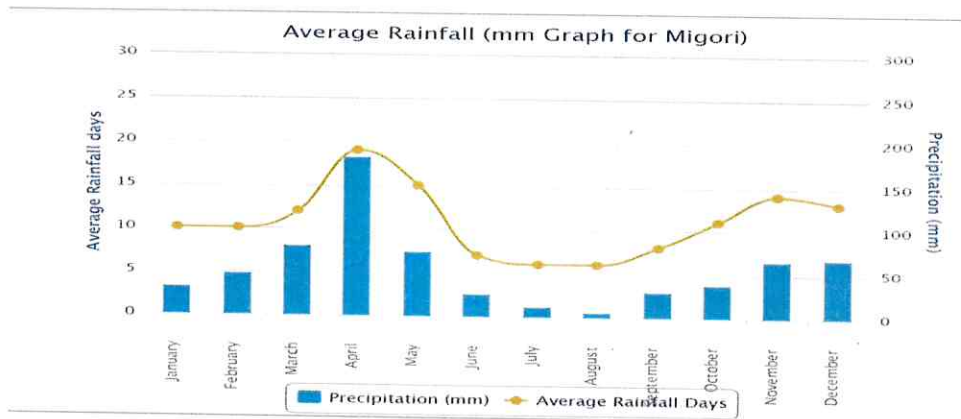
1. Urban population (core area and the nodes) is higher than the rural population signifying the need for well-planned areas coupled with requisite urban services
2. Majority of the population (29%) falls within the labor force category (15-64 years) followed by Primary School going Age (28%)
3. Low life expectancy of 38 for males and 43 for females lower than Kenya's, which is 58 for males and 61 for females.
4. High youth population (22%) that does not commensurate with the available opportunities

5. Devolved system of government/ county government, which therefore means improved provision of services such as Medicare.
6. Presence of a large labor force (29%) providing readily available skilled and unskilled labor.
7. A large population that provides market for finished goods and services.

## 2.1.2 Physical Environment

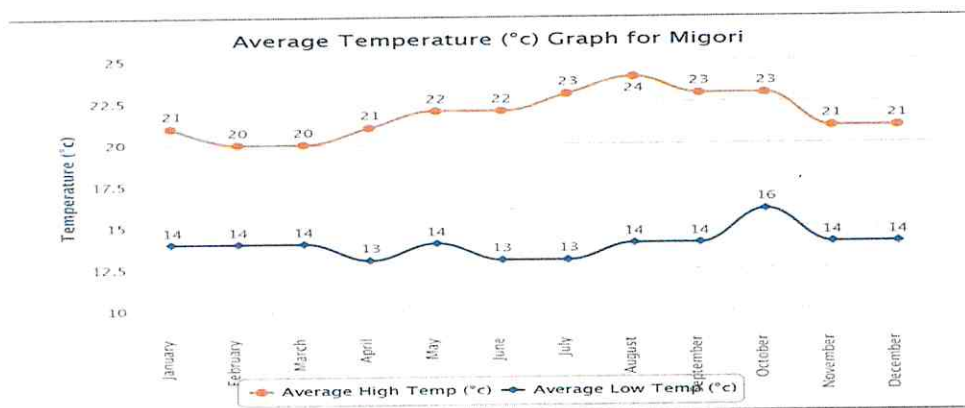
### a) Climate

- The climate is equatorial, with influences from altitude. In addition, by the virtue of being located about 55Km from Lake Victoria at Muhuru Bay, Migori's climate is significantly affected by its proximity to the lake.
- The town receives between 700mm and 1800mm of rain annually. Its rainfall distribution is bimodal with the highest amount of rain between March and May (long rains) and between September and November during the short rain season. The dry season sets in between December and February. The rainfall favors the cultivation of tobacco, sugarcane, maize, beans, coffee, groundnuts and vegetables. However, agricultural production is restricted by the drought periods if no irrigation water is available



Source: <http://www.worldweatheronline.com>

- Highest average temperature is 24°C and August is the driest month. Minimum average temperature is 13°C, recorded in the months of April, June and July.

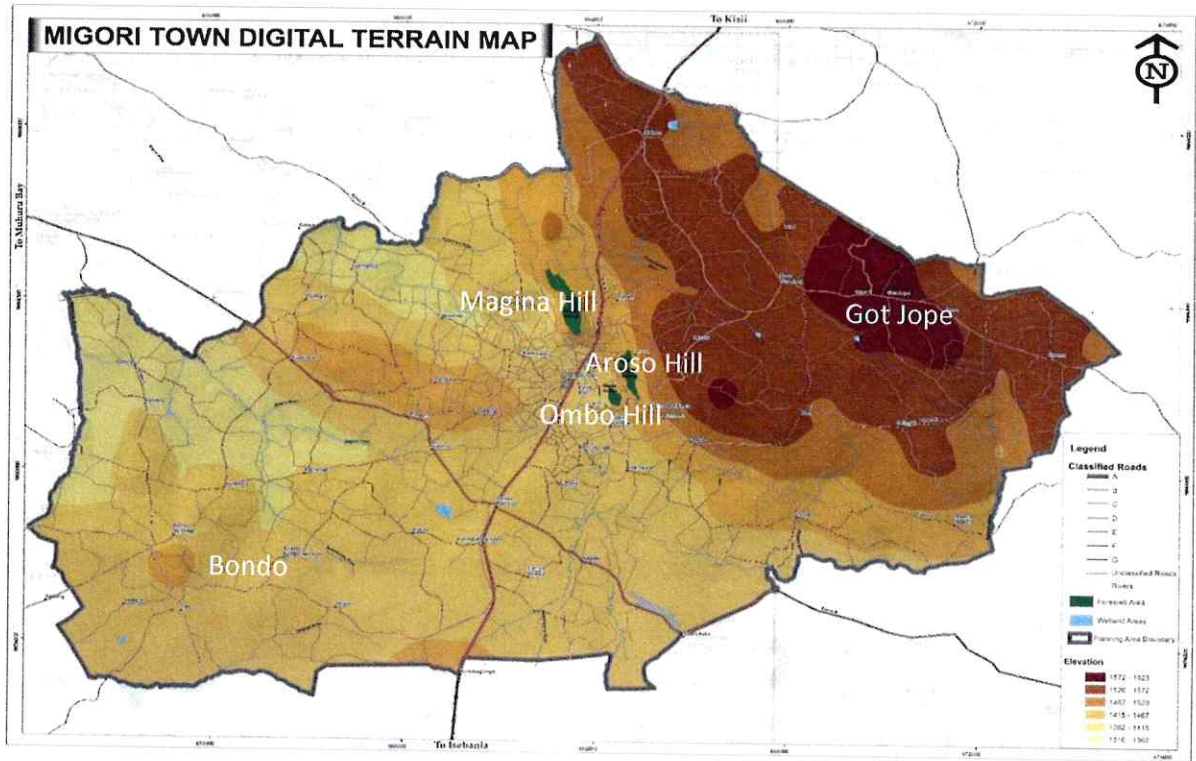


Source: <http://www.worldweatheronline.com>

## b) Topography

- Migori is a mid-altitude town, with a mixture of stable foot slopes and hilly sections with characteristic of flat to slightly undulating terrain. The town's elevation is roughly 1500 meters above sea level (ASL). Highest point is Got Jope at 1600M ASL and the lowest is along River Migori at Nyaranga Area (1340M ASL)
- The area is characterized by steep and rugged terrain on the Eastern and North East side where it is bordered by Magina, Ombo and Aroso hills whilst flat terrain is on the lower side of Bondo and Lichota. This has seen Migori town growing more rapidly along the A1 road towards Kakrao and the lower sides of Namba, Lichota and Bondo. The hilly nature is a challenge to transportation especially during rainy seasons.

Figure 5: Digital Terrain Model of the Planning Area



**A pictorial illustration of the topography**



**c) Hydrology and Drainage**

- Migori has a rolling terrain that slopes toward Lake Victoria and is drained by two major rivers i.e. River Migori, River Nyasare. These are permanent although their levels drop near to the ground during dry seasons.

- The area has numerous streams that have cut deep and narrow watercourse valleys that dissect the Eastern parts of Wasio and God Joje. These pose major problems in the development of these areas especially roads and trunk infrastructure.
- The water quality from these sources has been compromised by pollution caused by human activities such as riparian reserve encroachment, illegal dumping of solid waste, washing and bathing inter-alia.

#### **d) Geology and Soil Characteristics**

- Most of the rock structure in the town is granite falling within the Nyanzian and Bukoban rock systems, which are the oldest rock successions in the region. The rock structure is relatively stable and supports strong building structures.
- The planning area is endowed with shallow to deep and low salinity ground water. Ground water is harnessed through wells and boreholes. However, the high population, lack of a sewerage system coupled with large number of pit latrines, river banks degradation and heavy use of chemicals in farms are key planning and environmental issues pertaining to ground water
- Soil is generally well-drained and loamy. Clay and alluvial deposits are found along River Migori. The soil characteristics are influenced by the parent rock material. These soils are ideal for crop production

#### **e) Wildlife and Vegetation**

- The area has a big number and diverse species of plants and wildlife
- There is only one gazetted forest at Magina. Much of the natural indigenous vegetation cover in Migori has been depleted and replaced with crops and bare farms especially on the lower parts of the town

#### **Emerging Issues on Physical Environment**

1. There is underutilization of River Migori and the three hills as economic resources and environmental assets.
2. Existing hills such as Magina, Aroso and Ombo regulate the micro-climate
3. The general gentle slope of the land ensures a good drainage for the town

4. High altitude area of Kakrao helps in the distribution of water through gravity. This reduces the high cost of pumping water, which would therefore enable the town to increase the water reticulation network at lower costs of operation.
5. The town lies on steep hills and valleys that pose major challenges to the development of the town particularly infrastructure services.
6. Encroachment of the riparian reserves that has resulted to reduced water volumes
7. Pollution of rivers and streams from waste water, bathing, solid waste and washing clothes on the river banks thus presenting serious health issues
8. Hilly terrain hindering development infrastructural development

### **Opportunities**

1. Presence of stable Precambrian rocks on the North and West of the planning area suitable for urban development
2. River Migori, River Nyasare and numerous streams and springs are a source of water.
3. Geo-physical survey indicates that the potential for ground water is high and the yields are quite adequate. The static water level is available at a depth of 50m-60m. The average ground water yield is approximately 0.007 m<sup>3</sup>/s.
4. The soils in Migori town and surrounding environs are appropriate for brick making for construction
5. Availability of numerous natural assets such as Rivers Migori and Nyasare; Forests such as Ombo Aroso and Magina as well as hills.
6. The high and reliable rainfall coupled with moderate temperatures is suitable for agriculture
7. The steep terrain is good for provision of water and sewer supply through gravity

### **2.1.3 Land Analysis**

#### **a) Land Tenure**

1. About 96% of the land is private (freehold and leasehold), whereas public land is approximately 4%. Freehold land is about 90.4% of the total land ownership whereas leasehold land is about 5.6% and mostly found along the A1 road.

2. Public land for future development in Migori town includes: a piece of land at Lichota about 288Ha. The other piece of land is at Sangla area in Nyabisawa about 20acres where the County Government and National Housing Corporation are already in talks for the latter to develop middle-income housing on it.
3. Majority of land owners in the planning area own between 1-5acres (63%) while 20% own below 1 acre.

#### b) Land Use

- 1 There is no land use plan, therefore land uses are unsystematically distributed. The main land use within the planning area is agricultural at 72.4% followed by residential whilst industrial takes the least at less than 0.1%.
- 2 Certain areas may exhibit a strong presence of a particular land use for example in the periphery where it is predominantly agricultural. In the core urban area, there may be mixed land use but predominantly it is commercial in the CBD, civic purpose and residential use. Areas that exhibit predominantly residential land use include Apida, Oruba, Banana and Wuoth Ogik/Total.
- 3 The only industrial land use in the town include Jua kali metal works and furniture industries that has a particular area of operation next to Pand Pieri estate. Major tobacco and fish industries have in the recent past pulled out of the town. They include Prinsal fish processing industry and Master Mind tobacco industry.
- 4 There are a few centres within the planning area that provide comparative commercial use i.e. shopping centres and small open market centres. They include Koyare, Namba, Kakrao, Andingo/Wasio, Ngege, Alara , Ondong, Bondo and Osingo Centres.
- 5 Other areas within the periphery of the planning area exhibit an urban character. These are the emerging nodes of Bondo Nyironge, Nyabisawa, God Jope and Kakrao
- 6 A number of conservation areas exist. They include the hills/forests and riverine sections

**Table 2: Forest cover within and near Migori Town**

Name	Area (Ha)	Location	Status	Comments
Magina	28	Kakrao	Gazetted	Being replanted after salvage planting
Aroso	10	Suna Central	Trust land	Threatened by change in land use for settlement

Ombo	6	Suna Central	Trust Land	All covered by plantation particularly cypress
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Source: Migori County Environmental Action Plan 2014-2018

**Table 3: Existing Land Use Analysis**

Land Use	Area (Sq Kms)	% Coverage
Residential	31.86	15.9
Industrial	0.05	0.0
Educational	2.19	1.1
Recreational	0.08	0.0
Public Purpose	4.97	2.5
Commercial	0.66	0.3
Public Utility	0.23	0.1
Transportation	6.73	3.4
Undeveloped Land	2.76	1.4
Agricultural	144.93	72.4
Conservation	0.74	0.4
Riparian Reserve	4.89	2.4
<b>Total</b>	<b>200.2</b>	<b>100</b>

### c) Land Suitability

1. Presence of land not suitable for development (Environmentally Suitable Areas and areas with slope above 20<sup>o</sup>) in the planning area include:
  - i. Hills and forests
  - ii. Riverine areas
2. These areas approximately 5.63km<sup>2</sup> (2.8%) and should be reserved for conservation.
3. High potential agricultural areas cover approximately 138.1km<sup>2</sup> (69%). These areas should not be used for urban development for sustainability purposes and also for the purpose of serving as green belts as well as urban growth limits to prevent urban sprawl

### d) Land Availability

1. Land availability is determined by factors such as ownership and suitability
2. Land available for public purpose and provision of utilities is only 4% (public land). The other

96% can only be available through willing sellers and compulsory acquisition, which is costly.

County should acquire enough land before prices escalate further

3. **Land which can be made available for urban development excluding environmentally sensitive land, and high potential agricultural areas is 56.4 km<sup>2</sup> (28.2% of the total land)**

### **Emerging Issues on Land**

1. Minimal public land. This implies land acquisition for provision of public amenities and for provision of infrastructure and services. Since freehold land forms the bulk of land in the planning area, locating any development activity involves extensive bureaucratic procedures related to land rights. It therefore means early acquisition of this before further escalation of land prices
2. Agricultural activities takes the highest percentage of land use as most land is freehold with most of it located in the peripheral areas
3. Private ownership of land has contributed to many parcels of land in the town being unutilized to their maximum potential where either the owners lack adequate resources to develop densely and accommodate more use or the government has not provided adequate policies to promote redevelopment of these areas. Most buildings especially within the CBD are single storey and built in the last century.
4. The high values of land especially in the CBD have triggered owners to congest development in single plots without observing plot setbacks and building lines. This implies compulsory acquisition for provision of infrastructure and services.
5. Subdivision rates are increasing and this affects the economic use of the land with some exhibiting long narrow shapes and others shapeless forms.
6. Land in relatively flat areas of CBD, Lichota and Bondo take a block like shape with almost a regular width and length whilst land parcels in hilly areas of God Jope and Wasio form a strip like shape

### **2.1.4 Housing and Residential**

#### **a) House Typologies**

1. The typologies include; flats, maisonettes, huts, bungalows, row housing etc.
2. From the field study, 73.6% of houses are detached (bungalows, maisonettes and huts) mostly found in the rural and urban residential areas of Kadika, Nyasare, Total, Oruba, Kababu, Namba and Apida. Huts are mostly found in the slums and poverty

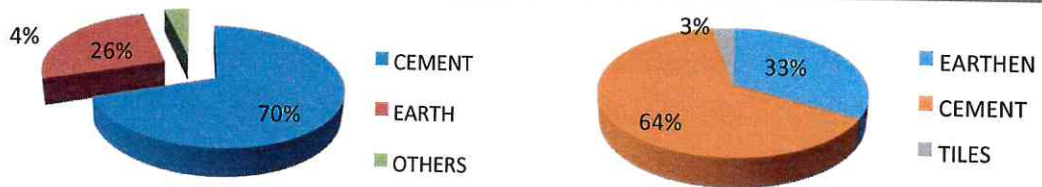
stricken rural areas. 25.4% are row housing mostly found in Apida, Ombo and Oruba. Flats and apartments are not as popular in Migori town as they have only taken 1%. They are only found near the town centre in the areas of Banana, Nyasare, Wuoth Ogik and Oruba and most residents have been shying away from occupying them citing high rent per month.

**Fig. Housing typologies**

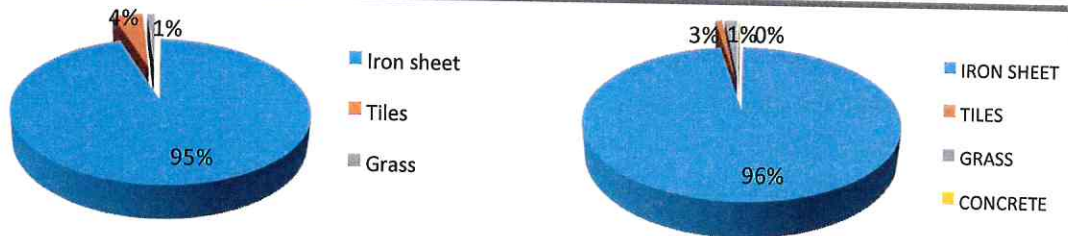


**Building Materials**

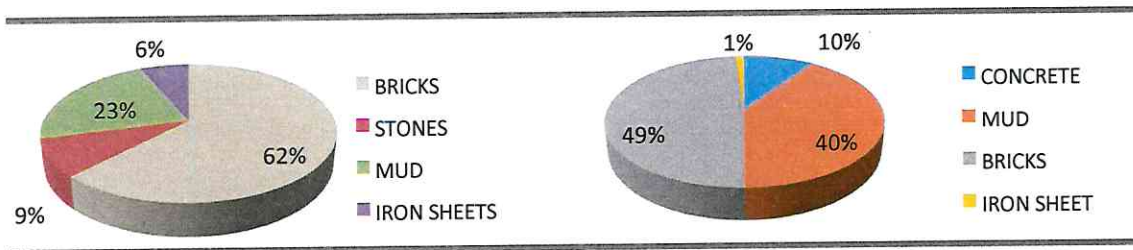
*Floor Materials in 2009 and 2018 respectively*



*Roof materials in 2009 and 2018 respectively*



*Wall materials in 2009 and 2018 respectively*



Charts Source: National Housing and Population Census (2009) and Field Survey (2018)

### b) Housing Conditions/quality

1. Most houses in Migori town are in habitable conditions except in Pandi Pieri slum and few in the rural areas. Most of these are temporary and built of mud walls, torn iron sheets or grass roofing and earth floors.
2. Permanent Structures: These are mostly located at the heart of the town and in the areas of Kimaiga, Onyalo, Kadika, Oruba, and Total among other areas. Permanent housing units are also located in the peri-urban and rural areas.
3. Semi-Permanent Structures: Semi-permanent buildings include those built with a combination of permanent and temporary materials. Semi-permanent housing structures are found in high-density areas of Apida, Oruba and in the informal settlement of Pandi Pieri. Semi-permanent housing structures are also found in the rural areas.
4. Temporary Dwelling Units: These are considered less habitable or not habitable at all. Residents in these houses are low-income earners surviving on below a dollar per day. They are mostly found in Pandi Pieri, Apida and rural areas of Kadika, Nyabisawa, Bondo, Lichota and Wasio. Building materials consist mainly of thatched houses or old damaged iron sheets with mud walls.

**Fig. House conditions**



**c) Local Housing Demand**

1. Being the County Headquarter and the main urban centre in Migori County, urbanisation is catching up at a high rate in the town as residents migrate from even the most of interior rural areas of the county to seek better opportunities and settle in its urban precincts.
2. Currently, this is not being managed properly as it is evident with the existing haphazard development especially in the core area, the lack of an up to date plan for the town, increased congestion in the core urban, environmental degradation, inadequate infrastructure services, and proliferation of informal settlements with extremely poor living standards in Pand Pieri, Apida and Oruba areas.

**d) Housing Provision/Supply**

1. Migori town has so far been unable to plan adequately in order to accommodate her increasing urban population. The high demand from the increasing urban population, for adequate and affordable housing outstrips the supply.
2. Provision is dominated by the private sector thus less affordable to many. Public housing include institutional housing by police and hospitals
3. Poor physical planning has hampered property development around Migori town, resulting in shortage of quality residential houses being sought after by home buyers and tenants.

**e) Housing functions**

One of targets of the SDGs under goal 11 is by 2030 to enhance inclusive and sustainable urbanisation and capacities for participatory, integrated and sustainable human settlement planning and management in all countries. That aligns well with the objectives of this ISUDP.

**i) Residential Function:** these settlements provide a residential function for people working in various sectors within town mainly the CBD. They include parts of Oruba, Pand Pieri, Apida, Kimaiga and Milimani

Density	Neighbourhoods
Low	Ombo, Nyabisawa, Sagero, Ragana, Osingo, Got Jope, Wasio and Kakrao The only planned neighborhood is Ombo.

	Housing Typology: Detached (mansionettes). Mostly found in the peripheral areas
<b>Medium</b>	Kimaiga, Nyasare, Ombo, Stadium area, Total, Onyalo, Moi Suba, Wuoth Ogik, Kadika Housing Typology: Apartments These are emerging settlements and they are unplanned
<b>High</b>	Apida, Oruba, Nyasare/Posta area, Banana. Housing Typology: Flats and row housing They are unplanned and lack requisite services
<b>Informal</b>	Pand Pieri, Oruba and Apida areas
<b>Institutional Housing</b>	Police Housing (medium density apartments, planned and in good condition) Hospital houses (County Referral and Ombo Hospital, single dwellings and in good condition)

**ii) Service Function:** These are the main providers of schools, health services, public utilities, commercial activities etc. within the planning area. These services not only serve the people in the towns but also those in the surrounding areas. This function is mainly in the CBD

**iii) Economic Function:** They also provide employment opportunities e.g. within institutions, commercial and the above service functions. They provide market for the local produce and also create material advancement in both rural and urban centres through production of manufactured goods. This is mainly the function of the CBD which is faced with huge challenges such as congestion and narrow roads.

#### Peri-Urban Settlements

These settlements predominantly serve as residential areas for people working in various sectors within town mainly the CBD. They also facilitate the provision of schools, health services, public utilities, commercial activities etc.

#### Rural settlements

These settlements mainly serve as agricultural areas to provide farm produce to urban areas, source of raw materials for tobacco industry, provide labour force to farms and urban areas and lastly for residential purposes. They also function as small commercial centres e.g. Nyabisawa and Sagero shopping centres and educational functions e.g. Nyabisawa high school.

#### f) Settlement Patterns

The settlement pattern in Migori town (core urban) is primarily linear along the A1 Road. Within the peri-urban areas, the settlements are also linear following either the regional roads or the local primary distributor roads. There too exist scattered settlements in the peripheral areas of Bondo, Wasio, Kakrao and Lichota which tend to be predominantly rural.

#### **Emerging Issues on Housing**

1. Shortage of planned land
2. Lack of planning. Sub-divisions are not properly guided and controlled as there are no zoning plans and hence no clearly designated zones.
3. Rapid urbanization with no matching services and infrastructure
4. High poverty levels leading to proliferation of informal settlements
5. High interest rates on borrowing from banks that discourages potential clients for housing mortgages
6. Demand for descent housing that does not commensurate with housing supply.
7. Low housing investment by the government
8. Proliferation of informal settlements that threaten fragile ecosystems
9. Most residential areas lack basic infrastructure and services

#### **Opportunities**

1. The opportunity to invest in housing through the Big Four Agenda.
2. A ready market for housing stock due to high population that can easily be exploited by real estate investors.
3. The ability to reduce the cost of housing development due to the availability of technology to revolutionize the building industry in the planning area.
4. Availability of Slum upgrading initiatives through the national government.

### **2.1.5 Urban Economy**

#### **a) Economic Activities**

1. Main economic activities (sources of income) are agriculture, trade and commerce. However, this has been hampered by lack of easy access to markets especially for farmers in the hinterland due to poor infrastructure, lack of adequate spaces and facilities such as markets and jua-kali areas, low diversification of economic activities, congestion of the centre among other challenges
2. According to the Urban Study and secondary data, the key drivers of Migori Town:

- i. Agriculture
- ii. Service Industry
- iii. Industry and manufacturing
- iv. Transportation
- v. Building and Construction
- vi. Informal Sector
- vii. Functions of the town

**b) Drivers of economy**

<b>The Key Drivers of the Town's Economy</b>	
<b>Agriculture</b>	Crop Farming-maize, Beans, Sorghum, sweet potatoes, Bananas, Cassava, Finger Millet, Vegetables, Livestock Farming- Cattle, Goats, Chicken
<b>Service Industry</b>	Wholesale and Retail, Financial Institutions, Hotel industry, SME's- ICT, Boutiques,
<b>Industry and Manufacturing</b>	Light Industries, Food Processing- Maize Milling, Fish Processing



<b>Transportation</b>	Matatu, Boda Boda, Hand Carts, Public Buses
<b>Building and Construction</b>	Brick Making, Quarry, Building Blocks
<b>Informal Sector</b>	Wood Work, Metal Works, Hawking
<b>Functions of the Town</b>	Administrative, Educational, Health, Economic hub of the county.

### c) Economic Prospects for Migori Town

S/NO	Evaluating Parameters	Description of the Situation	High	Medium	Low
1.	<b>Hinterlands Resource Endowment</b>	Minerals-Gold Agricultural Products- Maize, Sugarcane, Tobacco, Livestock,	□		
2.	<b>Population</b>	County Population-1,119,186 Current Population of the Urban Area-143,449 Urban Population Growth Rate- 2.38% Projected population by 20138- 229,615	□		
3.	<b>Infrastructure</b>	Water Supply & Reticulation Electricity & power Supply Rural-Urban Linkages Housing Site & Service Schemes		□	
4.	<b>Availability of Market</b>	Cross Border Markets-Tanzania Regional Markets County Market Local Market	□		
5.	<b>Business Permits and Licensing</b>	Technological Uptake Transparency			□
6.	<b>Functions</b>	County Headquarters, Seat of Referral Hospital, Educational centre, Main Commercial Node, Main Industrial Hub	□		

### Emerging Issues on Economic Activities

1. Informal commercial activities encroach onto road reserves due to lack of designated spaces
2. Inadequate infrastructure and other related facilities such as inaccessible roads hinder transportation of raw materials, finished goods and services.
3. Inadequate budgetary allocation especially the tourism sector which possesses a huge potential to boost the economy of the town
4. Diminishing land sizes in due to population explosion and urban sprawl is a threat to the cash crops farming and livestock farming

### Opportunities

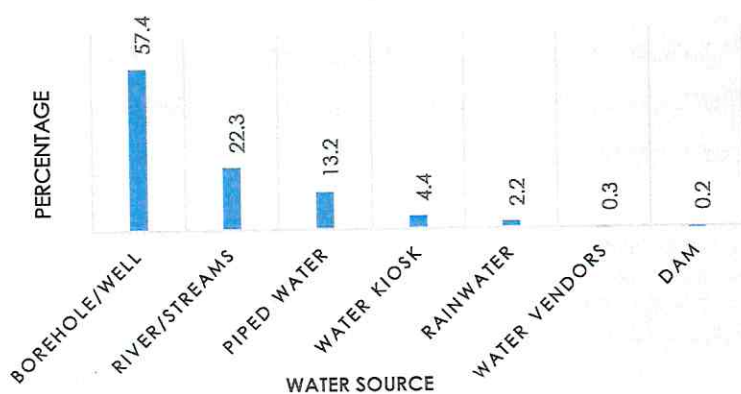
1. Presence of a large labour force (48.4%) providing readily available skilled and unskilled labour.
2. Potential for value addition industries such as milk processing, leather tanning and honey processing.
3. Introduction of modern farming technology that can be utilized to increase farmers output  
e.g. tissue culture in banana farming, green houses for tomato farming among others
4. There is potential for commercialized mining, which would boost the town's economy exponentially.
5. Potential for exploitation of underutilized cultural heritage sites

### 2.1.6 Physical Infrastructure

#### a) Water Supply

1. Most people in the planning area obtain water from boreholes/wells which accounts for 57.4% of the total households (field survey,2018)
2. Other major sources include:
 

i. Rivers/Streams	iv. Rainwater
ii. Piped water (connected to households)	v. Water Vendors
iii. Water Kiosks	vi. Dam



Source: Field Survey, 2018

3. Most of these sources are unprotected posing health risks to the community as this leads to frequent outbreaks of water-borne diseases like diarrhea, typhoid and cholera. Within the planning area, improved water sources are highest in Suna Central and Oruba Ragana wards.
4. Piped Water Supply accounts for 13.2% of the total water supply. There are two water supply companies i.e. Migori Kuria Trans Nzoia (MIKUTRA) and Nyasare Water Supply and Sanitation Companies and they only supply water to the urban core area (Kakrao to Namba Area). The inadequate supply of water in Migori town can be attributed to the fact that the companies have not in been operation for long and therefore it is expected that the number of people connected to piped water will escalate in coming days.
5. Oyani River is the main source of MIKUTRA while Nyasare Water Company sources its water from eight active protected springs at Nyasare catchment area, a borehole, and 5 handpump shallow wells.
6. Water Reticulation System for MIKUTRA is a 50 km pipeline network covering the CBD and the surrounding areas (80km<sup>2</sup>). The Company has 15 water kiosks distributed largely in the highdensity areas. It has a water treatment plant with a capacity of 20,000m<sup>3</sup>/day and a potential to serve about 190,000 people. Daily water supply is 19,000m<sup>3</sup>/day. However, 65% of the water supplied is unaccounted for due to old pipe system that needs a complete overhaul
7. For Nyasare Water Company, average monthly water supply 6,800m<sup>3</sup>: Daily Supply 226.7m<sup>3</sup>.

The company has 14 communal water drawing points, 26 water kiosks (14 in rural areas and

12 in urban areas) 837 individual connections with only 538 active connections covering 48sqkm. However, 42% of the water supplied is unaccounted for due to old pipe system that needs a complete overhaul (Field Survey, 2018).

8. Water demand is currently higher than what is supplied

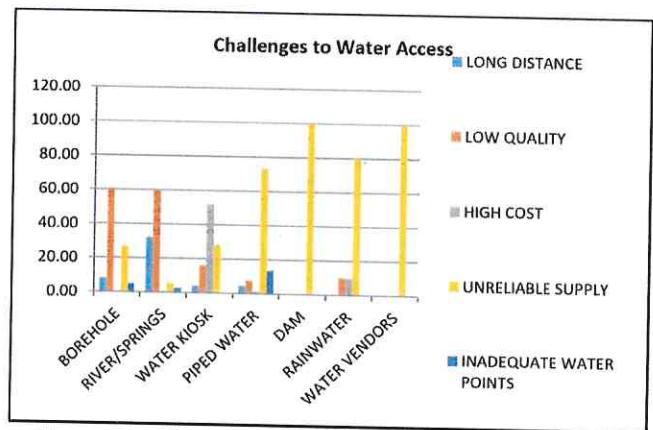
**Current water demand and supply for the Planning area**

WATER DEMAND	WATER SUPPLY	GAP
23,158.0 M <sup>3</sup>	5,226.7M <sup>3</sup>	17,931.3M <sup>3</sup>
100%	22.6%	77.4%

**Current water demand and supply for the Urban Areas**

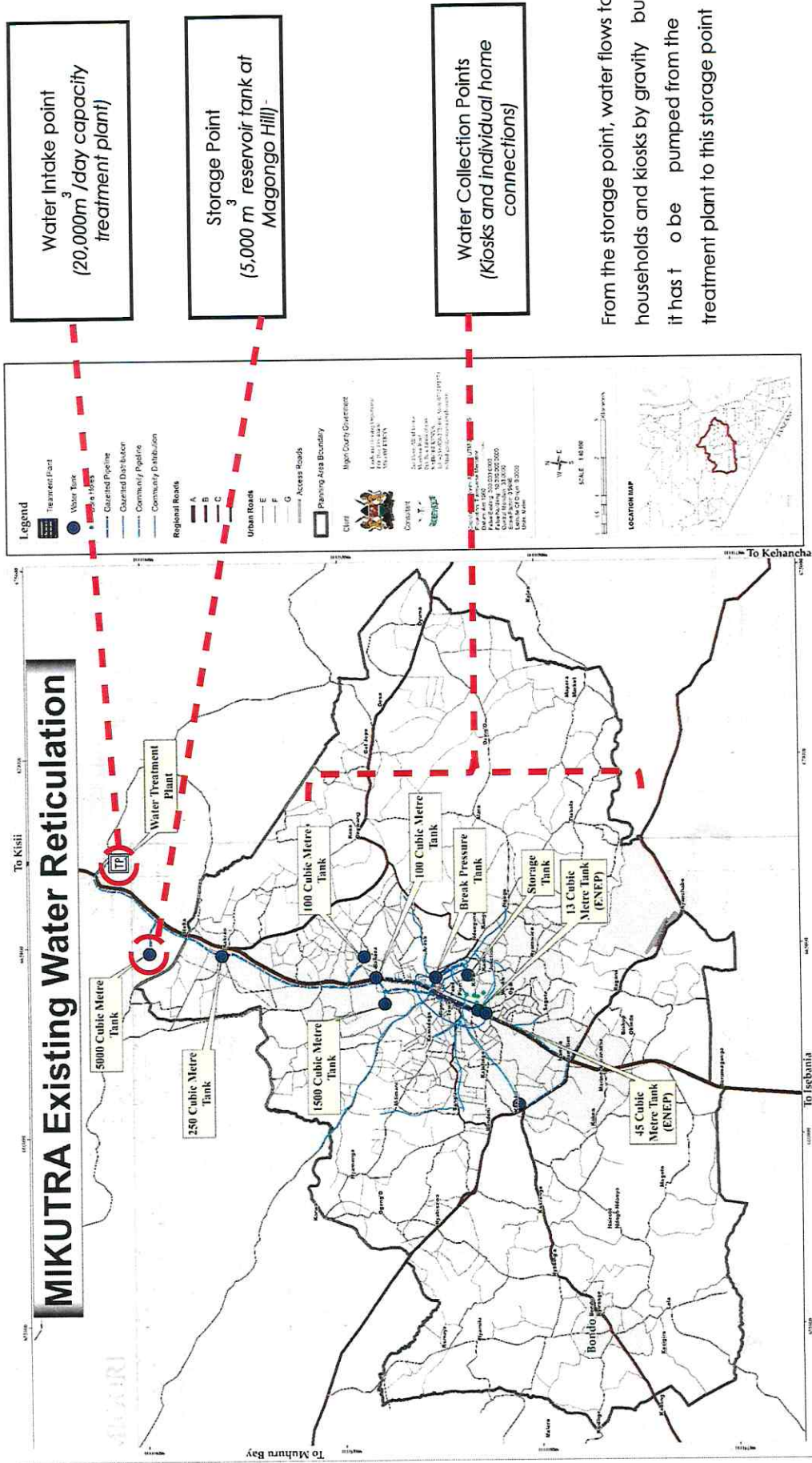
ZONE	DEMAND 2018 (M <sup>3</sup> )	DEMAND 2038 (M <sup>3</sup> )
Core Urban	12,257	28,449
Node 1	458	10,639
Node 2	482	1,117
Node 3	490	1,138
Total built up area	13,199	41,343

9. Challenges in accessing quality and reliable water sources at household level include long distance, low quality, high cost, unreliable supply and inadequate water points. This however depends on the water source. However, unreliable supply and low quality were the most prevalent. Most of water from the boreholes is acquired at communal level



Source: Field Survey, 2018

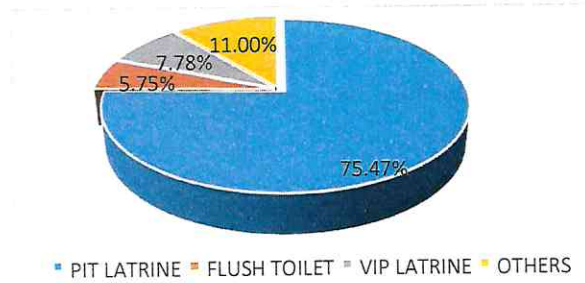
Figure 6: Water Reticulation by MIKUTRA





## b) Sewer and Sanitation

1. The town does not have a sewerage system. The only existing wastewater disposal systems serve Ombo Mission Hospital (Migori). There is only one ablution block near the main bus park and two public toilets. Most people largely use pit latrines and flush latrine integrated to septic tanks. Excessive use of pit latrines across the town is a risky and potential pollution to both surface and ground water sources



## c) Storm Water Management

1. The town has steep topography on the Northern side and a relatively flat topography towards the South with more clearly defined natural watercourses, which determine the patterns and catchments of the surface runoff drainage.
2. Drainage facilities are inadequate and only provided in the core urban area
3. The available drains comprise paved and earth drains, which are either lined or unlined. Lined drains are about 2.5km in length and an average of 1.5m in width. These are mainly found along the major roads. Unlined drains are about 2km while the rest of road sections lack drainage facilities completely
4. Paved drainage facilities are mainly found along the A1 road, the section passing through the CBD (about 1.5 km) and consist of lined open drains. Other paved drainage facilities are found along Ombo-posta Ring road from Kenya Commercial Bank to the County Referral Hospital (about 200m) and along Kehancha and Muhuru Bay Roads. They all consist of lined open drains.

**Main Storm Water Management Issues**

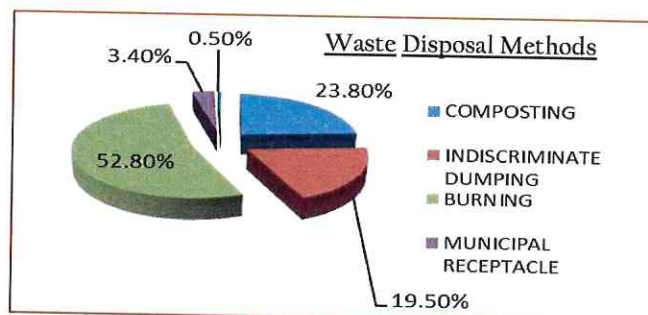
1. Inadequate drainage facilities. Most roads have been constructed without observing the minimum levels attainable in the provision of storm water drainage facilities. Only a few roads in the CBD are covered with drainage facilities (about 7km).
2. Blocked drainage facilities due to poor maintenance
3. Main outfall is River Migori and proper facilities have not been in place to channel storm water from the higher areas to this outfall



2-26

**d) Solid Waste Management**

1. General waste (organic and recyclables), special wastes (households hazardous, medical waste), and construction and demolition debris are the main generators of solid waste. The town is located within a very agricultural rich land and therefore most of the waste generated (over 80%) is organic (County Environment Office, 2018).
2. Amount of waste collected in Suna East and Suna West sub-counties is about 23tons per day against an estimated generated waste quantity of about 35.4 tons per day. A gap of 12.4 tons per day
3. The town does not have a waste disposal site or treatment facility; Waste is transported to Isebania dumpsite (10acres) which is about 27km from the town making it costly to operate
4. The main disposal methods are burning and composting



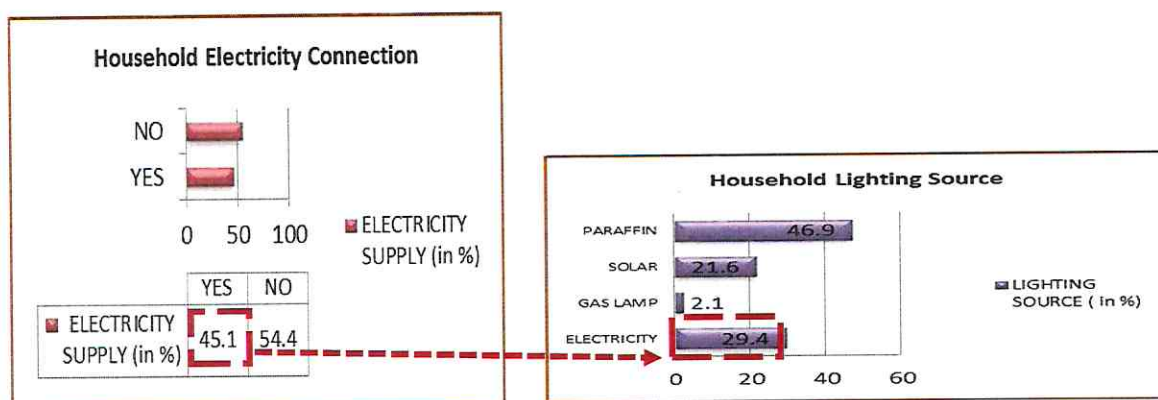
### Key Solid Waste Management Issues

1. The town and the county in general have inadequate resources such as financially, technically, and institutionally thereby becoming functionally unable to discharge their mandates on waste management.
2. There is lack of onsite separation facilities. Onsite waste segregation is not practiced thus domestic waste and hazardous waste are intermixed together rendering the entire waste stream potentially dangerous.
3. There is poor waste transport system comprising of poorly serviced and maintained ordinary open trucks. Electronic waste from computers and other electronic and electrical accessories have become another major environmental challenge.
4. There is also lack of properly managed waste transfer stations and lack of appropriate and legal waste disposal site in town thus encouraging the practice of crude dumping and open burning/combustion of waste, which is serious risks to public health and environment.
5. There is pollution of water bodies both surface and underground from the solid waste charges, which are driven to the water sources by run-off after rains.

### e) Electricity Supply

The planning area is supplied with electricity by Kenya Power Company. Its obtained from Gogo falls and directly transmitted to Kisii town for distribution to Migori town and other areas. The CBD is well served with electricity compared to the other parts of the planning area. 45.1% of households are connected to the grid.

The supply is unreliable due to frequent blackouts; Affect day-to-day businesses in the town. It has also been contributed by vandalism of power transmitting equipment.



### Main Electricity Supply Issues

1. Unreliable power supply due to frequent daily blackouts
2. Prohibitive tariffs as some households are living in abject poverty

**f) Street Lighting**

1. There are only about 50 functional streetlights in Migori town found along the A1 and PostaOmbo roads. Most of these (about 30) were recently installed and are solar powered while the rest (along the A1 road from the bridge to Migori primary) obtain power from the main distribution line.
2. The County Government however is in the process of installing new solar powered streetlights in all the major streets within the town.
3. High mast poles are only found in the bus park (2), main market (3) and in Apida area (5).

**2.1.7 Social Infrastructure**

The Key components of social infrastructure in Migori Town are:

1. Educational Facilities
2. Health Facilities
3. Recreation Facilities
4. Health Facilities
5. Safety and Security Facilities

**Table: social infrastructure**

Key Infrastructure	Facilities
Educational Facilities	<p>Primary schools - 55 primary schools.</p> <ul style="list-style-type: none"> <li>• 17 are public, 38 are private</li> <li>• Average distance to a public primary school: 0.8 Km, recommended maximum is 2 Km (<i>Physical Planning Handbook</i>).</li> <li>• Recommended number of public schools-22</li> </ul> <p>Secondary Schools</p> <ul style="list-style-type: none"> <li>• There are 13 secondary schools; 8 public and 5 private.</li> <li>• The average distance travelled to access a public secondary school facility within the town is 1.1 Km.</li> <li>• Recommended number of public secondary schools-9</li> </ul> <p>Tertiary Institutions</p> <ul style="list-style-type: none"> <li>• There are 2 Teachers Colleges: Msomi TTC &amp; Migori TTC</li> <li>• There is a nursing school; KMTC Migori</li> <li>• There are 4 institutes: Migori Institute of Science and Tech, Maseno University Regional Institute, Kakrao Technical Institutes &amp; KIRDI</li> <li>• All are Public</li> </ul>

Health Facilities	<ul style="list-style-type: none"> <li>• Main providers of health services in the town are the government, NGO's, Mission Hospitals and private organizations</li> <li>• There are 9 Public Hospitals and 30 Private hospitals within Migori Town.</li> <li>• Migori town lacks Level 3 &amp; Level 4 health facilities</li> </ul>
Community Facilities	There is no Social & Community Halls, the town lacks a Public Cemetery, no public Libraries, no Rehabilitation Centres, no Children Homes, and no Homes for the Elderly
Recreational Facilities	There is a county stadium although the current space is not adequate for the various sports, There is one small open park at Posta most people use school playgrounds as open spaces, no urban parks and the existing forests have been underutilized. They can be used as Urban Forests
Safety and Security Facilities	There is one Police Station located in the town's main civic area. There is no Fire Station. The town has inadequate Security Lights and most insecurity cases are recorded in Oruba Area

## Emerging Issues on Social Infrastructure

### Challenges

1. General lack of public library and library services
2. Lack of community service center, rehabilitation centres, children's home and the home for the elderly and social halls.
3. Prioritization and interest in other development activities at the expenses of social infrastructure.
4. Inadequate provision of recreational parks and open spaces.
5. Average long distances in accessing basic health services.
6. Inadequate and sometimes total lack of drugs in the public health facilities.
7. Inadequate capacities of the health services.
8. Inadequate facilities and equipment in schools.
9. Poor access to health facilities due to road conditions.
10. Lack of modern teaching machines, tools and equipment in polytechnics.
11. Lack of special schools.
12. Insufficient public parks and playgrounds.

### Opportunities

1. The availability Kenya national library services which can partners with the county government to provision of library services.
2. The availability of the environmentally sensitive areas which can be used as public open spaces if well planned.

3. There is availability of skilled labor that can be absorbed to offer services in the relevant social fields.
4. The annual sectoral planning by the county government is an opportunity to include key social services in the budget.
5. The Urban Areas and Cites Act has also established an opportunity for the establishment of the urban management committees and boards, which are able to facilitate the provision of social services.

### 2.1.8 Transport and Movement

#### a) Modes of Transport

##### i) Roads

The planning area has a total road length of 258km classified into primary, secondary and regional roads as analysed below.

Road	Length (Km)	Percentage	Function
Regional Roads (Class A,B,C,D)	88	34%	Connect the town with the outside world- Inter linkage
Primary roads (Class C,D,F,G & Access Roads)	78	30%	Connect neighbourhoods to the Regional roads
Secondary Roads (Class D,F,G)	92	36%	Connect plots/areas of residence to primary roads

#### Nature of the Surface

- Only 30 Km of roads are Tarmacked including the classified roads. This represents 11.7% of the total roads
- The rest have Murrum and earth surface.

#### Conditions

- Most earth roads and murrum roads are impassable during rainy seasons.
- Most roads are narrow: Affects two-way traffic and this can slow down response to emergencies.
- Lack of adequate requisite facilities like drainage system, street lighting and markings especially the local unclassified roads.

#### Inter-Connectivity

- The A1 Road connects the town to major towns and cities the region by the Region: i.e.

Kisumu, Nairobi, Kisii, Isebania and other towns.

- The C13 road connects the town to Lichota, Macalder mines and Kehancha town and Migori-Muhuru bay road although they are not fully tarmacked.

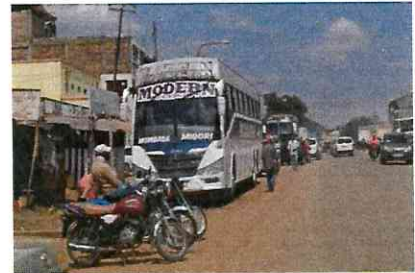
### **Intra-connectivity**

- Connectivity of Migori town with its peri-urban areas and rural areas
- The roads include: Migori Muhuru Bay road, a section of Migori-Kehancha road and Posta-Ombo ring road;
- The earth and murram roads include the classified and the unclassified roads.
- These are useful for connecting the town with its productive rural areas: delivery of farm inputs and access to market for the farm produce.
- Connects areas of residence areas with areas of employment and civic purpose

### **ii) Parking**

#### **Bus Park**

- Migori town has only one bus park which is located at the CBD
- It is however not sufficient for all PSVs; some are parked along the A1 Highway causing distraction of through traffic; Congestion and delays.



#### **Car Parking**

- There is lack of adequate designated parking spaces for cars within the CBD.
- As a result, cars are parked along the A1 road, causing obstructions and heavy congestion during peak hours.
- They also obstruct pedestrians and other NMT
- No designated parking spaces for bodabodas and taxis



#### **Policy on Parking**

- For every 100m<sup>2</sup> of land in the central business district, a minimum of 1½ parking space may be provided except where basement parking is provided (PPH 2008).

#### □ **Required parking space Migori urban centres**

- Urban Core = 73.9Ha
- Node 1 = 4.5 Ha
- Node 2 = 4.3Ha

□ Node 3 = 0.2Ha

### iii) Air Transport

1. The town is served by Lichota Airstrip, located at the southern parts of the town along Kehancha Road.
2. The road connecting the airstrip to the CBD is in properly tarmacked.
3. The airstrip can accommodate light aircrafts as they have bitumen surface (Migori County Government, 2018).
4. The airstrip is only used for charter flights; no commercial flights.
5. The airstrip is a potential for economic development such as tourism, business travels etc.



### iv) Non-Motorized Facilities

1. Non-Motorised facilities are required for pedestrians, bicycles, Hand pulled and animal pulled carts. There is however few of these facilities provided in Migori town.
2. Only few segregated pedestrian walkways are provided along the A1 road at the main bridge section and along Posta-Ombo Road between KCB and the County Referral Hospital.
3. Road reserves for provision of these facilities have been encroached by hawkers, vendors and small business owners on Temporary Occupation Licences (TOLs) as well as vehicles and motorbikes parking
4. Pedestrian safety facilities such as zebra crossings and traffic control lights at busy intersections have not been provided.



### b) Means of Transport

**Buses:** These include long distance buses plying Western region, Eldoret, Nakuru, Nairobi and the Coast. Major bus companies include Otange, Transline Classic and Modern Coast.

**Matatus:** Used by the largest population in Migori for local transport. (Within the town, county and the neighbouring counties). Congestion due to inadequate parking space, picking and dropping passengers at undesignated areas are the main challenges

**Taxis.** There are a number of registered taxicabs, which ferry people around town and areas not far from town. Private cars are also converting to taxis. Main issue with taxis is lack of a designated parking space and overloading

**Bodaboda:** They transport people within the CBD and its outlying settlements. Lack of designated parking, picking and dropping points is a big challenge.

**Cycling, Walking and Hand Carts:** These are the main Non-Motorised Transport (NMT) means within the town. Inadequacy of NMT facilities and lack of proper segregation of Motorized and NMT has resulted to road users conflict.

### **Key Transport and Movement Issues**

1. **Connectivity** - Connectivity within the town is elaborate although more roads need to be improved and others upgraded to bitumen standards. This makes the town viable for investments since its well interconnected with other major urban areas and economic hubs. However, major roads need to be expanded, there is a need for a bypass and at least two link roads to enhance internal connectivity and reduce excessive dependability of the A1 Road. Migori airstrip needs to be upgraded to an airport to enhance connection to local and regional destinations and markets
2. **Poor road conditions** – It is notable that most streets and local roads become impassable during heavy rains due to their surface nature. Improvement of these roads will improve connectivity and boost socio-economic development of the town. Most roads are narrow and lack requisite facilities
3. **Bodabodas:** The bodaboda has provide employment to many young people of Migori as well as providing relatively cheaper and convenient movement mode. It has however contributed to traffic related challenges such as accidents and congestion. Lack of adequate designated parking areas, picking and dropping areas is also a dominant problem associated.
4. **Inadequate facilities and poor integration of motorized transport and NMT.** Lack of adequate facilities in the town (e.g. parking facilities for private vehicles, lorries and bodabodas, inadequate bus parks.) Defined walkways are poorly provided and some of the existing ones especially along the A1 Road have been encroached by bodaboda and taxis for parking. This hinders the spirit of walking around the town

and promotes use of motorized transport, which is a challenge to environmental conservation. There is rampant encroachment on road reserves especially within the CBD along the A1 road causing congestion and user conflict. There is no segregation of road users which causes a lot conflict and chaos especially the A1 road

### **2.1.9 Environment and Conservation**

#### **Key Environmental Management and Conservation Issues**

1. The town lacks adequate resources to manage solid and liquid waste. There is no solid waste management site, lack of a sewerage system, no public cemetery, no firefighting facilities among other requisite public amenities.
2. Sometimes there are adverse weather effects during the rainy season causing flooding, a menace to drainage due to lack of proper and adequate drainage system.
3. The town lies on steep hills and valleys on the East and North sides that pose major challenges to the development of the town particularly infrastructure services.
4. Encroachment of the riparian reserves that has resulted to reduced water volumes and intense pollution.
5. Pollution of rivers and streams from sewage, bathing, solid waste and washing clothes on the river banks thus presenting serious health issues.
6. The town is experiencing loss of vegetation for open spaces, parks, urban forests and green belts.

### **2.1.10 Urban Finance**

#### **Urban Finance Key Findings**

1. The county experiences a shortfall of targeted revenue and the amount collected every year. Revenue shortfalls continue to persist amid rising expenditure pressures arising from the increasing wage bill. This trend negatively affects the resources earmarked for development projects during given financial years and pose a threat in the preceding financial years
2. The county is yet to capture all the revenue sources. Even those that are captured are yet to realize their full optimization. They are operating below capacity.
3. Lack of a comprehensive and up to date database on properties, e.g. location, sizes, ownership, use, existing developments, etc., to facilitate easy assessment and invoicing of rates and plot rents.

4. The valuation roll covers a very small portion of the planning area, only the town area. The users and owner of the areas not covered do not contribute materially towards the cost of services rendered to them by the county
5. Lack of an up to date database of individuals and businesses subject to Single Business Permit (SBP) makes enforcement and monitoring of licenses revenue collection difficult. License fees payment evasion is also rampant.
6. Due to the informal manner in which open air markets operate, market fees collection is susceptible to:-
  - i. Evasion of payment by traders
  - ii. Dishonesty by county's revenue collection officials
  - iii. Collusion involving traders and poorly supervised revenue collectors
7. Market fees and other user charges are generally low and cannot guarantee related cost recovery.
8. Collection of market fees and other user charges is constrained by:-
  - a. Evasion of payment, especially at the markets
  - b. Rare or delayed adjustments to user charge rates
  - c. Inadequacy of enforcement officers (in number and skills) to interpret and enforce county and other related laws.
- 12 The county is yet to realize the full potential of parking fees which is a high revenue source
- 13 There are no designated parking places for buses, matatus, and bodabodas which are high revenue potential areas
- 14 Lack of transparency in financial reporting which adversely affects accountability. Currently, there are no online publications of the county budget documents in Migori  
County Website despite the requirement by the Public Financial Management Act, 2012

#### **Opportunities**

1. Devolved governance system- that has the ability to provide job creating opportunities and which can empower the member of the society through social funding, investment in Information Communication Technology and to offer training to the various community based social organizations.
2. The availability of youth fund which is an opportunity for financial empowerment to the youths.

3. The institutionalized and formalized urban governance and management systems in the law.
4. Annual and periodic planning opportunities anchored in law that can enable the leaders to prioritize development projects in the county budgeting.

## 2.2 Synthesis of the Key Issues

- i. **Land Utilization.** Inner urban activity centres like the CBD and the Civic area are ideally suited to become compact locations where a large range of activities can be accessed in the one place. By clustering activities close together and combining housing and common destinations such as shops and jobs, sustainable travel modes of walking and cycling can be encouraged. Parts of Migori could be more intensively developed to realize the benefits of a compact centre and livable housing areas.
- ii. **Variable quality of the public realm.** The quality of the public realm varies across the town and especially the core area. Disincentives to walking and cycling are very apparent. Poor walking conditions such as inadequate and narrow footpaths, road crossings not prioritizing pedestrians, and narrow roads that create poor pedestrian amenity and safety in some areas. There is also an uneven provision of public open spaces across the town.
- iii. **Retail and wholesale prosperity.** The retail sector of the town is currently overwhelmed by congestion, encroachment, and lack of adequate trading areas. A greater diversity of jobs in the town would broaden the customer base for shops and services.
- iv. **Job Diversity.** The town provides a number of areas for job diversity that need to be exploited. Most people in Migori town rely on trade and agriculture for sustenance. Very few people rely on formal employment and the self-reliance opportunities such as enhanced small-scale industries are missing or underprovided. Lack of industries despite the rich agricultural hinterland has largely affected job diversity and economic growth of the town. The town is also strategically positioned to reap from the tourism sector, as Maasai Mara, Serengeti and Lake Victoria are only a few miles away
- v. **Transport and Movement constraints.** The A1 Road plays an ongoing role as a main through route for passenger vehicle and freight traffic. The road is however very narrow and congested. The impacts include congestion of trading areas, conflict of

road users, pedestrian and cycle safety concerns, inadequate space for expansion of the road, and environmental concerns such as noise and air pollution. Other regional roads are also narrow due to encroachment. Urban/local roads are in poor condition

- vi. **Decay of the Centre (CBD).** The A1 Road and Migori River are significant assets to Migori town. They both divide the planning area into two and they have largely influenced the current development trends in the Centre. They however suffer from encroachment and decay and very little has been done to revitalize them and exploit the huge potential they possess in town's growth and development. Expansion of the A1 road and revitalization of the river will largely improve the centre together with associated compact development of the CBD.
- vii. **Sustainability Challenges.** Lack of controlled development presents the main challenge to creating a more economically and environmentally sustainable town.

## Chapter 3

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### DEVELOPMENT CONCEPT

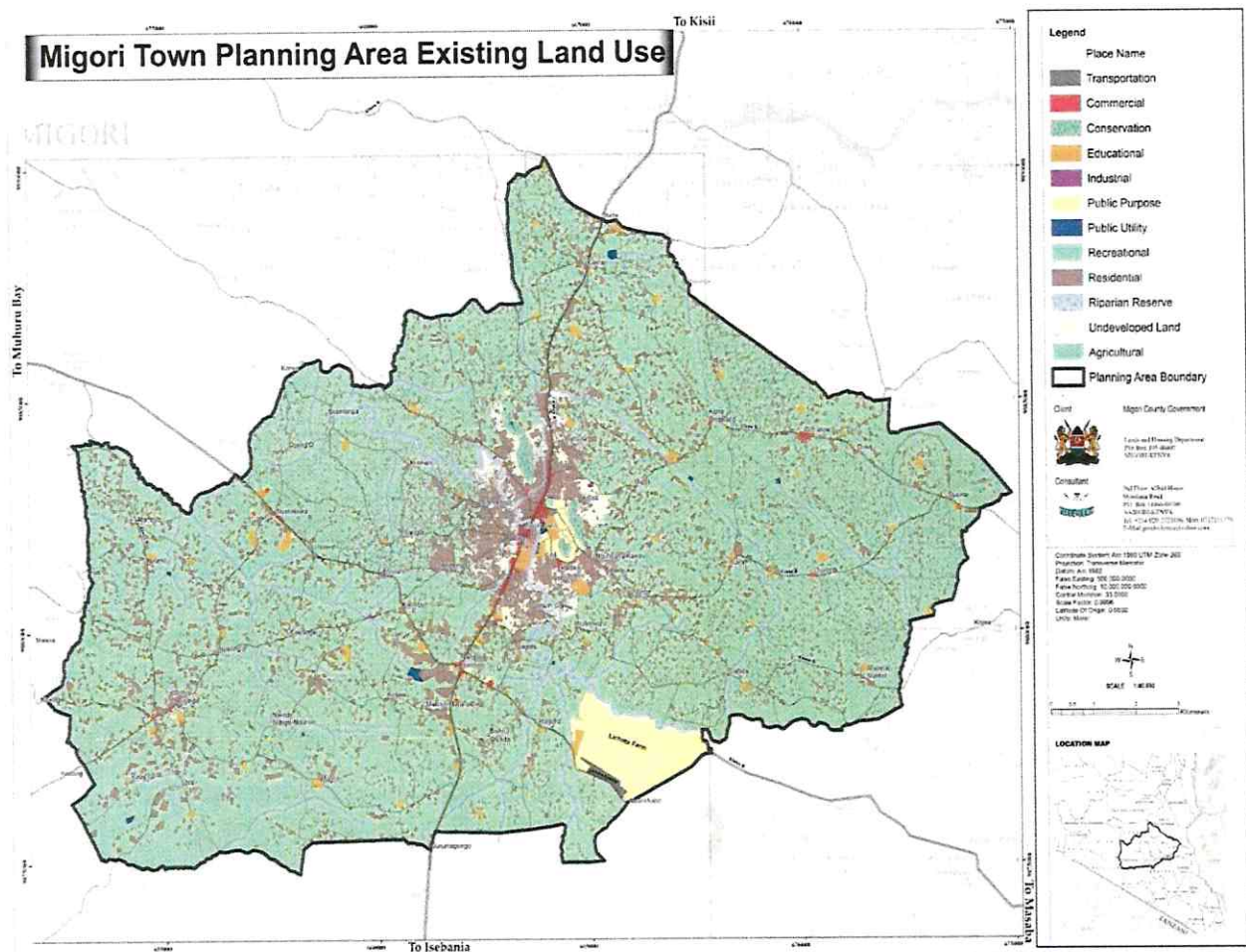
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#### 3.1 Current Development Scenario

1. Shrinking agricultural land
  - a. Town growing at the expense of agricultural land.
2. Difficulty in service provision due to urban sprawl
  - a. Costly in service provision
3. Skewed development and growth of the urban area
  - a. Linear development along major transportation lines
4. Sprouting of urban nodes with undefined roles and functions
  - a. Emerging of new urban areas that lack services
5. Undefined urban growth limits. Unsustainable urban growth

Figure 8: Current Land Use Distribution within the Planning Area



3-37

### 3.2 Conceptual Analysis of the Planning Area

From the analysis of the existing situation and for the purposes of development planning, the Planning Area can be organized into the following:

- i. Core urban area,
- ii. Agricultural areas and
- iii. Urban Nodes emerging in the planning area's periphery

1) **Core Urban has the following elements:**

- i. Administrative
- ii. Financial

- iii. Industrial
- iv. Transportation
- v. Educational
- vi. Recreational
- vii. Residential
- viii. Commercial

2) **Emerging Nodes – They include Bondo Nyironge, Nyabisawa, Got Jope, and Lichota Major elements:**

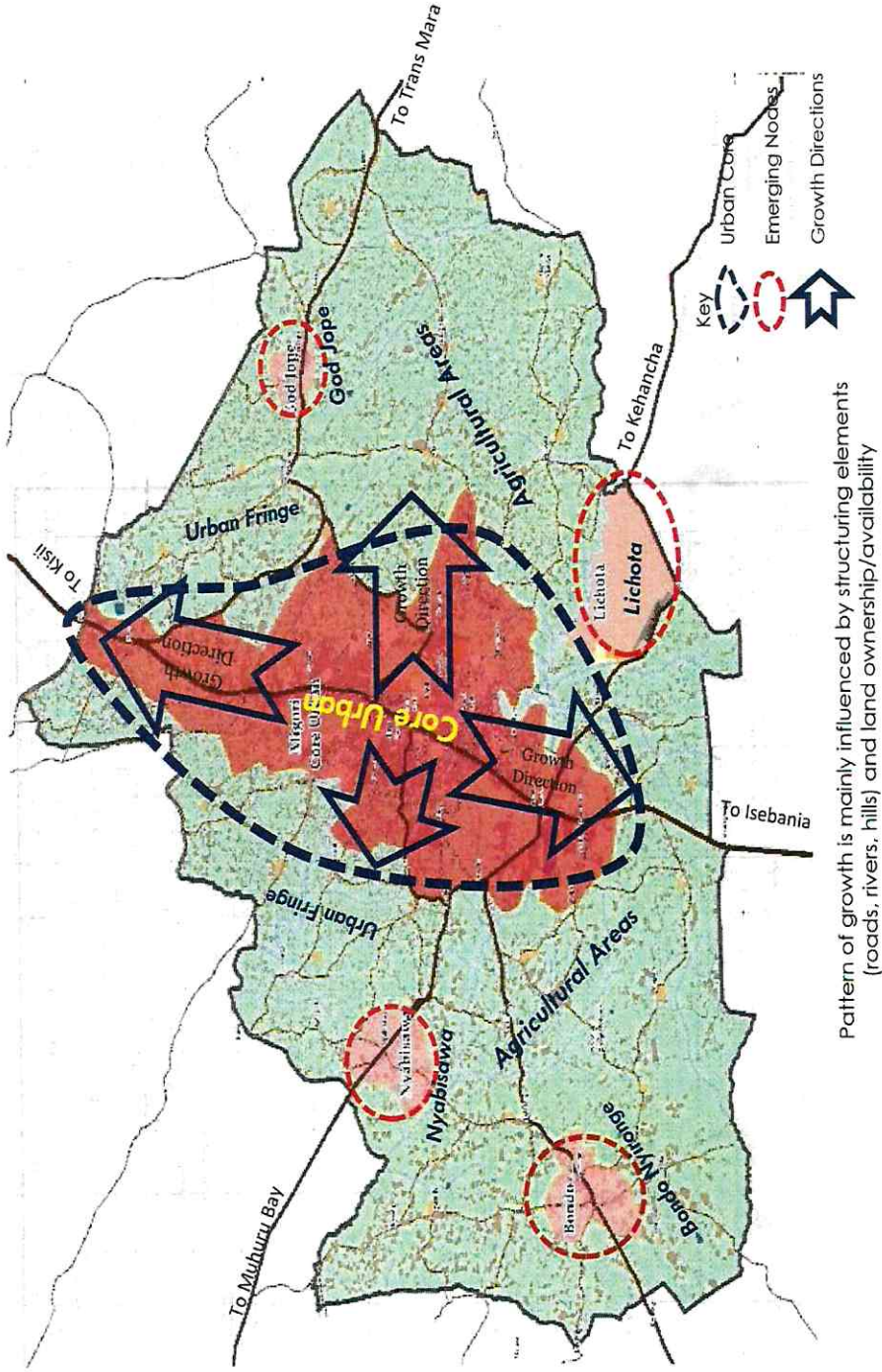
- i. Transportation
- ii. Commercial
- iii. Residential
- iv. Educational

The plan will promote connectivity between the core urban area and these emerging nodes

3) **Agricultural Areas:**

- i. **Largely to the East and West of the Planning Area.** Agricultural land currently takes 72% of the total planning area. Most people in the country, county depend on agriculture as their main economic activities and Migori town is no exception. The agricultural potential that exists within the peri-urban areas of the planning area must be exploited to the benefit of the residents.

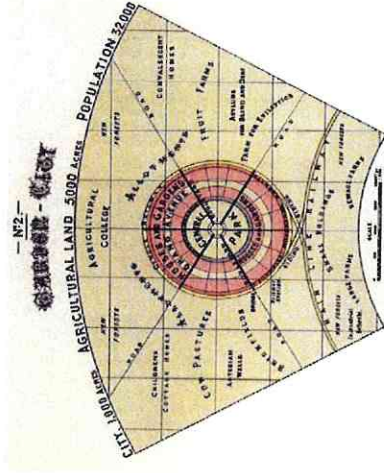
Figure 9: Conceptual Analysis of the Planning Area



Pattern of growth is mainly influenced by structuring elements (roads, rivers, hills) and land ownership/availability

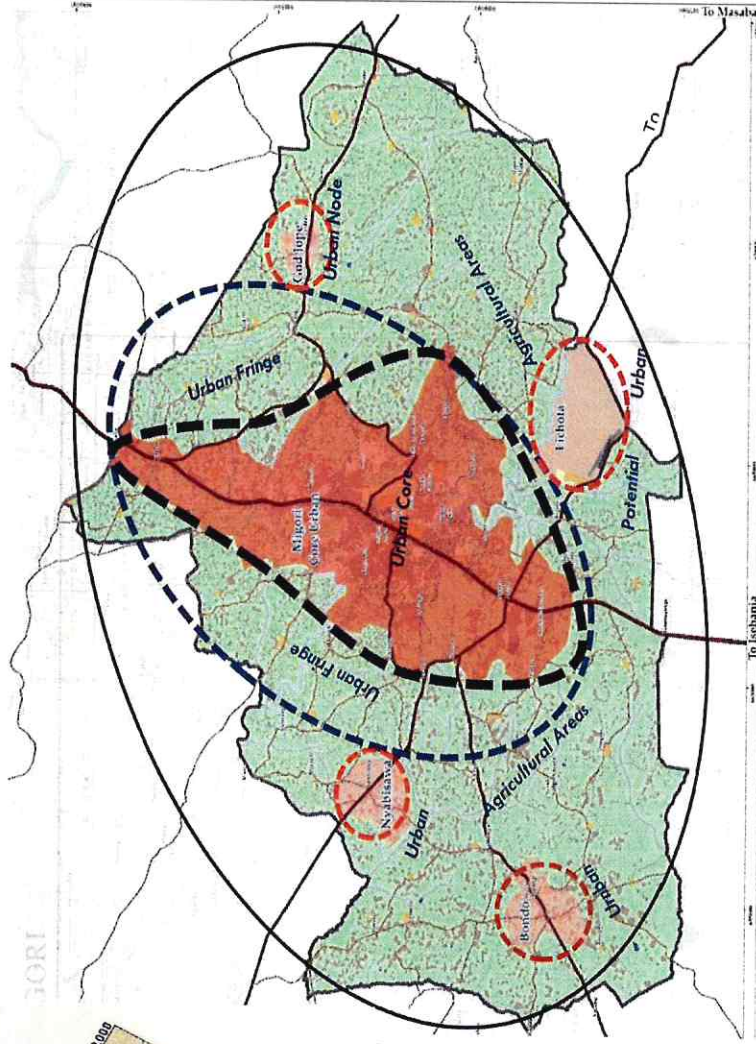
### 3.3 Review of the various planning development concepts and the best practices

Useful lessons for Structuring Migori Town Development:



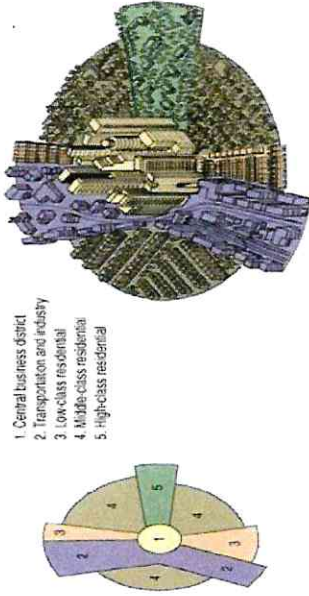
**THE GARDEN CITY CONCEPT** by Ebenezer Howard

1. Sought to solve urban overcrowding and poor quality of life by creating smaller, master-planned communities on the outskirts of the larger city.
2. The city would be structured around concentric circles of land use and include a sizeable park and greenbelt.



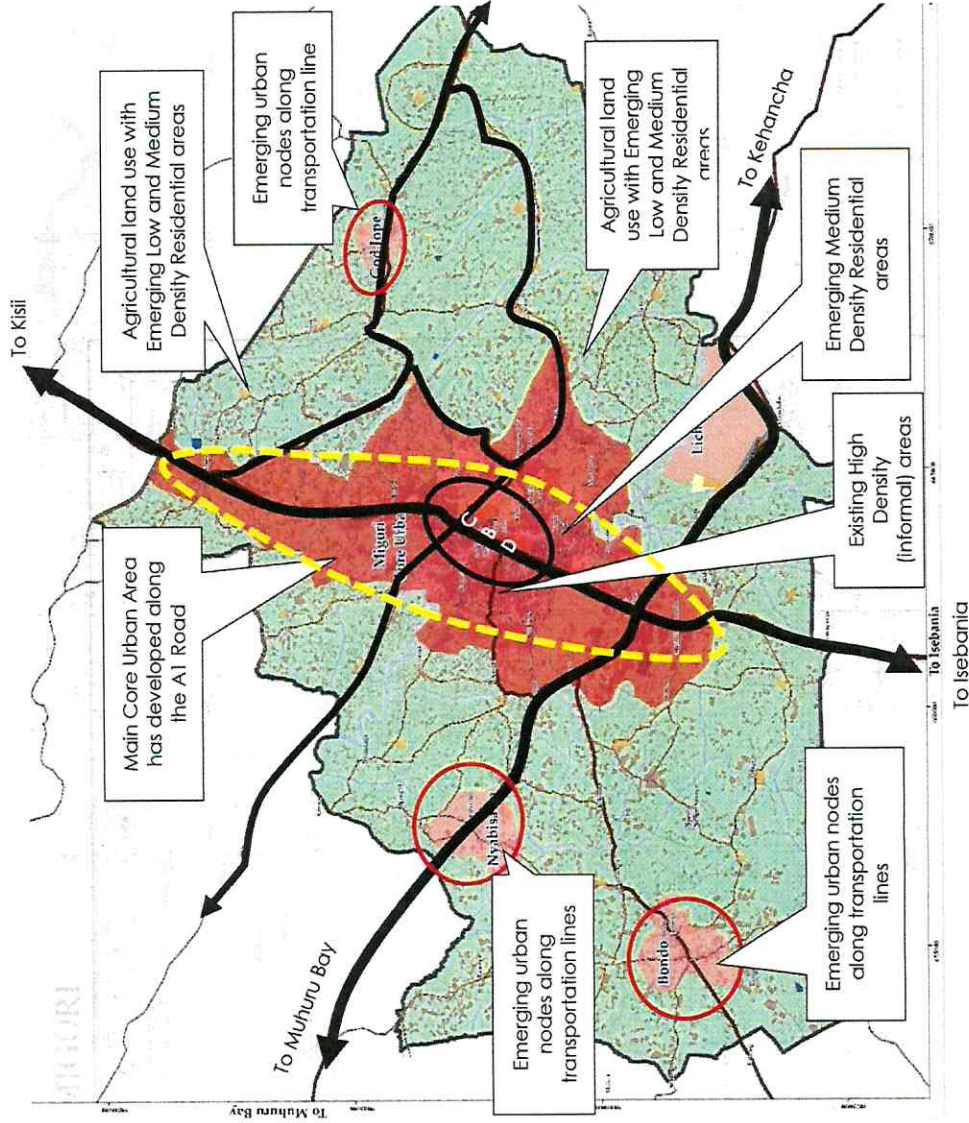
In this case of Migori Planning Area we borrow the following: **Urban core, Residential zones (Urban Fringes), Urban nodes and Agricultural areas as Green belt**

**SECTOR MODEL** by Homer Hoyt

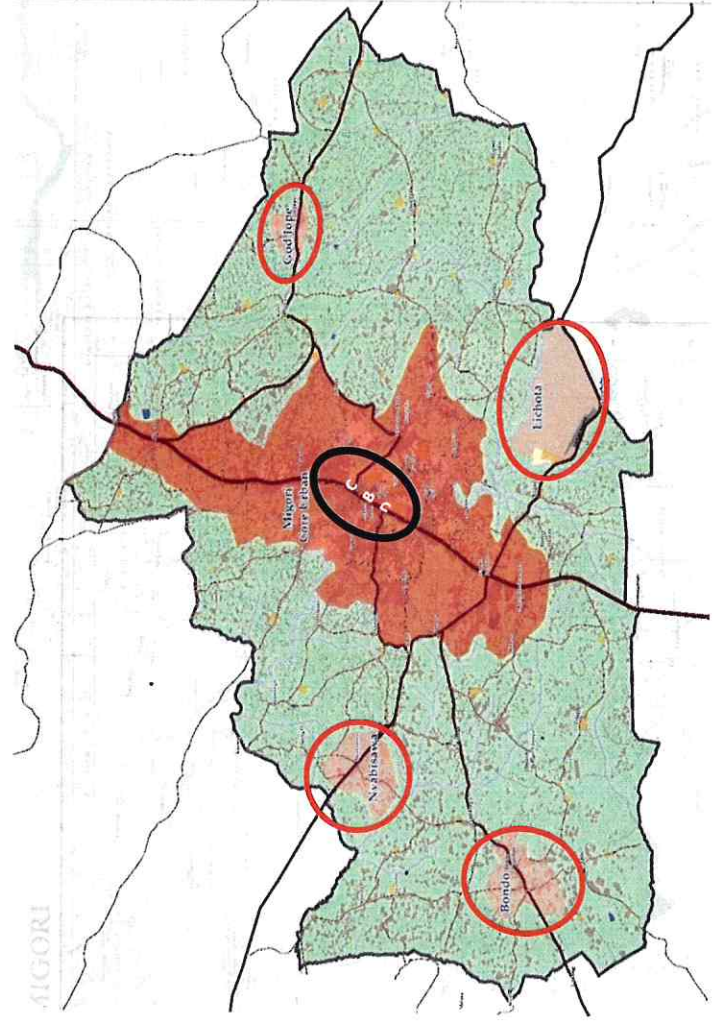
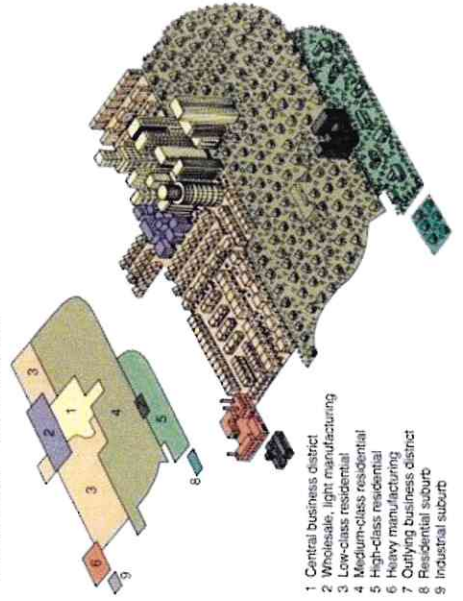


Stresses the importance of transportation corridors. Sees growth of various urban activities as expanding along roads, rivers, or train routes.

1. It is a model of the internal structure of cities.
2. Social groups are arranged around a **series of sectors, or wedges radiating out from the central business district (CBD) and centered on major transportation lines**. Low-income households to be near railroad lines, and **commercial establishments to be along business thoroughfares**.
3. This model is also relevant to urban form exhibited by Migori Town



The model has **four geographic principles**  
**Modeling Cities:**  
**Harris-Ullman**

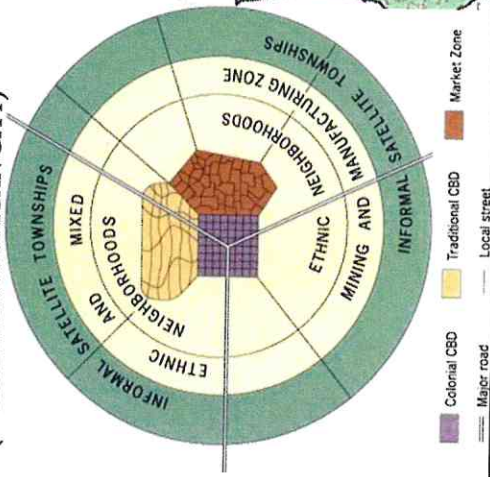


- 1) Certain activities require highly specialized facilities (**Specialization**)
    - ✓ Accessible transportation for a factory
    - ✓ Large areas of open land for a housing tract
  - 2) Certain activities cluster because they profit from mutual association (**Compatible Land Uses**)
  - 3) Certain activities repel each other and will not be found in the same area (**Incompatible Land Uses**)
  - 4) Certain activities cannot make a profit if they paid the high rent of the most desirable locations (**Dis-economies of Scale**)
- It stresses the importance of multiple nodes of activity, not a single CBD. A suitable model for Migori planning area to revitalize the centre and distribute urban growth to the emerging nodes.**

**MULTIPLE NUCLEI MODEL**

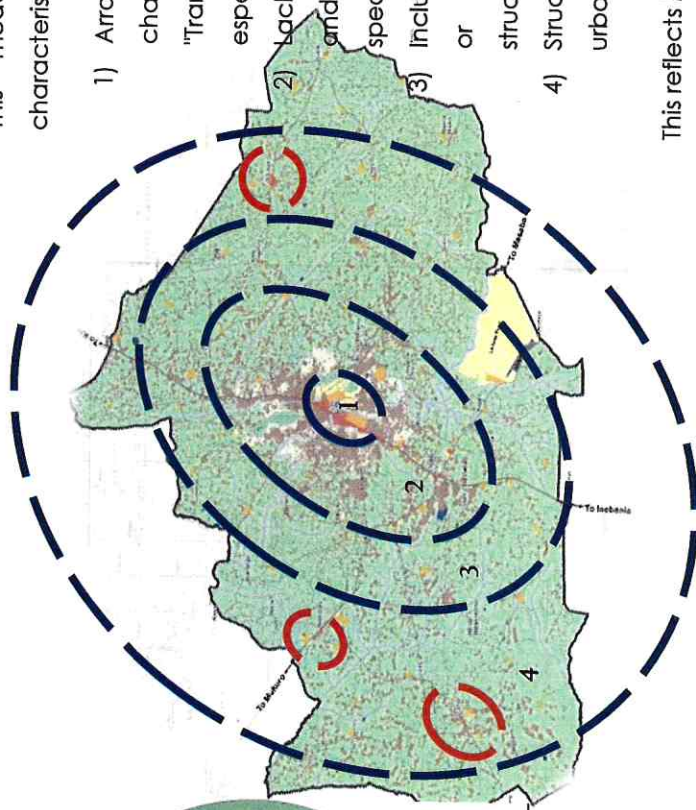
**IRREGULAR PATTERN MODEL**

(SUBS-AHRIAN SUBSARAN AFRICAN CITY)



This model has the following city characteristics:-

- 1) Arrangement of Public space that characterizes the stage of "Transition from village to city" especially in Third World.
- 2) Lack of planning or construction and illegal structures without a specific order.
- 3) Includes blocks with no fixed order, or permanent and temporary structures.
- 4) Structures are not related to an urban centre near the place.



This reflects Migori core urban having colonial and transitional central business district, market zone, informal satellite towns (nodes) and the disorganized

1. Zone of Colonial CBD, Traditional CBD and Market areas
2. Urban Neighborhoods Zone
3. Peri-urban neighborhoods
4. Zone of informal Satellite urban areas (Bondo, Nyabisawa and Got Jope)

urban fringes.

### **Convergence of the Models Principles and Lessons for Migori Planning Exercise**

1. Need for Land Optimization to enhance sustainable land use
2. Need for proper distribution of land use activities in an organized and controlled manner
3. Need for Coordinated land-use and efficient transportation systems between the activity zones
4. Compatibility of land uses
5. Need for Protection of environmentally sensitive areas and creation of green belts
6. Promotion of social cohesion in urban areas by creating neighborhoods zones with shared facilities and activity areas

These principles focused on segregation of four major functions:

1. Living (the residential sectors)
2. Working (the commercial /institutional areas)
3. Care of Body and Spirit (the hills and rivers, open spaces and recreation areas) and
4. Circulation (the network of roads).

**These Ideologies/Principles will inform the selection of the most suitable Development Option for the Planning Area**

**OPTION**

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## Chapter 4

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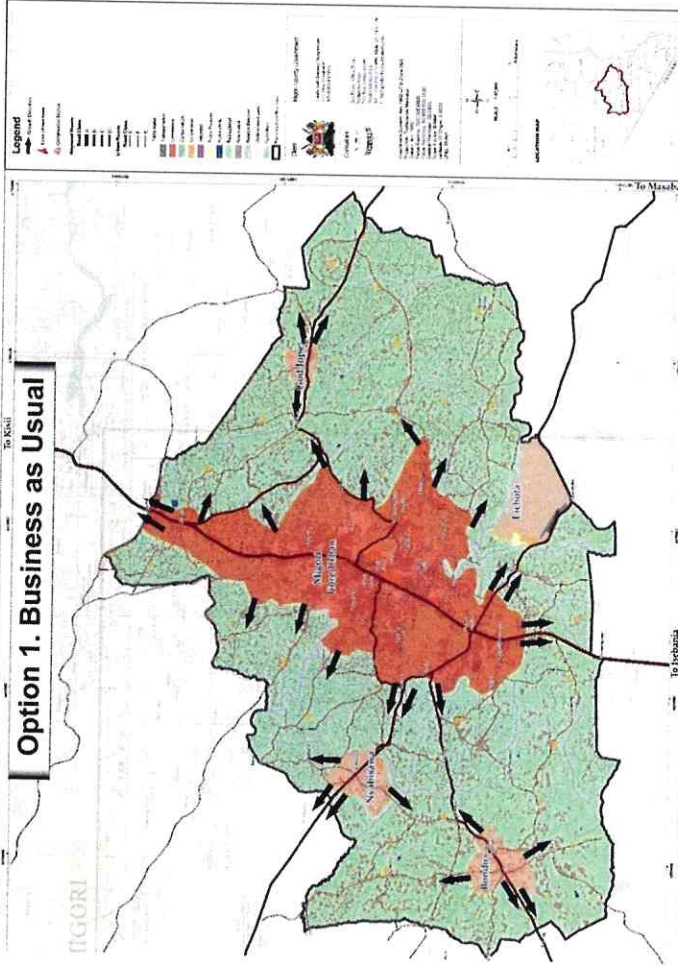
### SCENARIO BUILDING

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#### 4.1 Selection Of The Possible Development Options For The Planning Area

**Option 1 – Business as Usual:** A scenario for future patterns of activity which assumes that there will be no significant change in people's attitudes and priorities, or no major changes in technology, economics, or policies, so that normal circumstances can be expected to continue unchanged. People will continue doing what they normally do.

**OPTION**



**Advantages**

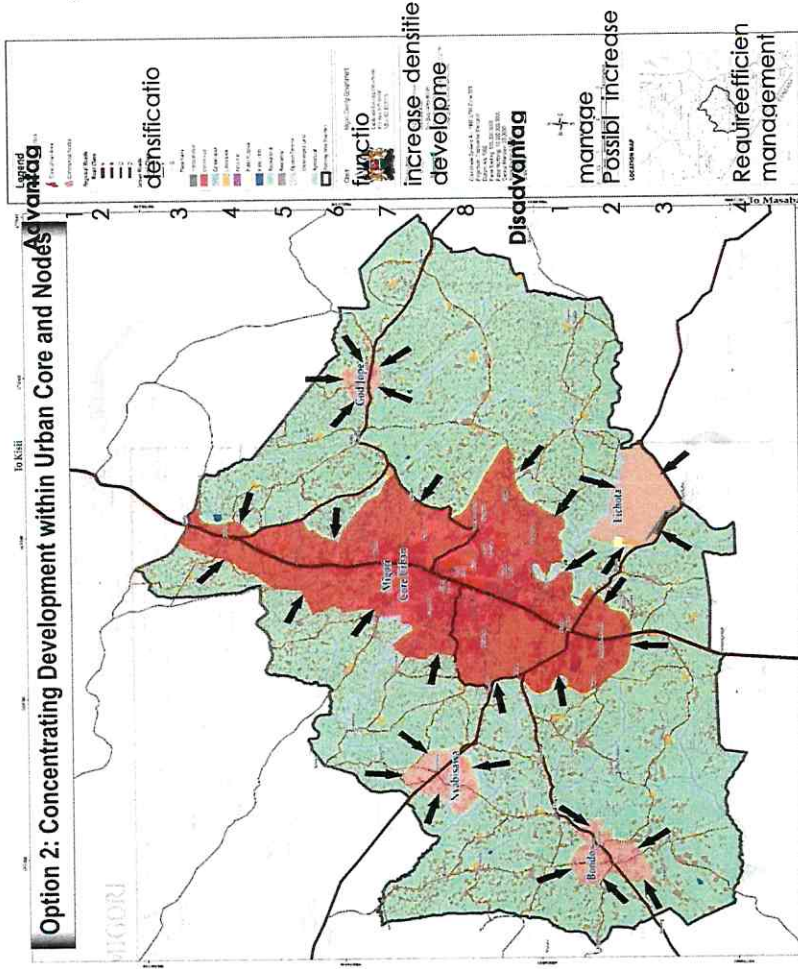
1. There's no defined direction of growth and development therefore takes a laissez-faire approach
2. Less bureaucratic

**Disadvantages**

1. Organic development
2. Shrinking agricultural land
3. Difficulty in service provision due to urban sprawl.
4. Skewed development and growth of the urban area
5. Sprouting of urban nodes with undefined roles and functions.
6. Undefined urban growth limits
7. Incompatible land uses
8. Duplication efforts leading to wastage of resources
9. Costly in provision of urban services
10. Not easy to set priorities as people are acting variously.
11. Lack of collaboration
12. Environmentally unsustainable

**OPTION**

**2 – Concentrating Development Within Urban Core and Nodes :** A scenario for future pattern of activities which assumes that development will majority take place within the existing defined urban core and development nodes.



**Controlled urban growth**

Increased supply of urban land through vertical development brought about by Conservation of agricultural land and open spaces by defining the urban growth limits. Reduced cost of provision of infrastructure and service. Create a walkable community due to concentration of activities

The core and the nodes will be defined by

Increase access due to housing due to through vertical

Coordinated land-use and transportation between the nodes and the core.

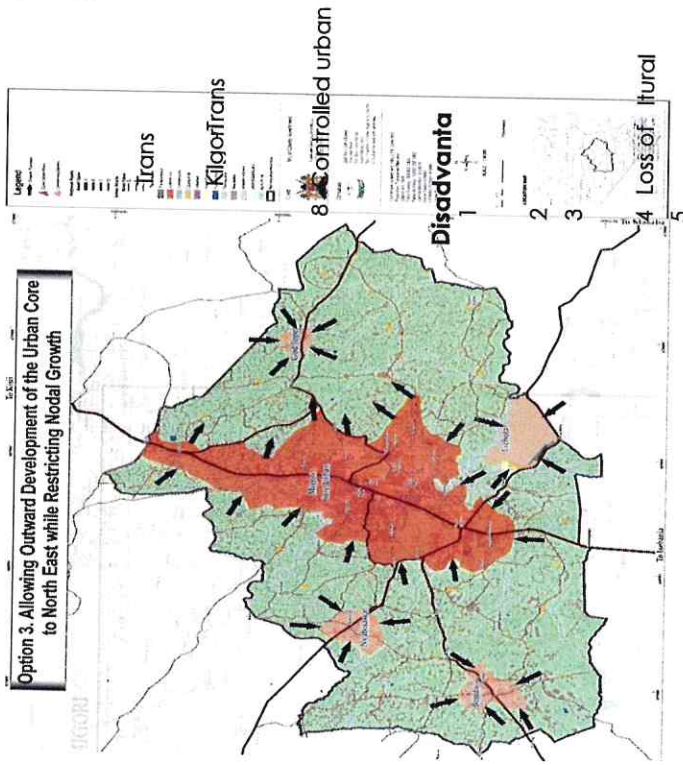
Possibility of traffic congestion if not well pollution of the environment if not well managed.

Huge capital investment in transportation network for efficient functionality by linking the nodes and the core urban areas.

and effective urban

**OPTION**

**3 – Allowing Some Outward Development In a North East Direction:** After defining the urban core, allowing outward development towards the northeast direction of the urban core exhibits the following characteristics which makes it suitable for urban expansion.



**Advantages**

- 1) Geology – the area has a rocky structure suitable for urban development
  - 2) Marginal | Potential agricultural land
  - 3) Small parcels of land undergoing subdivisions
  - 4) Existence of some urban services e.g. water and roads
  - 5) Connected to urban core through a regional road from Kilgoris -
  - 6) Limiting linear development along major transportation corridor of the agriculturally potential peri-urban belt by restricting growth to the West-South directions.
  - 9) Relatively cheaper cost of provision of services in the defined urban growth areas (Proximity urban core).
1. Possibility of formation of conurbation between the core urban areas and the Eastern node.
  2. The challenge of urban sprawl to the East.
  3. The risk of linear growth towards Eastern spine towards God Jope which is likely to continue beyond the planning area.
- The land need to be prepared in terms of provision of urban services (costs)

**OPTION**

6. Likelihood of accelerating surface run off by bringing more people in an undulating area

**4 – Allowing Outward Development of the Urban Core to the West, While Restricting Nodal Growth:** After defining the

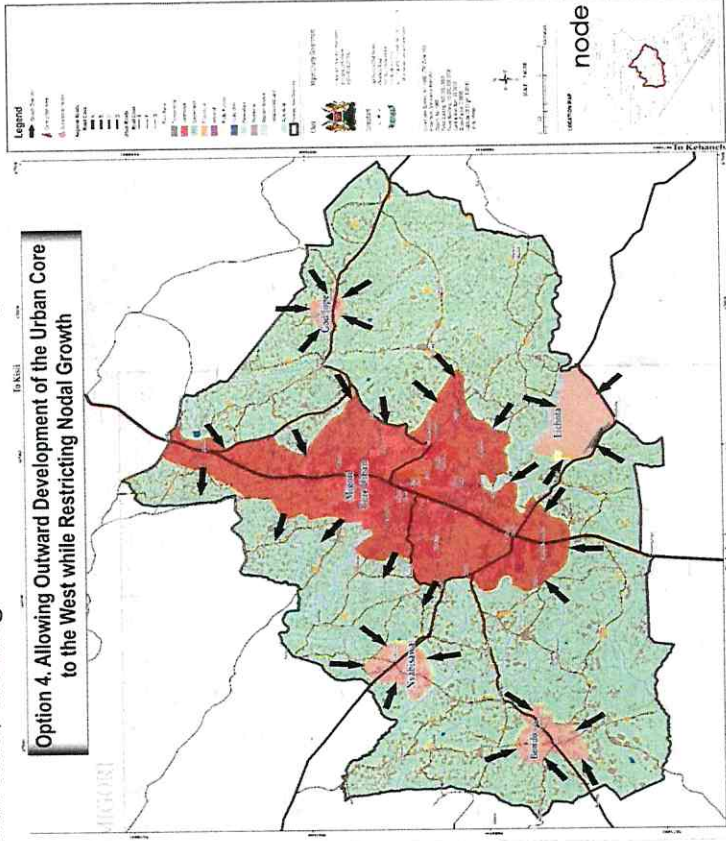
urban core, allowing some outward development in the western direction towards Muhuru bay exhibits the following characteristics which makes it suitable for urban expansion.

**Advantage**

1. Controlled urban growth
2. Opportunity for densification and compact development
3. Defined urban functions in the core and the nodes of the urban area.
4. The area is already heavily settled
5. Presence of some urban services and the nodes
6. Land subdivision into small units
7. Inter and intra accessibility
8. Easing urban pressure from the core

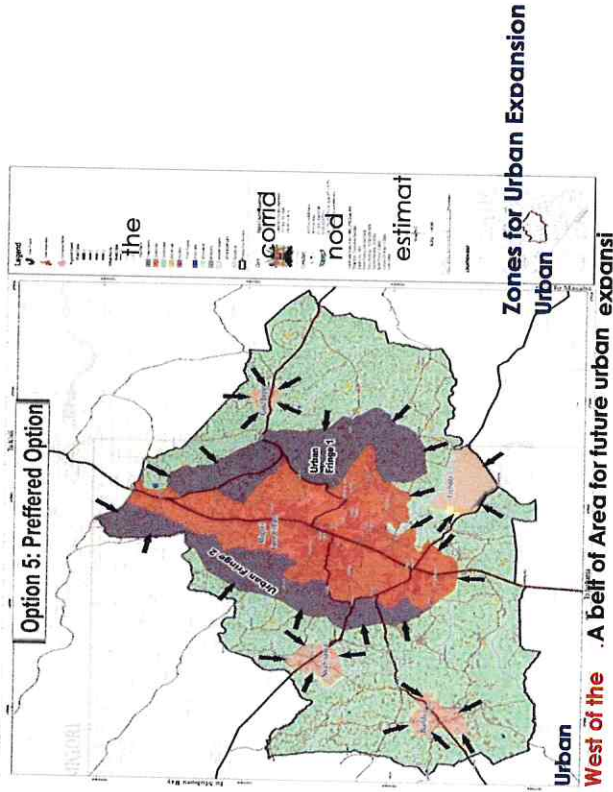
**Disadvantage**

1. Likelihood of sprawl to merge with the Nyabisawa agricultural land to the west of the town.
2. The urbanization will consume the high potential agricultural land to the west of the town.



**OPTION**

**5 – The Preferred/Compromise Option:** The Preferred/Compromise Option has four zones as urban area of Migori, the core urban area, the urban fringe to the north east and west of the urban core and the urban nodes comprising Nyabisawa, Bondo Nyironge, Got Jope and Lichota



This option will require the following to be done

- 1) Restrict outward development in the urban core and in the urban fringe
- 2) Control outward development of urban core in the North East and westerly direction
- 3) Disallow strip/linear development along transportation corridors
- 4) Allow controlled development within the selected urban nodes
- 5) Define urban growth limits based on land demand
- 6) Prepare – urban fringes for impending urbanization

**East of the Urban Core. Area mostly preferred for immediate urban expansion**

- Densely populated
- Small sizes of land holdings undergoing subdivisions

- Has various services
- Rich agricultural land that can support small scale agriculture

**OPTION**

- It has rocky outcrops,
- Has shallow soils,
- Relatively densely populated,
- Has small parcels of land due to ongoing subdivisions,
  - Not very fertile for agriculture and has various services.

### **Advantages of the Preferred Option**

1. Leveraging on the vertical space to increase densities
2. Controlled development within the urban core and the nodes
3. Defined urban growth limits in both the core and the nodes.
4. Defined areas for future growth of the urban area.
5. Limiting linear growth along transportation corridors
6. Reduced cost and efficient provision of infrastructure and service
7. Leveraging on vertical development and minimizing horizontal spread.
8. Conservation/Protection of high potential agricultural areas
9. Ecological integrity: Identification and conservation of ecologically sensitive areas.
10. Promoting specialization of nodes
11. Promoting functional urban form
12. Promoting quality of life
13. Optimization of existing/committed social facilities

### **Disadvantages of the Preferred Option**

1. Might be too ideal

This Preferred Option will be the basis for The Structure Plan, which will subsequently inform the Planning Area's Land Use Proposals, Zoning Regulations, Action Area Plans and Development Strategies

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## Chapter 5

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### STRUCTURE PLAN

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#### 5.1 Overview

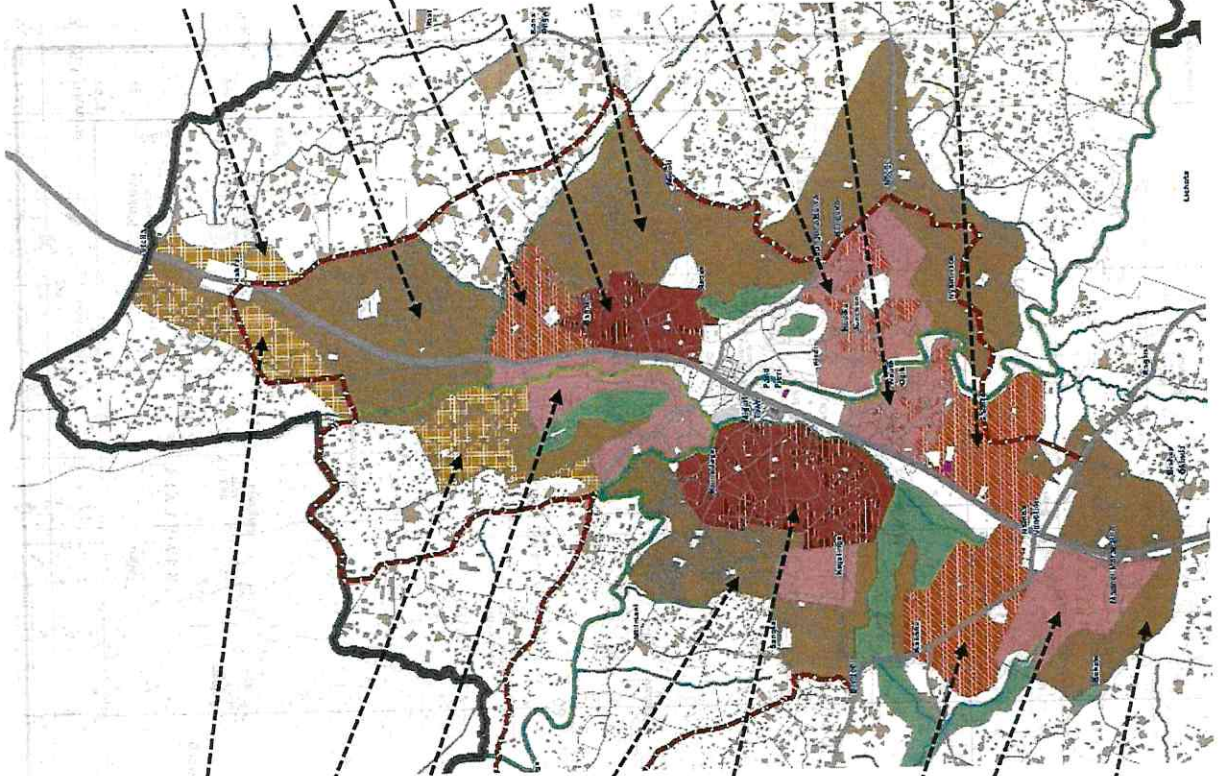
The Structure Plan presents the long-term development framework for Migori town. It indicates broad land use classifications, transportation corridors in relation to land uses, location of utilities and services. The plan in total shows the form, shape, urban development limits, trends and pattern in developments that Migori town will take. Considering the pattern of development and existing land use in the planning area, the Structure Plan has been detailed out in three planning zones: Urban Core, Urban Nodes and Agricultural Zones

**Residential Land Use Proposals.**

**Land Demand Calculation for the Core Urban Area**

<p>Current core urban population =75,921</p>	<p>Available land Current population =5,659ha.....<b>more than available.</b></p>	<p><b>Residential Use Allocation Per Density (multi-dwelling families)</b></p>	
<p>Projected population by 2038=176,218</p>	<p><b>Solution:</b> allow densification (multi dwelling units) in the existing residential areas and look for more land within the core urban for densification (high-rise buildings/multi-dwelling units)</p>	<p><u>High Density (low income) Areas</u> Banana and Oruba Total proposed land for high density =409.3Ha</p>	<p>Allowed dwellings per ha (50). Estimated Population per dwelling (5). Estimated Population per ha (250). <b>Total Population</b> to be hosted = 250x409.3=<b>102,325</b></p>
<p>Extra Population =100,297</p>	<p><b>Existing residential neighborhoods</b> include Oruba, Apida, Banana, Wuoth Ogik, Kadika, Nyasare, Kababu, Ombo and parts of Kakrao</p>	<p><u>Medium Density (middle income) Areas</u> Kadika, Wuoth Ogik/Total, Sagote, Namba, Kababu, Kajatinga and Nyasare Total proposed land for medium density =679.6Ha</p>	<p>Allowed dwellings per ha (30) Estimated Population per dwelling (5). Estimated Population per ha (150). <b>Total Population</b> to be hosted = 150x679.6=<b>101,940</b></p>
<p>Available Land for planning =4284ha</p>	<p><b>Proposed new residential areas</b> are Ngege, Midoti, Kakrao, Nyasare, Milimani, Kajatinga, Sangla, Bondeni, Kababu, Kokea, Marindi/Maranatha, Namba, Sagote, Nyamware</p>	<p><u>Low Density (high income) Areas</u> Nyamware, Ngege, Midoti, Kakrao, Milimani, Bondeni, Kokea and Marindi/Manatha Total proposed land for low density = 760.6Ha</p>	<p>Allowed dwellings per ha (10). Estimated Population per dwelling (6). Estimated Population per ha (60). <b>Total Population</b> to be hosted = 60x760.6=<b>45,636</b></p> <p><b>Total proposed land for residential use =1849.45Ha</b> <b>Total population to be accommodated = 249,901 more than the projected population</b></p>

**Residential Land Use Proposals in the Core Urban**



Proposed Low Density in Kakrao

Proposed Low Density in Milimani

Proposed Medium Density in Nyasare

Proposed Low Density in Bondeni, Sangla

Proposed Low Density in Oruba

Proposed Medium Density in Kababu area

Existing Medium Density in Kababu and parts of Namba

Existing Low Density in Kokcea, Marindi Maranatha area

Proposed Low Density in Kakrao

Existing Low Density in Kakrao

Proposed High Density in Banana

Existing High Density in Banana

Proposed Low Density of Midoti and Aroso

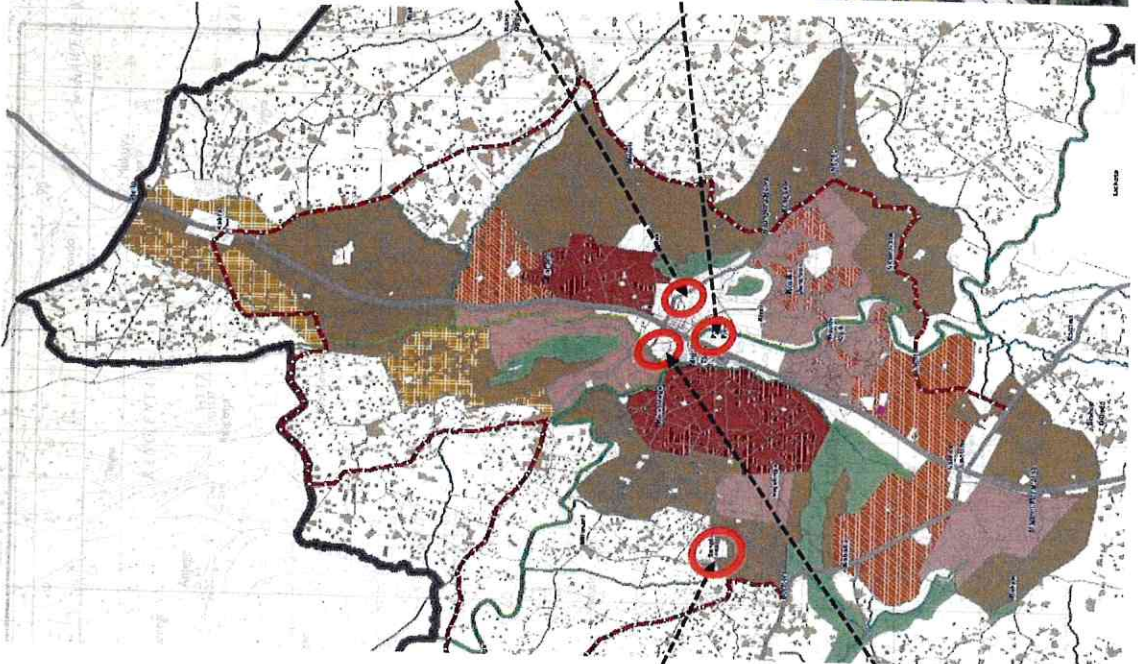
Existing Medium Density in Kadilka

Existing Medium Density in Wuoth Ogik/Total

Proposed Low Density of Nyamwera and Ngege

**Proposed Areas for Low Cost Housing**

1. Sangla in Nyabisawa
2. Pand Pieri
3. Apida and
4. The Estate opposite the County Hospital along Posta-Ombo Road



**Sangla**

20 acres proposed for low cost housing.  
Land is available

**Apida**

12.83Ha proposed for low cost housing.  
Land is available

**Opposite the County Referral**

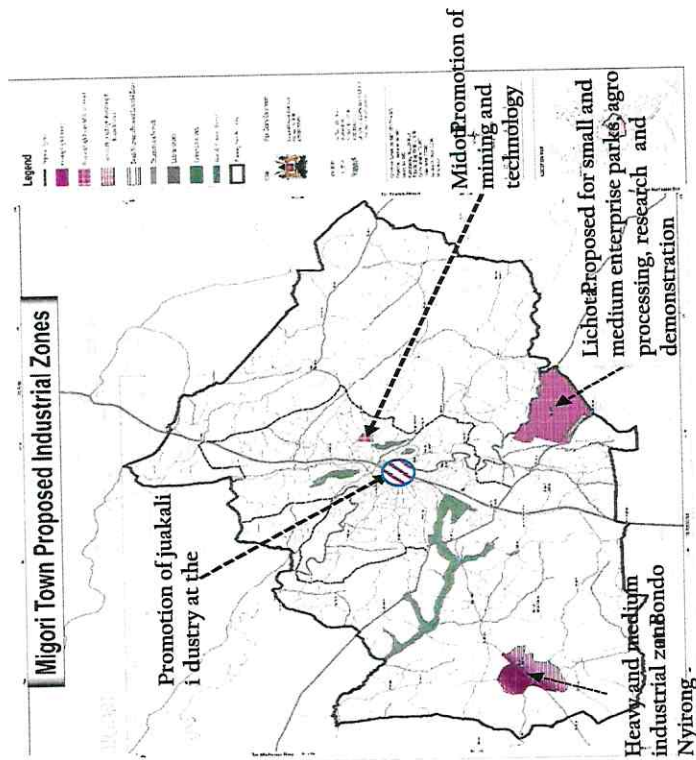
1.65Ha proposed for low cost housing. Land is private but on leasehold

**Pand Pieri**

Area-0.035Ha. Proposed for low cost housing. Privately owned but on leasehold. Currently it is an informal settlement



**Industrial Land Use Proposals**



Proposed Industrial Areas	Area Covered	Proposed Interventions
Existing Light Industry at Pand Pieri	1.85Ha	Redevelop the site to organize activities and accommodate more users
Proposed quarrying and building materials harvesting at Midoti	3.27Ha	Promotion of mining and quarrying technology
Proposed Special Economic Zone – medium and heavy industries at Bondo Nyrirong Node	130Ha	Prepare a detailed Land Use Plan and provide requisite infrastructural services
Proposed enterprise parks, agro processing industries, demonstration and research centre at Lichota Farm	38.6.20Ha	Prepare a detailed Land Use Plan and provide requisite infrastructural services

**Potential industrial ventures include:**

Value addition such as food and beverages and fruit processing, milk processing, textile apparels, leather products, tobacco processing, fish processing, bakeries, regional car assembly, clean energy cooking stoves assembly, building and construction materials, light industries etc.

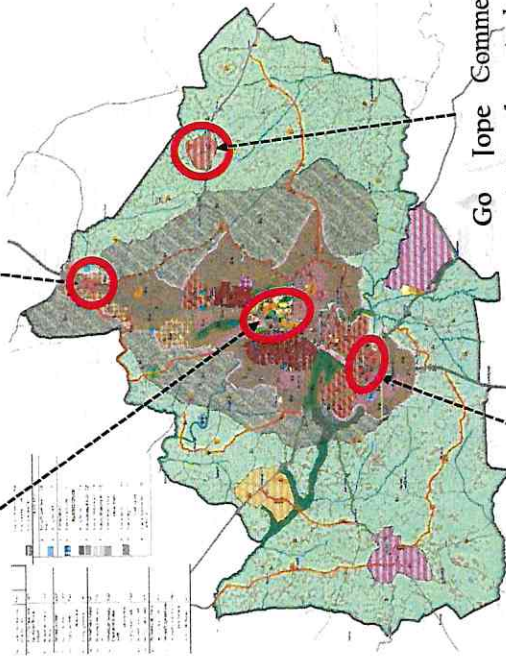
Provide small and medium enterprise parks to serve as seedbeds of Migori's industrial take off in line with Kenya's Vision 2030. The manufacturing sector will play a vital role in boosting growth in agriculture by stimulating agro-processing activities. Marketing of industrial outputs will be enhanced by enhanced market distribution infrastructure. The industrial sector is envisaged to employ more than 15% of the town's residents by 2038

**Commercial Land Use Proposals**

**Expanded**

Main Commercial activities including high class hotels, offices, end shopping areas, wholesale and retail trading, produce and market facilities, banking

Kakrao Commercial activities include wholesale and retail facilities, produce market, banking facilities,



**Namba** Commercial activities that include high class hotels and restaurants, wholesale produce market, agent facilities, a produce market, banking facilities, hotels and

**Go Jope** Commercial activities that include wholesale and retail produce market, agent facilities, hotels and

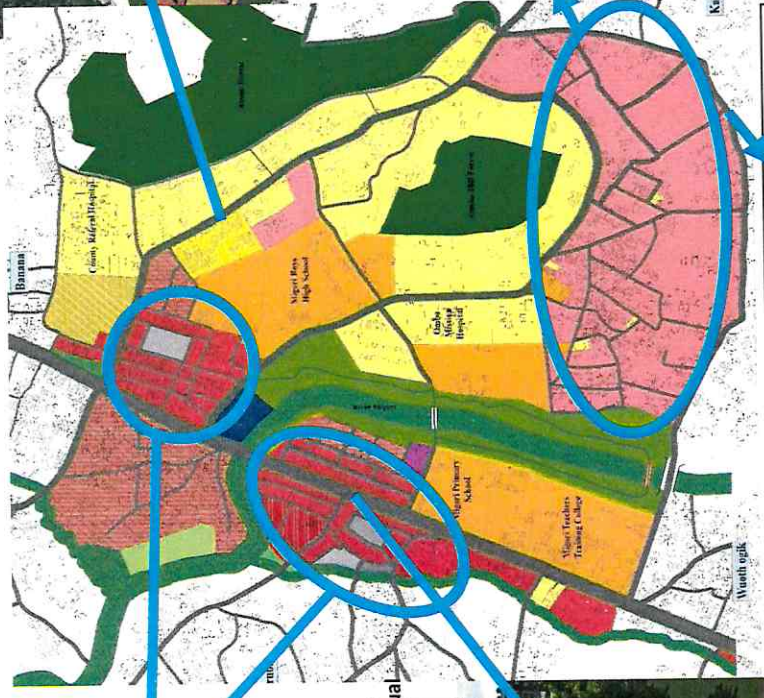
Proposed Areas for Commercial land use	Area Covered	Proposed Interventions
Current CBD	8.43Ha	Compact development. Expand roads and provide adequate services
Expansion of the Current CBD to cover Apida and parts of Kadika	25.60Ha	Compact development. Expand roads and provide requisite amenities. Allow mixed use too
Proposed Commercial District at Namba Junction	25.56Ha	Compact and low density commercial development. Expand roads and provide services
Proposed Commercial District at Kakrao	14.91Ha	Densification of commercial activities
Proposed Local Service Center at GodJoep	99.56Ha	Development of a self-sufficient service center.



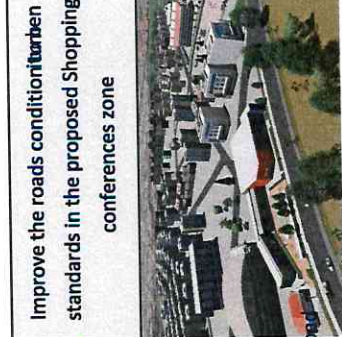
**Roads to Expand and Upgrade in the CBD**

Expand to at least 9m with requisite facilities and Upgrade to bitumen standards roads within the commercial districts

Acquire and expand the A1 Road to a Dual Carriage Way (40M)

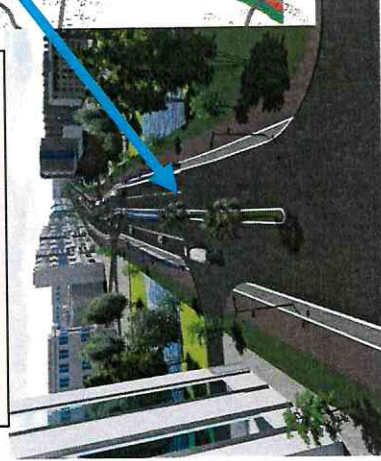


Expand Poat-Ombo Ringroad from 15m to 21m. Provide the proposed pedestrian facilities and green strips



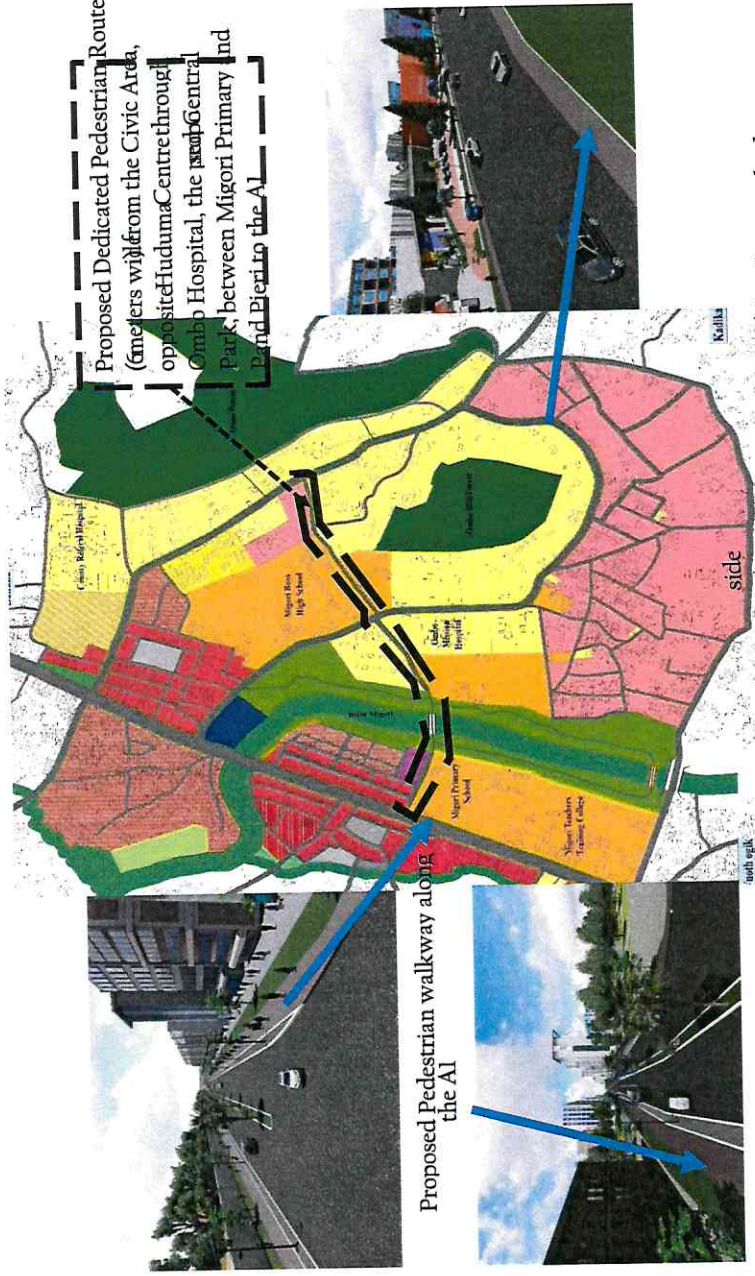
Improve the roads condition to urban standards in the proposed Shopping and conferences zone

Proposed 18m road to connect this commercial zone with the A1 Road

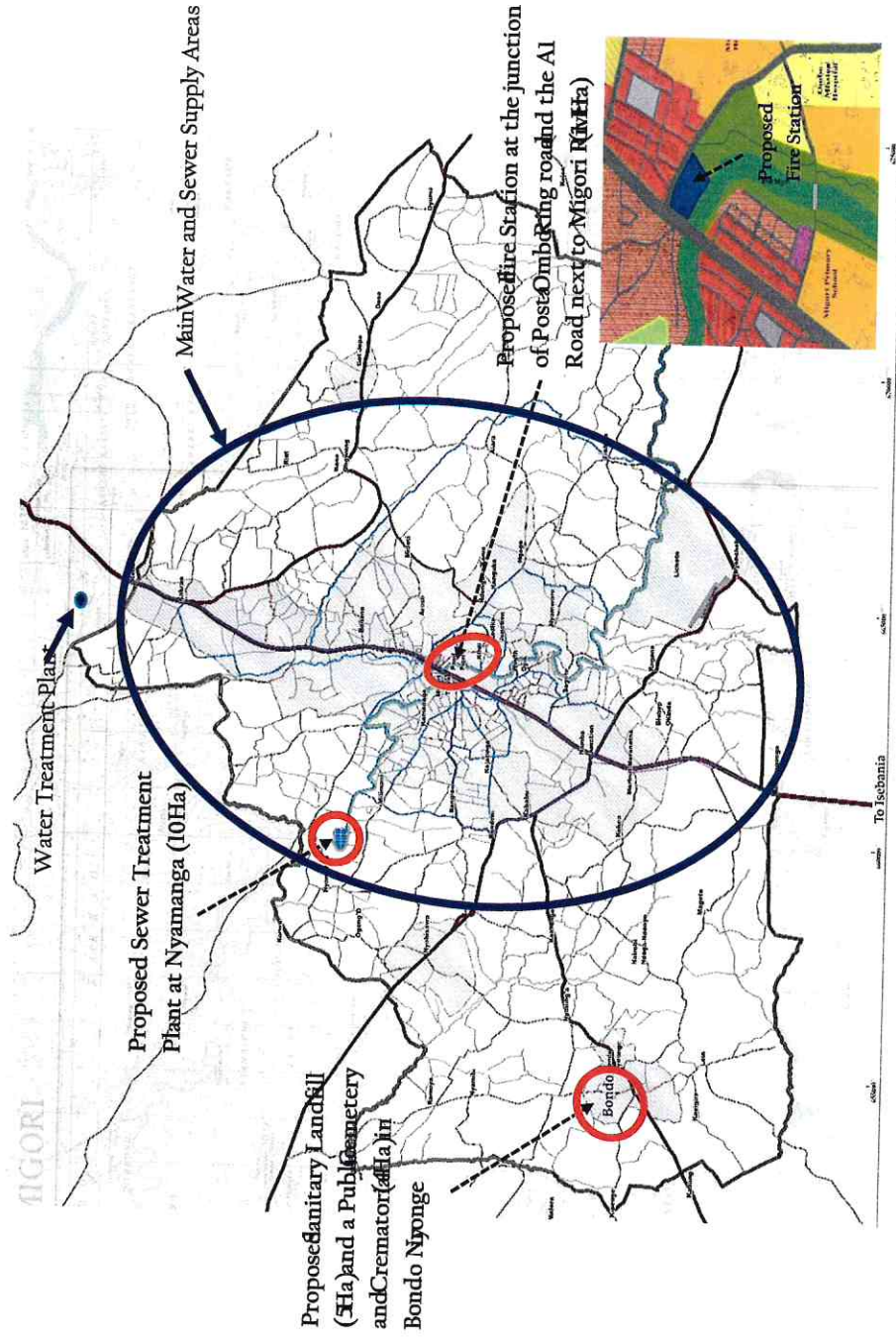




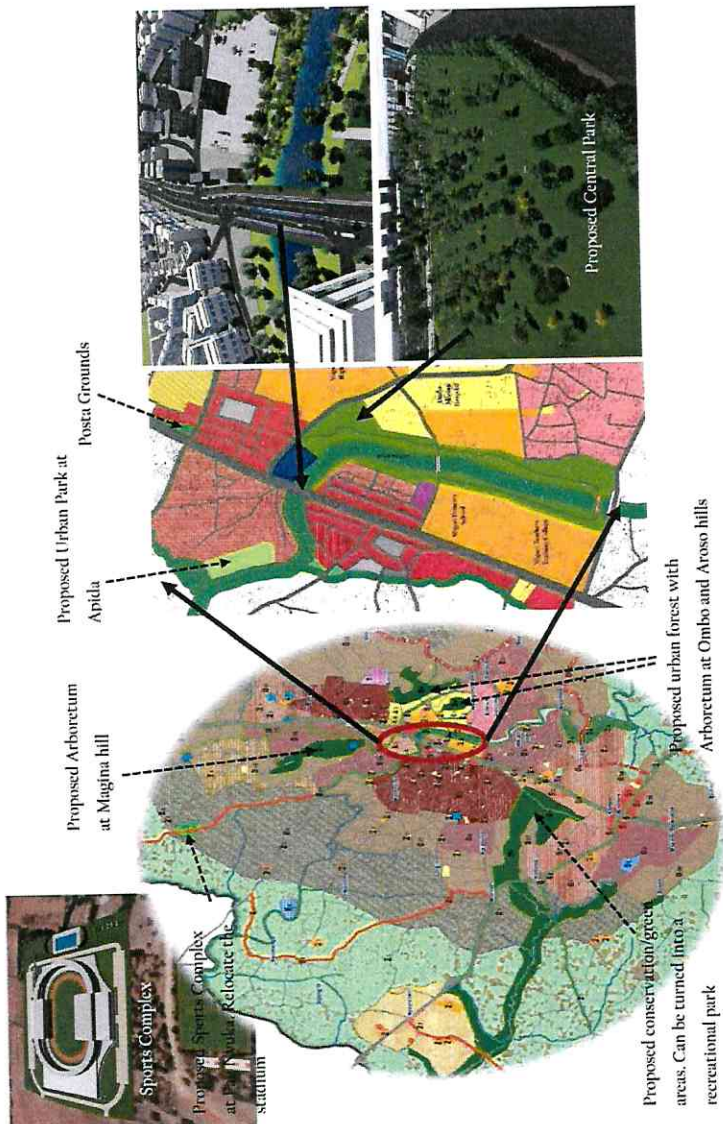
No-motorized Transport



### Public Infrastructure



### Recreational Areas and Open Spaces



## **Educational Facilities**

### **Primary and Secondary**

- With a projected population of 229,615 by the year 2038, approximately 66 primary schools will be required (an additional 9 schools) and 29 secondary schools will be required (an additional 5 schools).
- Distribution of these schools to be based on catchment population and the recommended walking distances. At gross densities of 50 persons per hectare and above. Land requirement for primary and secondary is 3.9ha and 6.9ha respectively as stipulated in the Physical Planning Handbook.
- Storied buildings should therefore be encouraged, wherever possible, for classes, offices and dormitories. This will help to efficiently optimize on existing land and host more students reducing the need for extra schools. Integrate primary and secondary schools where possible. National Government to implement this.

### **Vocational Centres**

- The plan proposes development of vocational training facilities in every ward to absorb school dropouts and the population that does not progress to universities to impart low and medium level technical skills. This will enhance job creation and self-employment.
- The plan also proposes development of Vocational, Industrial and Technical Training Centres at the proposed Special Economic Zone. This will help realize the industrial potential of Migori town community and foster entrepreneurship. This can be achieved through Kenya Industrial Estates and Kenya Industrial Research Development Institute. This will also promote Vocational, Industrial and Technical Training Potential for increased access to industry/market responsive skills and employability improved.

### **University and mid-level Colleges**

- The town does not have a fully-fledged university; at least 50ha should be acquired for this purpose at Lichoia farm by the year 2038.
- Allocate land for accommodation facilities near the colleges (high density)
- For the numerous mid-level colleges in town, quality assurance and regulatory policy must be put in place.

*All educational institutions especially primary and secondary schools be encouraged to densify (build vertically) to achieve/gain more land for all the required facilities e.g. playgrounds. In all cases, educational institutions should be integrated with major open spaces whenever possible to encourage the sharing of the open spaces and playgrounds with members of the public*

**Permitted uses within educational areas:** All uses related to education, training and research

### **Health Facilities**

- The plan proposes upgrading and modernization of the existing facilities, which is necessary to ensure provision of quality health care.
- The plan also proposes additional health facilities to match population increase by 2038 i.e. 11 dispensaries, 8 health centres and 2 sub-county hospitals. Their location should be geographically, socially and economically accessible.
- Every proposed growth node to have at least a health centre accessible with basic infrastructural services. County Government to acquire at least 3ha of land for the same.
- The plan proposes upgrading of the County Referral hospital to a modern standard facility. Acquire more land from the stadium for this purpose and relocate the stadium

**Required Standards**

**1. Health Facilities**

Table 5: Health Facility Standards.

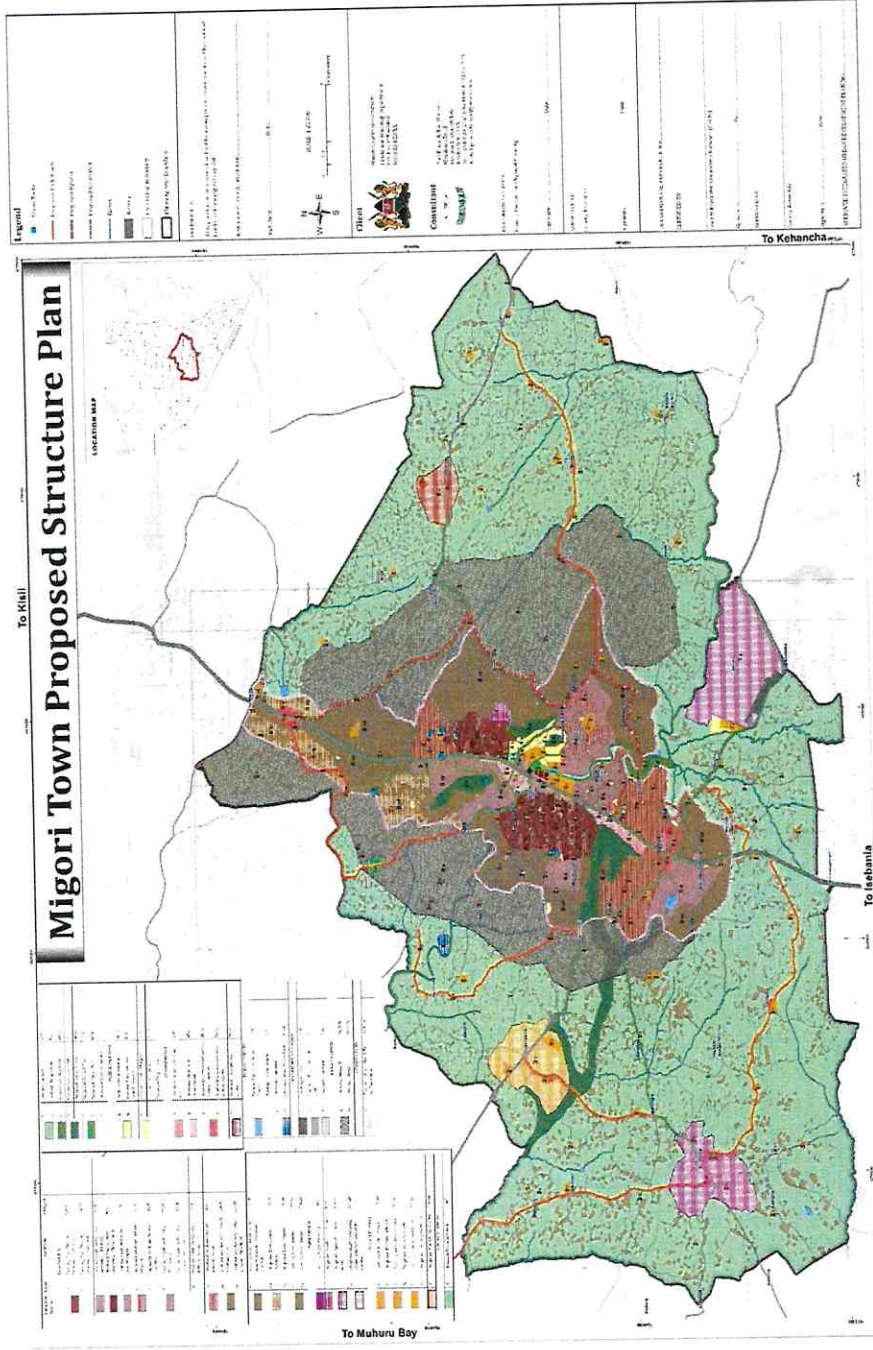
<b>Facility</b>	<b>Land Requirement in Ha.</b>	<b>Locational Requirement</b>
National Referral Hospital	20 Ha	Accessible with basic infrastructural services
Provincial Hospital	8 Ha	"
District Hospital	8 Ha	"
Sub-District Hospital	4 Ha	"
Health Centre	3 Ha	"
Sub-Health Centre	2 Ha	"
Nursing Homes	0.4 Ha	"
Veterinary clinic	0.1 Ha	"

NB: Public cemeteries should be conveniently located relative to the health facility, major open spaces and other compatible public utilities.

Source: Physical Planning Handbook. pg.96

### 5.2 Detailed Land Use Proposals

Figure 9: The Structure Plan



- i. The plan has utilized the existing urban character in the core area and the nodes to propose the broad urban land uses
- ii. No land use change is proposed in the high potential agricultural areas

iii. In order to meet the requirements of basic infrastructure/amenities due to increase in population or any other contingency, the plan has adopted densification approach

**Table 4: Structure Plan Description**

Land Use	Sub zone	Description	Land Size	Proposed Interventions	Permitted Uses
Residential	O <sub>1</sub>	Existing High Density Residential (Oruba)	247.24ha	<ol style="list-style-type: none"> <li>1. Redevelopment (upgrading and densification)</li> <li>2. Infill development</li> <li>3. Expected density is 50 dwellings per hectare</li> <li>4. Multiple units: Ground floor plus three floors</li> </ol>	Allow Corner shops, small shopping centres, health facilities (dispensaries, health centres, nursing home, etc.), day cares, ECDEs, primary and secondary schools, light industries, recreational (neighborhood parks), religious premises, library, technical training centre, matatus stop/boda boda stand (not exceeding 100m <sup>2</sup> in floor area) and environmental conservation activities
	O <sub>2</sub>	High Residential (Banana)	109.02ha	<ol style="list-style-type: none"> <li>1. Redevelopment (upgrading and densification)</li> <li>2. Infill development</li> <li>3. Expected density is 50 dwellings per hectare</li> <li>4. Multiple units: Ground floor plus three floors</li> </ol>	Allow Corner shops, small shopping centres, health facilities (dispensaries, health centres, nursing home, etc.), day cares, ECDEs, primary and secondary schools, light industries, recreational (neighborhood parks), religious premises, library, technical training centre, matatus stop/boda boda stand (not exceeding 100m <sup>2</sup> in floor area) and environmental conservation activities

03	Existing medium density (Kadika)	181.94ha	<ol style="list-style-type: none"> <li>Proposed for Redevelopment (densification)</li> <li>Infill Development</li> <li>Expected density is 30 dwellings per hectare</li> <li>Multiple units: Ground floor plus two floors</li> </ol>	<p>Allow Corner shops, small shopping centres, health facilities (dispensaries, health centres), day cares, ECDEs, primary and secondary schools, light industries, recreational (neighborhood parks), religious premises, matatus stop/boda boda stand (not exceeding 100m<sup>2</sup> in floor area) and environmental conservation activities</p>
04	Proposed Mixed Use Development (Pand Pieri)	0.035ha	<ol style="list-style-type: none"> <li>Proposed for mixed development with front row as commercial plots and the rear rows proposed for high density (low cost housing) residential development</li> <li>Land readjustment to allow adequate provision of public spaces and requisite infrastructure</li> <li>Expected density is 50 dwellings per hectare</li> <li>Multiple units: Ground floor plus three floors</li> </ol>	<p>Allow health facilities (dispensaries), day cares, ECDEs, and recreational (neighborhood park),</p>
05	Existing medium density (Wuoth Ogik)	99.36ha	<ol style="list-style-type: none"> <li>Proposed for Redevelopment (densification) and infill development</li> <li>Land readjustment to allow adequate provision of public spaces and requisite infrastructure</li> <li>Expected density is 30 dwellings per hectare</li> <li>Multiple units: Ground floor plus two floors</li> </ol>	<p>Allow Corner shops, health facilities (dispensaries, health centres), day cares, ECDEs, recreational (neighborhood parks), religious premises, and matatus stop/boda boda stand (not exceeding 100m<sup>2</sup> in floor area)</p>

0 <sub>6</sub>	Proposed medium density (Sagote)	37.83ha	<ol style="list-style-type: none"> <li>1. Development of medium density housing</li> <li>2. Multiple units: Ground floor plus two floors</li> </ol>	Allow Corner shops, health facilities (a health centre, nursing home), day cares,
0 <sub>7</sub>	Proposed medium density (Kababu)	144.72ha	<ol style="list-style-type: none"> <li>3. Expected density is 30 dwellings per hectare</li> </ol>	ECDEs, primary and secondary schools, light industries, recreational (neighborhood parks), religious premises, library, technical training centre, and matatus stop/boda boda stand (not exceeding 100m <sup>2</sup> in floor area)
0 <sub>8</sub>	Existing medium density (Kajatinga)	55.05ha	<ol style="list-style-type: none"> <li>1. Develop medium density residential housing</li> <li>2. Expected density is 30 dwellings per hectare</li> <li>3. Multiple units: Ground floor plus two floors</li> <li>4. Allow adequate provision of access roads and open spaces</li> </ol>	Allow Corner shops, health facilities (a health centre, nursing home), day cares, ECDEs, primary and secondary schools, light industries, public administration, neighborhood park, religious premises, library, technical training centre, matatus stop/boda boda stand (not exceeding 100m <sup>2</sup> in floor area) and environmental conservation activities
0 <sub>8</sub>	Existing medium density (Kajatinga)	55.05ha	<ol style="list-style-type: none"> <li>1. Proposed for Redevelopment (densification) and infill development</li> <li>2. Expected density is 30 dwellings per hectare</li> <li>3. Multiple units: Ground floor plus two floors</li> </ol>	Allow Corner shops, health facilities (dispensaries), day cares, ECDEs, recreational (neighborhood parks), religious premises,

09	Existing medium density (Marindi Mranatha)	121.3ha	<ol style="list-style-type: none"> <li>Proposed for Redevelopment (densification) and infill development</li> <li>Expected density is 30 dwellings per hectare</li> <li>Multiple units: Ground floor plus two floors</li> </ol>	<p>Allow Corner shops, health facilities (health centre, dispensaries), primary and secondary schools, day cares, ECDEs, recreational (neighborhood parks), religious premises, light industries and environmental conservation</p>
010	Existing medium density (Odipo-Nyasare)	110.64ha	<ol style="list-style-type: none"> <li>Proposed for Redevelopment (densification) and infill development</li> <li>Expected density is 30 dwellings per</li> </ol>	<p>Allow shopping zone, health facilities (health centre, dispensaries), primary and secondary schools, day cares, ECDEs,</p>
011	Proposed medium density (Onyalo)	74.47ha	<ol style="list-style-type: none"> <li>Develop medium density housing</li> <li>Infill development</li> <li>Expected density is 30 dwellings per hectare</li> <li>Multiple units: Ground floor plus two floors</li> </ol>	<p>recreational (neighborhood parks), religious premises, bodaboda stands, light industries and environmental conservation</p> <p>Allow corner shops, health facilities (health centre, dispensaries), primary and secondary schools, day cares, ECDEs, recreational (neighborhood parks), religious premises, bodaboda stands, light industries and riverine conservation</p>
012	Existing low density (Midoiti-Ngege Area)	724.30ha	<ol style="list-style-type: none"> <li>Retain low density housing</li> <li>Infill development</li> <li>Expected density is 10 dwellings per hectare</li> <li>Single dwelling units (mansionettes or bungalows allowed)</li> </ol>	<p>Allow urban agriculture, corner shops, health facilities (health centre, dispensaries), primary and secondary schools, day cares, ECDEs, recreational (neighborhood parks), religious premises, bodaboda stands, light industries and riverine conservation</p>

013	Existing low density (Area of Rose Hill School)	206.0ha	<ol style="list-style-type: none"> <li>1. Retain low density housing</li> <li>2. Infill development</li> <li>3. Expected density is 10 dwellings per hectare</li> <li>4. Single dwelling units (masionettes or bungalows allowed)</li> </ol>	<p>Allow urban agriculture, corner shops, health facilities (health centre, dispensaries), primary and secondary schools, day cares, ECDEs, recreational (neighborhood parks), religious premises, bodaboda stands, light industries and riverine conservation</p>
014	Existing low density (Area East of Kakrao Technical Institute)	102.73ha	<ol style="list-style-type: none"> <li>1. Retain low density housing</li> <li>2. Infill development</li> <li>3. Expected density is 10 dwellings per hectare</li> <li>4. Single dwelling units (masionettes or bungalows allowed)</li> </ol>	<p>Allow urban agriculture, corner shops, health facilities (health centre, dispensaries), primary and secondary schools, day cares, ECDEs, recreational (neighborhood parks), religious premises, bodaboda stands, light industries and riverine conservation</p>
015	Proposed low density (Nyasare)	175.75ha	<p>riverine conservation</p> <ol style="list-style-type: none"> <li>1. Develop low density housing</li> <li>2. Expected density is 10 dwellings per hectare</li> <li>3. Single dwelling units (masionettes or bungalows allowed)</li> </ol>	<p>Allow urban agriculture, corner shops, health facilities (health centre, dispensaries), primary and secondary schools, day cares, ECDEs, recreational (neighborhood parks), religious premises, bodaboda stands, light industries and riverine and hill conservation</p>

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016	Proposed low density	133.29ha	<ol style="list-style-type: none"> <li>1. Develop low density housing</li> <li>2. Expected density is 10 dwellings per hectare</li> <li>3. Single dwelling units (masionettes or bungalows allowed)</li> </ol>	<p>Allow urban agriculture, shopping/commercial zone, health facilities (health centre, dispensaries), primary and secondary schools, day cares, ECDEs, recreational (neighborhood parks), religious premises, bodaboda stands, light industries and riverine conservation</p>	
017	Existing low density	255.76ha	<ol style="list-style-type: none"> <li>1. Retain low density housing</li> <li>2. Infill development</li> <li>3. Expected density is 10 dwellings per hectare</li> <li>4. Single dwelling units (masionettes or bungalows allowed)</li> </ol>	<p>Allow urban agriculture, corner shops, health facilities (health centre, dispensaries), primary and secondary schools, day cares, ECDEs, recreational (neighborhood parks), religious premises, bodaboda stands, light industries and riverine conservation</p>	
018	Existing low density	234.83ha	<ol style="list-style-type: none"> <li>1. Retain low density housing</li> <li>2. Infill development</li> <li>3. Expected density is 10 dwellings per hectare</li> <li>4. Single dwelling units (masionettes or bungalows allowed)</li> </ol>	<p>Allow urban agriculture, commercial zone, health facilities (health centre, dispensaries), primary and secondary schools, day cares, ECDEs, recreational (neighborhood parks), religious premises, bodaboda stands, and light industries</p>	
Industrial	1 <sub>1</sub>	Existing Light Industry at Pand Pleri	1.85Ha	<p>-Densification of the existing light industry,</p> <p>-Technology and innovation promotion</p>	-small shops, toilets
	1 <sub>2</sub>	Proposed Mining and Construction area at Midofi	3.27Ha	Promotion of mining/quarrying technology	-

1 <sub>3</sub>	Proposed Special Economic Zone at Bondo Nyironge	259.17Ha	Develop an Action Area Plan. The SEZ will lead to the uptake of raw material which is available from the region. Further, the Economic Zone will be expansively designed and planned to provide an institutional framework, physical infrastructure and administrative services that will ensure a complete smooth operation to support the various economic activities within the industrial park.	Commerce, Residential, Infrastructure and Utility services and Agriculture	
1 <sub>4</sub>	Proposed Agro processing demonstration and research centre at Lichofo Farm	386.20Ha	Develop an Action Area Plan. The zone should be designed and planned to provide an institutional framework, physical infrastructure and administrative services that will ensure a complete smooth operation to support the various proposed activities	Transportation (roads and a local airport), Civic Institutions (national and county government), University	
Educational	2 <sub>1</sub>	Existing Primary Schools	128.60Ha	Maintain the use. Expand and or compact where possible	School related activities
	2 <sub>2</sub>	Proposed Primary Schools		Acquire land and develop with requisite facilities	School related activities
	2 <sub>3</sub>	Existing Secondary Schools	55.45Ha	Maintain the use. Expand and or compact where possible	School related activities
	2 <sub>4</sub>	Proposed Secondary Schools		Acquire land and develop with requisite facilities	School related activities
2 <sub>5</sub>	Existing Tertiary Institutions	28.76Ha	Maintain the use. Expand and or compact where possible	School related activities	

				Proposed University at Lichofo Farm		Acquire land and develop with requisite facilities	School related activities
26							
27				Nyabisawa Node Proposed as a Knowledge Centre	243.66Ha	Develop an Action Area Plan. Provide the centre with requisite facilities	Administrative, Commercial, Residential, Recreational
31	Recreational			Existing recreational ground (Posta Grounds)	0.47Ha	Furnishing and embellishment	Recreational
32				Relocation of the stadium	3.55Ha	Change the use to County Referral Hospital	Kenya Medical Training College
33				Existing playground	1.61Ha	Maintain the use and provide requisite facilities	Recreational activities
34				Riverine Areas	24.32Ha	Riverfront development and conservation	Recreational , Hospitality services, Ecotourism
35				Proposed Urban Forests (Ombo, Aroso)	30.98Ha	Conservation.	Related activities
36				Gazetted forest (Magina Hills)	44.00	Conservation.	Recreation
37				Proposed Central Park next to Ombo Hospital	4.68Ha	Developing the existing area into a park	Supportive facilities
38				Proposed urban park at Apida next to River Migori	1.89Ha	Redevelop the undeveloped area into a park	Supportive facilities
39				Proposed Sports Complex at Pau Nyuka	9Ha	A modern stadium and a variety of sporting facilities	Transportation, management offices, security offices
41	Public Purpose			Existing Public administration		Maintain the use	Relevant civic developments

				Maintain the use	Civic developments
4 <sub>2</sub>	Existing Sub- County Offices				
4 <sub>3</sub>	Existing County Level 5 Hospital			Increase densities and intensity of use.	-
4 <sub>4</sub>	Existing Dispensary			Increased Density and capacity of facilities.	-
4 <sub>5</sub>	Proposed Extension of the County Hospital	3.55Ha		Change the use to County Referral Hospital	Kenya Medical Training College
5 <sub>1</sub>	Existing commercial zone along the Highway (Current CBD)	8.43		Increased density of buildings and intensity in use.	High level Commercial development and activities.
5 <sub>2</sub>	Proposed Mixed Use Development at Apida	25.60		Increased densities of the building. Density of 70 dwelling units per hectare.	Residential Housing, Commercial building Requisite complementary services.
5 <sub>3</sub>	Proposed Commercial zone at Namba Junction	25.56		High-density commercial development.	Commercial buildings
5 <sub>4</sub>	Proposed Commercial zone at Kakrao	14.91		Densification of commercial activities	Commercial development
5 <sub>5</sub>	Proposed Local service center at Got Jope	99.56		Development of a self-sufficient service center.	Residential housing, Commercial activities, Dispensaries and clinics, Light industrial development, Schools, Recreational activities.
5 <sub>6</sub>	Proposed Expansion and Redevelopment of Suna-Ragana Market	1.46Ha		Acquire and Expand the market and redevelop it into a modern facilities with segregated uses	Commercial activities, Public Utilities, Recreational Activities

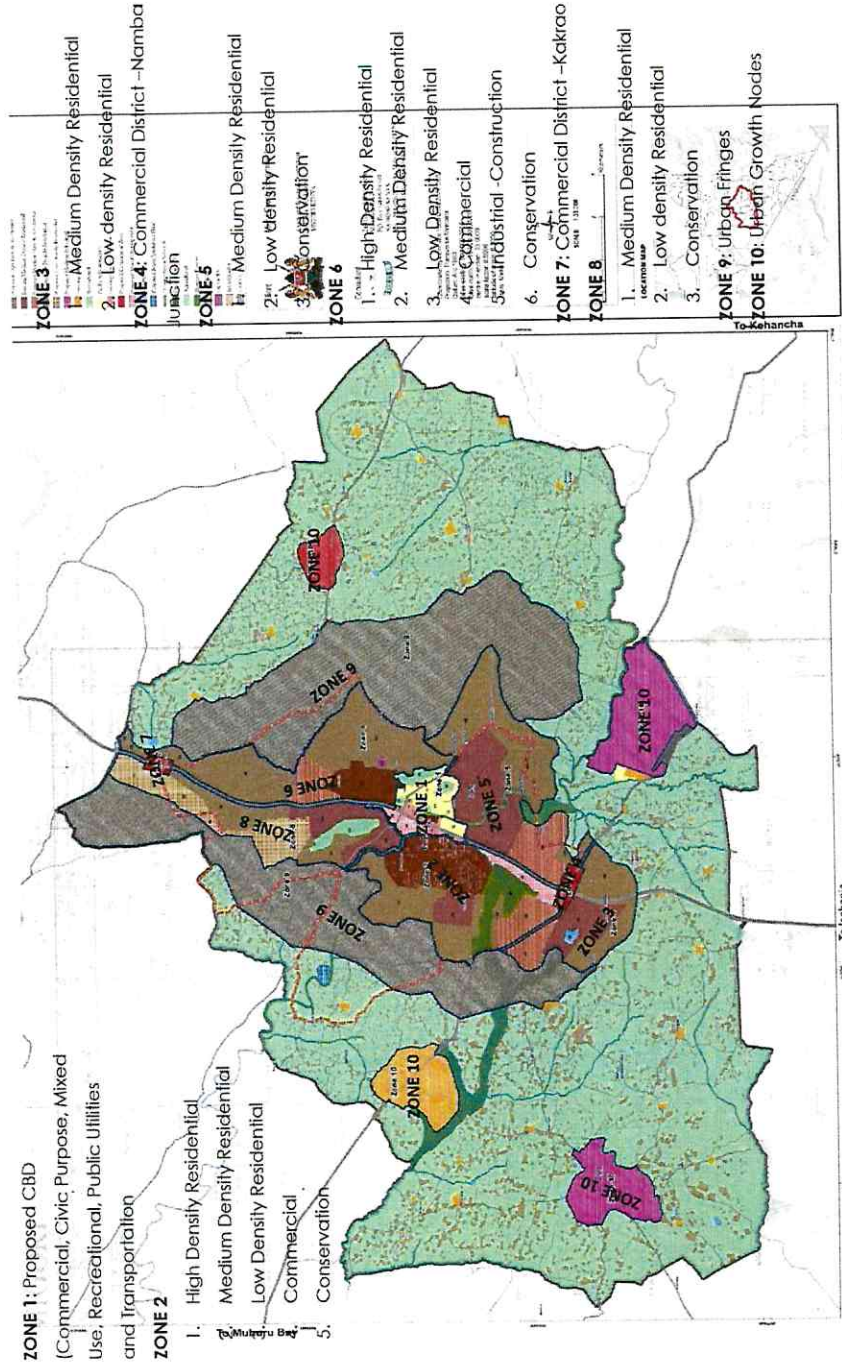
57	Proposed Commercial Zone at the	1.86Ha	Acquire the Prisons land and develop it into a Regional Conference Facility with modern	Parking facilities, Recreational Areas
	undeveloped Prisons Land		facilities	
58	Proposed hotel and conference and shopping zone	39.74Ha	Promote the area for hotel and conference facilities and a zone dedicated for one stop shopping (shopping malls)	Ombo modern market, Transportation, public Utilities, Recreational areas, Educational and Public Purpose
61	Acquire the Existing oxidation sewer ponds to develop a Central park	3.3Ha	Connect Ombo hospital to the proposed sewer network and convert the oxidation ponds to a central park	Recreational activities
62	Proposed Sewer Treatment Plant at Nyamanga Area	10.1Ha	Acquire land and develop a sewer treatment plant	Staff housing
63	Proposed Cemetery and crematoria at Bondo Nyironge	4Ha	Acquire land and provide a public cemetery	Parking facilities
64	Proposed sanitary landfill site at Bondo Nyironge	5Ha	Acquire land and develop a sanitary landfill	Recycling activities
65	Proposed Fire Station in the CBD next to the proposed Central Park	1.1Ha	Acquire land and develop a fire station	Staff housing
66	Existing power substation at Namba		Maintain the existing power sub-station.	None
71	Existing Bus Park in the CBD	0.46Ha	Construction of a modern bus park for long distance buses only	Commercial and bus park management offices
	Public Utilities			
	Transportation			

7 <sub>2</sub>	Proposed Lorry Park and bus waiting bay in the CBD	0.23Ha	County Government to repossess the land and develop a modern rest area (lorry park and bus waiting bay)	Related activities
7 <sub>3</sub>	Proposed multi-level car park between	0.45Ha	Repossession of the land and development of a modern car park.	-
	Suna-Ragana market and the proposed lorry park in the CBD			
7 <sub>4</sub>	Proposed multi-level car park where Soko Mjinga is located in the CBD	0.74Ha	Move the market to the newly constructed Ombo market and construct a multi-level car park	-

7s	Proposed expansion of the Regional and Primary Distributor urban roads	Within the Planning Area	<p>Upgrade to Bitumen standards the bypass linking Kehancha Road and Kisii Road at Kakrao centre</p> <p>Upgrade to bitumen standards the road from Kakrao to God Jope with adequate reserve</p> <p>Create a link road (18m-bitumen standards) between Muhuru Bay and Nyarongi road through Nyamanga centre</p> <p>Create a link road (18m-bitumen standards) connecting Nyarongi road to Kakrao Centre</p> <p>Create a link road (21m-bitumen standards) connecting Bondo Nyironge with Lichota through Magoto</p> <p>Create a link road (15m-bitumen standards) connecting Bondo Nyironge with Nyabisawa through Nyailang'a</p> <p>Expand Posta-Ombo Ring road to 21m to accommodate the proposed compact development of civic and commercial zones</p> <p>Expand to 15m and upgrade to bitumen standards the road from Bondo Nyironge to join Muhuru Bay Road at Mukuro</p>	Street furniture
7s	Proposed upgrading of local access roads	Within the Planning Area	Acquire adequate wayleaves and upgrade to gravel standards	Street furniture

	76	Proposed Dedicated Pedestrian Route from the Civic Area, opposite Huduma Centre through Orbo Hospital, the proposed Central Park, between Migori Primary and Pand Pieri to the A1 Road	1.1Km	Acquire 6meters wide walkway to promote pedestrianization of the CBD All major roads to have 3m walkways on both sides	Street furniture
Future Urban Extension	81	Proposed Urban Fringe 1 towards the East of the Urban Core (Kakrao, Kona Ongwang, Midoti, Alara, Ngege)	1871.95Ha	Develop an Action Area Plan. The zone should be planned to provide a residential area (high, medium, and low), commercial use, physical infrastructure, social infrastructure and administrative services that will ensure a there is controlled development	Residential, Commercial, Health, Educational, Recreational, Light Industrial, Administrative, Public facilities and Transportation
	82	Proposed Urban Fringe 2 to the West of the Core Urban Area (Kakrao, Milimani, Bondeni, Kababu)	1513.74Ha	Develop an Action Area Plan. The zone should be planned to provide low-density residential use, corner shops, physical and social infrastructure, administrative services and transportation network. This is a zone for strict development control to protect the rich agricultural areas.	Residential, Commercial, Health, Educational, Recreational, Administrative, Public facilities and Transportation
Agriculture	9	Proposed Agricultural Zone (peripheral areas of the planning area)	12083.5Ha	Rich agricultural areas. to be protected through strict development control	

Figure 10: Proposed zoning plan



5.3 Proposed zoning plan

#### 5.4 Proposed Land Use Zones And Regulations

The following table details the various land use zones described in the zoning plan. The land use zones have been numbered systematically and the area in which they apply identified. The existing developments on the proposed zones have also been pointed out then the proposed type of development together with the regulations and standards for the particular zone.

**Table 6: Proposed Land Use Zones and Regulations**

Zone	Sub Zone	Area covered	G.C. %	Setback (meters)			P.R %	Min Area (Ha)	Type of Development Allowed	Policy Direction
				Front	Side	Rear				
1	1A Existing CBD	Main Commercial Area	80	3		3	500	0.05	Commercial	Domestic parking A minimum of 12m street width Sewer connection is mandatory
	1B Proposed CBD Extension & proposed Mixed Use Development	Apida	75	3		3	250	0.05	Mixed use development	Residential, commercial and light industries allowed
	1C Civic and Education Area	County Referral Hospital, County Government Offices, Prison, Police station, Law Courts, County Commissioner's office, Police Housing, Ombo Mission Hospital							Civic and institutional housing	Every facility to observe minimum required land size
	1D Proposed High Density	Pand Pleri informal settlement	50	3	1.5	4.5	250	0.035	High density residential	Connection to sewer is mandatory Minimum road width 9m Ground plus four floors

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Zone	Sub Zone	Area covered	G.C. %	Setback (meters)			P.R %	Min Area (Ha)	Type of Development Allowed	Policy Direction
				Front	Side	Rear				
	1E Mixed Use Development	Residential area opposite the County Referral, next to the Prisons	75	3		3	250	0.05	Mixed use development	Residential, commercial and light industry allowed
2	1F Recreation (urban forests, stadium and urban park and a Central Park	Ombo Hill, County Stadium, Soko Mjinga	-	-	-	-	-	-	Recreation facilities, open spaces,	Provide requisite facilities
	2A High Density Residential	Oruba	50	3	1.5	4.5	250	0.05	High density residential	Connection to sewer is mandatory Minimum road width 9m 70 dwellings per hectare Ground plus four floors
	2B Medium Density Residential	Kajatinga	65	6	3	4.5	400-600	0.045	Medium density	Connection to sewer/septic tank is mandatory Minimum road width 9m Ground plus four floors

2C Low density residential	Sangla, Bondeni	30	6	3	4.5	0.2	Single dwelling units 10 dwelling units per hectare	No flats allowed
2D Conservation	Wetland						Conservation	No developments allowed
2E Mixed use development	Msomi Teachers College stretch	75	3		3	0.05	Mixed use development	Residential, commercial and light industry allowed
2F Medium Density Residential	Kababu A	65	6	3	4.5	0.045	Medium density	Connection to sewer/septic tank is mandatory Minimum road width 9m Ground plus four floors
3A Medium Density Residential	Marindi Maranatha Area	65	6	3	4.5	0.045	Medium density	Connection to sewer/septic tank is mandatory Minimum road width 9m Ground plus four floors
3B		30	6	3	4.5	0.2	Single dwelling	No flats allowed
3								

Zone	Sub Zone	Area covered	G.C. %	Setback (meters)			P.R %	Min Area (Ha)	Type of Development Allowed	Policy Direction
				Front	Side	Rear				

Low Density Residential										units 10 dwelling units per hectare	
3C Medium Density Residential	Kababu B	65	6	3	4.5	400- 600	0.045	Medium density	Connection to sewer/septic tank is mandatory Minimum road width 9m Ground plus four floors		
3D Conservation	Nyamone Dam							Conservation			
4 Commercial District	Namba Junction	80	3		3	500	0.05	Mixed use development	Allow light and medium industries A minimum of 9m street width Sewer connection is mandatory		
5 5A Low Density Residential		30	6	3	4.5		0.2	Single dwelling units 10 dwelling units per hectare	No flats allowed		
5B Medium Density Residential	Namba	65	6	3	4.5	400- 600	0.045	Medium density	Connection to sewer/septic tank is mandatory Minimum road width 9m Ground plus four floors		

5C Medium Density Residential	Wuoth Ogik	65	6	3	4.5	400- 600	0.045	Medium density	Connection to sewer/septic tank is mandatory Minimum road width 9m Ground plus four floors No flats allowed
5D Low Density Residential	Kadika, Ngege and Nyamware	30	6	3	4.5		0.2	Single dwelling units 10 dwelling units per hectare	No flats allowed
6A Low Density	Midoti	30	6	3	4.5		0.2	Single dwelling units	No flats allowed

Zone	Sub Zone	Area covered	G.C. %	Setback (meters)			P.R %	Min Area (Ha)	Type of Development Allowed	Policy Direction
				Front	Side	Rear				
	Residential							10 dwelling units per hectare		
	6B High Density	Banana A	50	3	1.5	4.5	250	High density residential	Connection to sewer is mandatory Minimum road width 9m 70 dwellings per hectare Ground plus four floors	
	6C Industrial Site	Aroso	75	7			100	Medium & Heavy Industry	No education, Residential &	

												Health facilities allowed
6D Medium Density Residential	Banana B	65	6		3	4.5	400-600	0.045	Medium density			Connection to sewer/septic tank is mandatory Minimum road width 9m Ground plus four floors
6E Low Density Residential	Kakrao East	30	6		3	4.5		0.2	Single dwelling units 10 dwelling units per hectare			No High-rise buildings allowed
7 Commercial District	Kakrao	50-80	3			3	500	0.05	Mixed use development			Allow light and medium industries A minimum of 9m street width Sewer connection is mandatory
8 8A Medium Density Residential	Nyasare Area	65	6		3	4.5	400-600	0.045	Medium density			Connection to sewer/septic tank is mandatory Minimum road width 9m Ground plus four floors
8B Recreational	Magina Hill											

Zone	Sub Zone	Area covered	G.C. %	Setback (meters)			P.R %	Min Area (Ha)	Type of Development Allowed	Policy Direction
				Front	Side	Rear				
8C	Low Density Residential	Nyasare B	30	6	3	4.5	0.2	Single dwelling units 10 dwelling units per hectare	No High-rise buildings allowed	
9	8D Low Density Residential	Kakrao West	30	6	3	4.5	0.2	Single dwelling units 10 dwelling units per hectare	No High-rise buildings allowed	
	Urban Fringe A							Development Control	Zone for future urban development.	
10	Urban Fringe B							Development Control	Zone for future urban development	
	Urban Nodes	Got Joje						Local Service Center	They will be zoned in detail plans	
		Lichota Bondo Nyironge Nyabisawa						Agro-processing demonstration Center Special Economic Zone Knowledge Center		
11	Environment	Migori River Nyasare River						River Front development	Prepare Action area plans Conservation area	

12	Transportation	Eastern Bypass A1 Road Migori-Muhuru Bay Road Migori-Kehancha Road Migori-Nyarongi Road Migori-Trans Mara Road								Acquire adequate wayleaves No direct access to abutting plots
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## Chapter 6

### ACTION AREA PLANS

#### 6.1 Overview

The land use proposals and zoning plan were stepped down to area specific plans. The area action plans are aimed at making proposals and policies for the development of specific areas. These plans set down the framework for the sustainable, phased and managed development of particular areas. Action areas selected include the CBD, Riverfront development, proposed urban nodes, urban fringes.

These areas were opted because of their underlying intensity of development challenges and opportunities.

#### 6.2 Action Area 1: Central Business District (CBD)

The Main Purpose of the Area Action Plan for the CBD is to enhance it as a compact regional commercial and service hub.

Objectives	Challenges	Actions
1. To increase efficiency in the use of land	<ul style="list-style-type: none"> <li>□ Poor Structures</li> </ul>	<ul style="list-style-type: none"> <li>❖ Redevelopment &amp; expansion of Migori –Suna Market.</li> <li>❖ Relocate Soko Mjinga market to Ombo market facility.</li> <li>❖ Develop Ombo market into a four-storey building to accommodate future needs and to increase the urban revenue base.</li> </ul>

<p>2. To optimize the use of land and resources.</p> <p>3. Expand and Enhance the Commercial Zone</p>	<p><input type="checkbox"/> Underutilization of land</p>	<ul style="list-style-type: none"> <li>❖ Allow up to 20 floor commercial buildings</li> <li>❖ Allow residential development in Pand Pieri up to ground plus 4.</li> <li>❖ Redevelop and densify the dilapidated structures along Isebania Road.</li> <li>❖ Pull down dilapidated structures and put modern multi-storey structures</li> <li>❖ Convert single dwelling properties to modern multi-storey commercial stalls. This should be made as a policy to compel owners of these low utilized commercial plots to redevelop them into viable commercial spaces (incentives to be provided) or sell them to those who can</li> </ul>
<p>4. To ensure proper integration of land uses</p> <p>5. To enhance functionality of the urban area.</p> <p>6. To create order and harmony.</p> <p>7. To conserve the urban environment.</p> <p>8. To ensure compatibility of land uses</p> <p>9. To enhance Urban aesthetics and civic prowess</p>	<p><input type="checkbox"/> Narrow roads, Traffic congestion and road users conflict.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Develop and densify vacant plots to multi-storey structures in the core area to meet the demand for commercial facilities</li> <li><input type="checkbox"/> Approvals for new high user commercial buildings will not be made unless they have domesticated parking and elevators</li> <li><input type="checkbox"/> Repossess the road reserve and expand the A1 Road into a dual carriageway (at least 40m within the proposed core urban). Provide requisite amenities such as drainage facilities</li> <li><input type="checkbox"/> Expand Posta-Ombo Ring road to 21m with requisite facilities</li> <li><input type="checkbox"/> Segregate road users by providing motorized and non-motorized facilities</li> <li><input type="checkbox"/> Design, establish and implement the following as minimum standards for pedestrian amenities; o             <ul style="list-style-type: none"> <li>o A minimum width for sidewalks is 1.5m on local streets and 2m (or wider) for high user roads</li> <li>o Vertical clearance (height) must be a minimum of 2.1M.</li> </ul> </li> <li><input type="checkbox"/> Provide adequate pedestrian crossing facilities i.e. fly-overs, zebra crossing and street lights especially along the highway</li> <li><input type="checkbox"/> Widening of all roads within the CBD by realigning them with the cadastral layer to at least 9m for the service lanes. County to acquire the reserves</li> <li><input type="checkbox"/> Extend, provide and improve drainage, street lighting, security cameras and furniture to cover all the roads in the CBD. Provide greenery and other amenities</li> <li><input type="checkbox"/> Relocate taxi and bodaboda parking, juakali activities and garages along the highway to the their proposed working zones to provide space for road expansion</li> <li><input type="checkbox"/></li> <li><input type="checkbox"/> Direct non-local traffic to the bypass linking Kakrao to Namba to decongest the CBD</li> </ul>

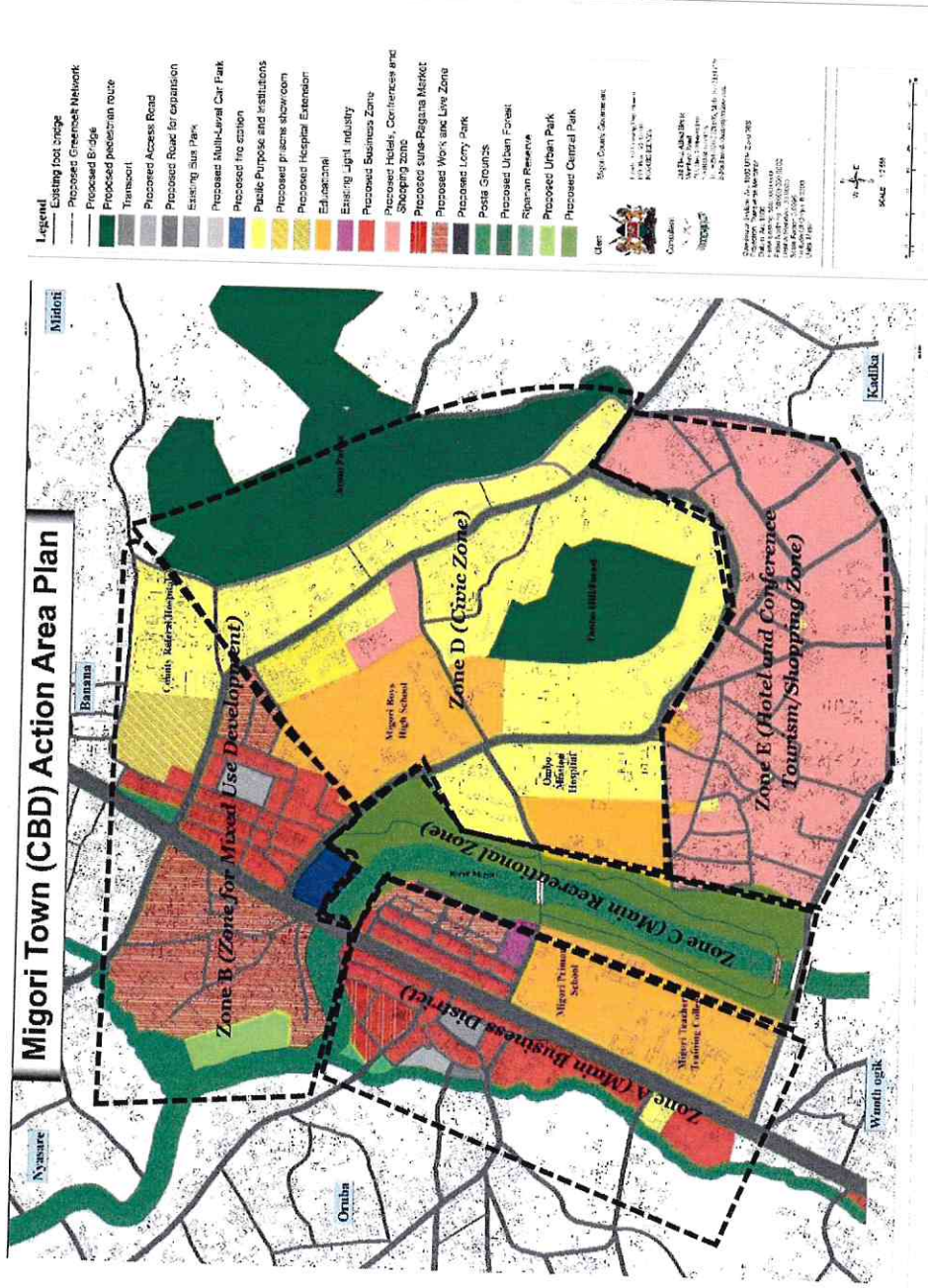
<p><input type="checkbox"/> Inadequate parking facilities.</p>	<p><input type="checkbox"/> Provide two link roads from Muhuru Bay Road to Nyarongi Road and from Nyarongi Road to Kakrao to remove unnecessary traffic in the CBD</p> <p><input type="checkbox"/> Acquire land and develop multi-level modern car parks behind the main bus park and in Soko Mjinga</p> <p><input type="checkbox"/> Provide a lorry park behind the main bus park next to the proposed multi-level car park. Limit hours for lorries in the CBD to before 7am and after 6pm for loading and offloading</p> <p><input type="checkbox"/> Acquire adequate road reserves to accommodate on street parking</p> <p><input type="checkbox"/> Restrict commercial buildings to provide domesticated parking. New buildings to be approved only when they provide domesticated parking as per parking standards of one and half</p>
<p><input type="checkbox"/> Congested and constrained Bus Park.</p>	<p>parking spaces for every 100m<sup>2</sup>.</p> <p><input type="checkbox"/> Redevelop the existing bus park into a modern one to increase its capacity. Restrict the use of the main bus park to serve long distance buses.</p> <p><input type="checkbox"/> Acquire land and expand the current bus park.</p> <p><input type="checkbox"/> Provide a bus park in Kakrao and Namba for local public service vehicles to decongest the main bus park</p>
<p><input type="checkbox"/> Proliferation of informal settlements.</p>	<p><input type="checkbox"/> Redevelop Pand Pieri into a mixed use development to eradicate the informalities</p> <p><input type="checkbox"/> Redevelop Apida to a mixed use development to eliminate the informality Implement the zoning ordinance in this plan.</p> <p><input type="checkbox"/> Enforce the development control guidelines and standards.</p>
<p><input type="checkbox"/> Ineffective development control system.</p>	<p><input type="checkbox"/> Employ more planners to the development control unit.</p> <p><input type="checkbox"/> Provide a vehicle for the development control unit to aid in their work</p>
<p><input type="checkbox"/> Lack of sewer reticulation system that serves the whole town</p>	<p><input type="checkbox"/> Provide a sewer reticulation system as proposed</p>

<input type="checkbox"/> Ineffective solid waste management system	<input type="checkbox"/> Provide adequate waste receptacles, dustbins and transfer stations <input type="checkbox"/> Employ more staff to enhance in waste management <input type="checkbox"/> Increase number of skip loaders and modern compactors
<input type="checkbox"/> Lack of autonomous urban management body.	<input type="checkbox"/> Establish a municipal management board and provide adequate resources
<input type="checkbox"/> Inadequate water supply	<input type="checkbox"/> Expand the capacity of the water treatment plant. <input type="checkbox"/> Increase the capacity of reservoir tanks <input type="checkbox"/> Replace the existing pipes with a higher capacity piping system
	<input type="checkbox"/> Digitize the water reitification system for easy management and prompt response in case of leakages
<input type="checkbox"/> Encroachment of the riparian reserve	<input type="checkbox"/> Evict settlers along the riparian reserve. <input type="checkbox"/> Demarcate the riparian reserve and protect it through conservation measures
<input type="checkbox"/> Pollution of River Migori.	<input type="checkbox"/> Eliminate all informal developments along the rivers. <input type="checkbox"/> Properly demarcate the riparian reserve and remove informal activities along the river. <input type="checkbox"/> Provide designated waste collection areas and solid waste receptacles in the urban area. <input type="checkbox"/> Provide proper drainage facilities in the abutting land uses to reduce waste flow in to the river especially in the market and the bus park.

<p><input type="checkbox"/> Inadequate non-motorized transport (NMT) network infrastructure.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Segregate NMT facilities along the A1 road.</li> <li><input type="checkbox"/> Develop the shoulders of all the other CBD roads to accommodate pedestrian walkways connecting Apia-Total-Oruba-Nyasare-Banana/Kiamaiga and Kadiika</li> <li><input type="checkbox"/> Create a pedestrian walkway from the Civic area through Ombo, the proposed central park, across River Migori to the Main commercial area between Migori Primary School and Pand Pleri juakali site.</li> </ul>
<p><input type="checkbox"/> Need for urban aesthetics</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Expand roads and provide streets landscaping</li> <li><input type="checkbox"/> Redevelop old buildings and structures to modern multi-storey facilities.</li> <li><input type="checkbox"/> Undertake Migori riverine development</li> <li><input type="checkbox"/> Invest in the urban green infrastructure. Link up the urban green network and infrastructure.</li> <li><input type="checkbox"/> Plant street trees along all streets in the town in intervals of 6, 9, 12 or 15m according to the road size</li> <li><input type="checkbox"/> Install street lighting along all streets at the recommended pole heights and intervals</li> </ul>
<p><input type="checkbox"/> Inadequate public open spaces.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Acquire Ombo oxidation ponds and develop the land into a central park.</li> <li><input type="checkbox"/> Expand the central park along River Migori to the land that was earlier proposed for a sewer treatment plant. Replicate the green strip across the river along Migori Teachers College, Migori Primary School, along Pand Pleri Settlement to the bridge. Create two footbridges across the river to connect the two proposed zones for a central park</li> <li><input type="checkbox"/> Redevelop the Posta grounds and provide the requisite facilities for an open park</li> </ul>
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Acquire a 60m riparian reserve along River Migori and develop recreational facilities such as walkways, cycling lanes and furniture</li> <li><input type="checkbox"/> Provide street furniture such as sifting areas, landscaping along the main streets and provide common green areas within the main activity zones to address urban vitality.</li> </ul>

<p><input type="checkbox"/> Poor application of the subdivision principles in Apida area that has resulted to poor road configuration.</p>	<p><input type="checkbox"/> Readjust land in Apida area and redevelop the area into mixed use as an extension of the CBD. <input type="checkbox"/> Provide adequate roads and right of way in Apida area.</p>
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Figure 11: The CBD Action Area Plan



**Zone Description**

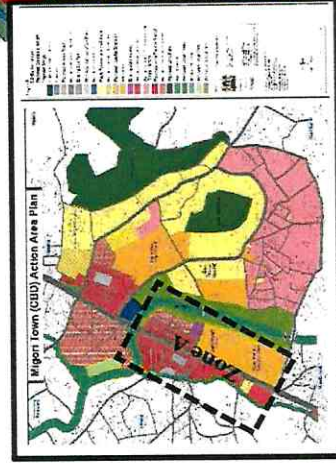
**Zone A (Main Business District)**

Proposed Multi-Level Car Park

Proposed Rest Area for Buses and Lorries

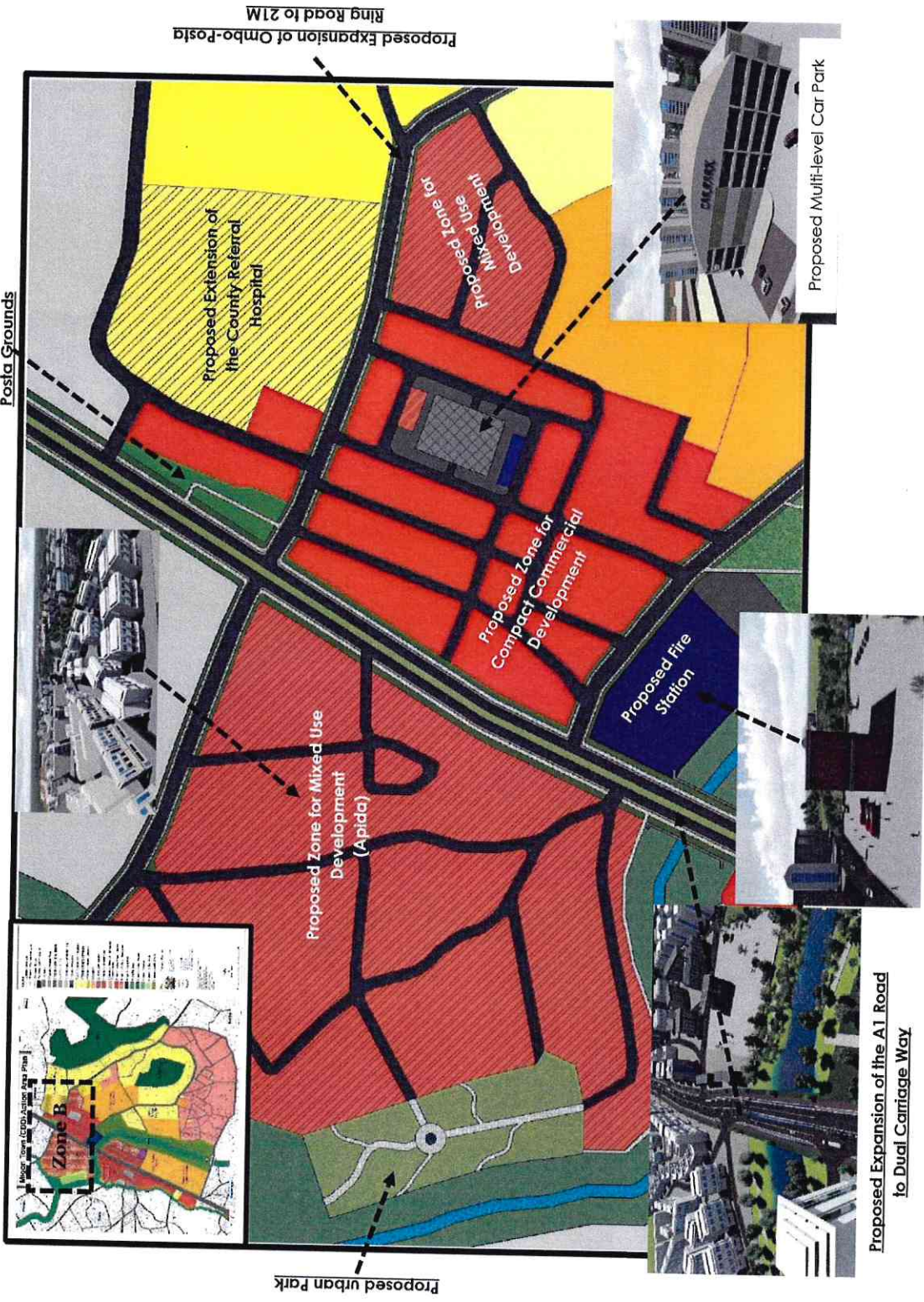


Proposed Redevelopment of the Main Bus Park

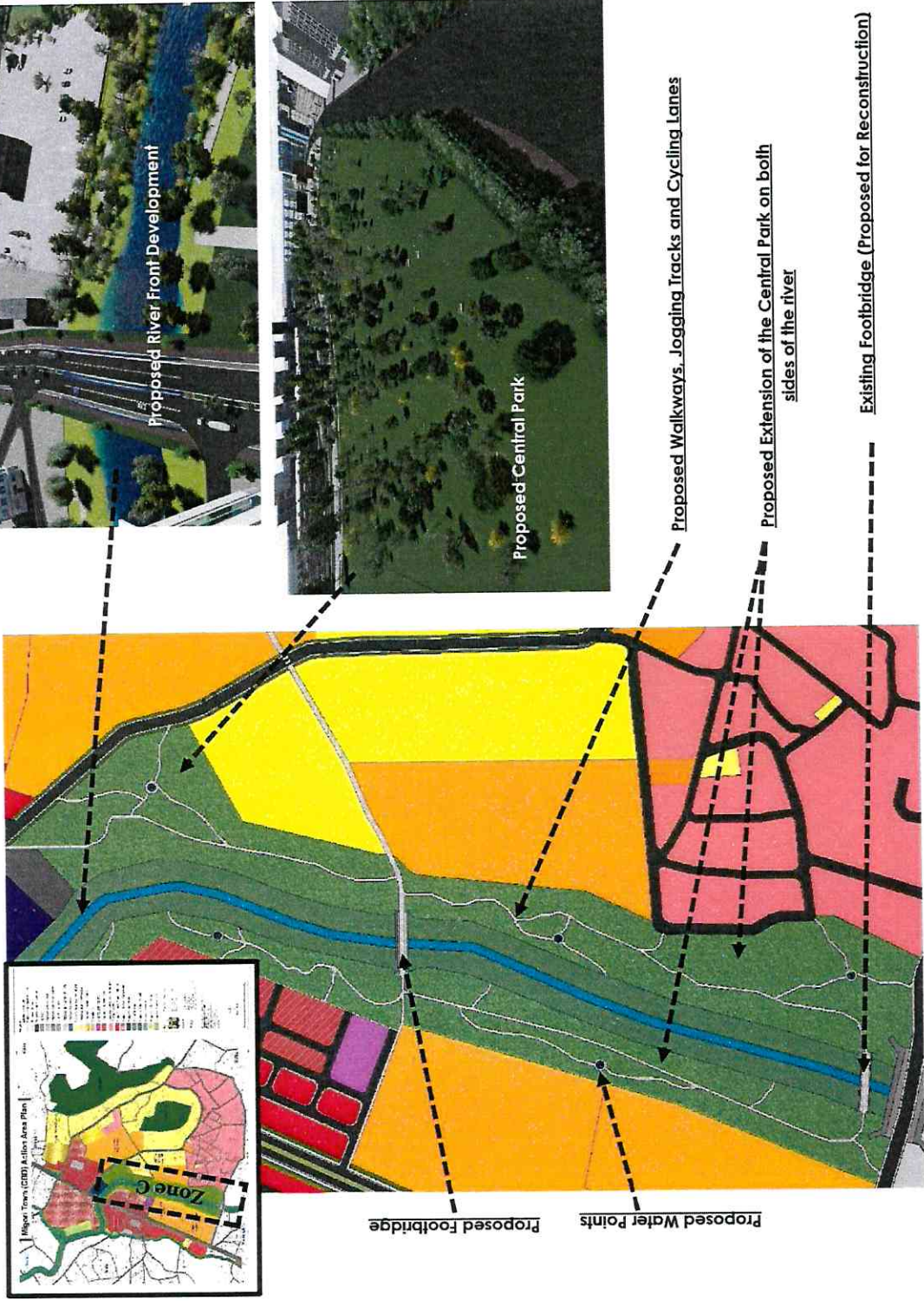


Proposed redevelopment of Main Business District settlement to Mixed Use Development

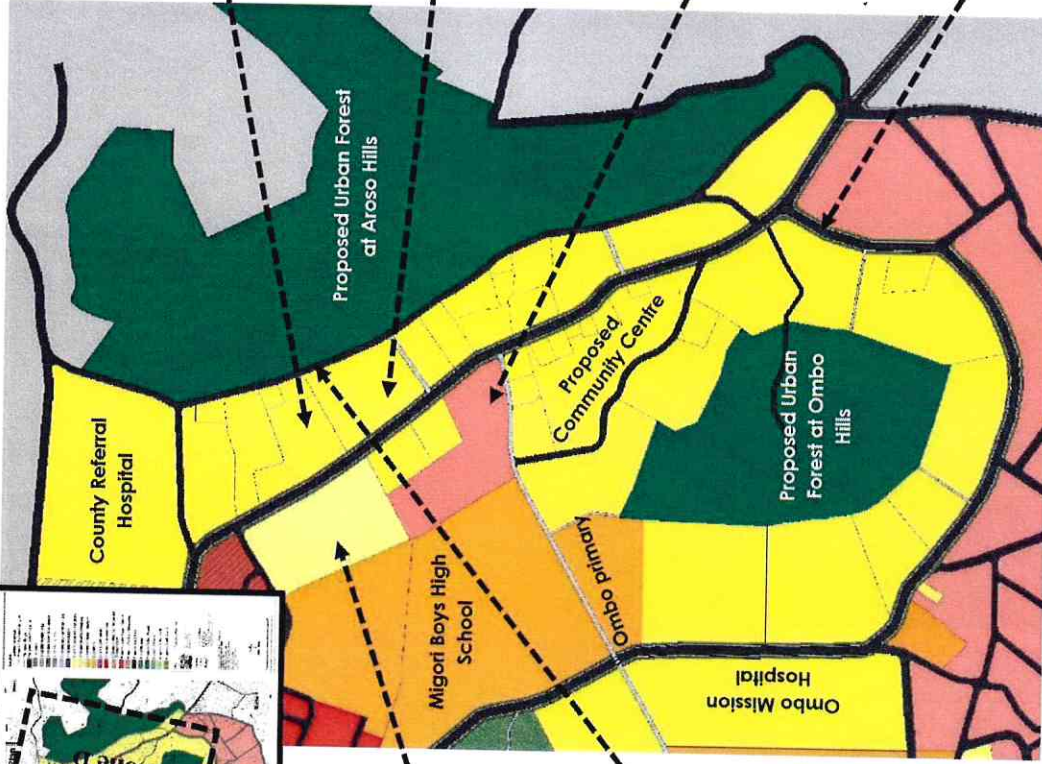
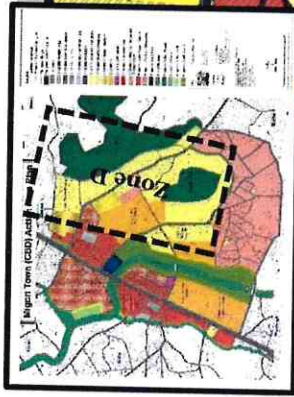
### Zone B (Proposed for Mixed Use Development)



Zone C (Main Recreational Zone)

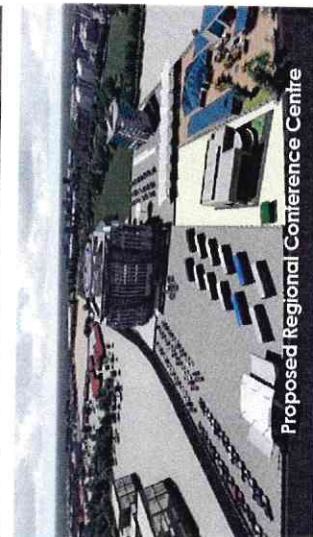
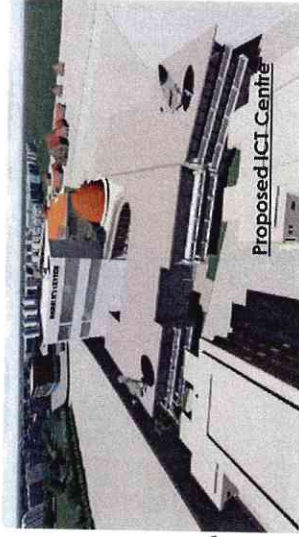


**Zone D (Civic Zone)**



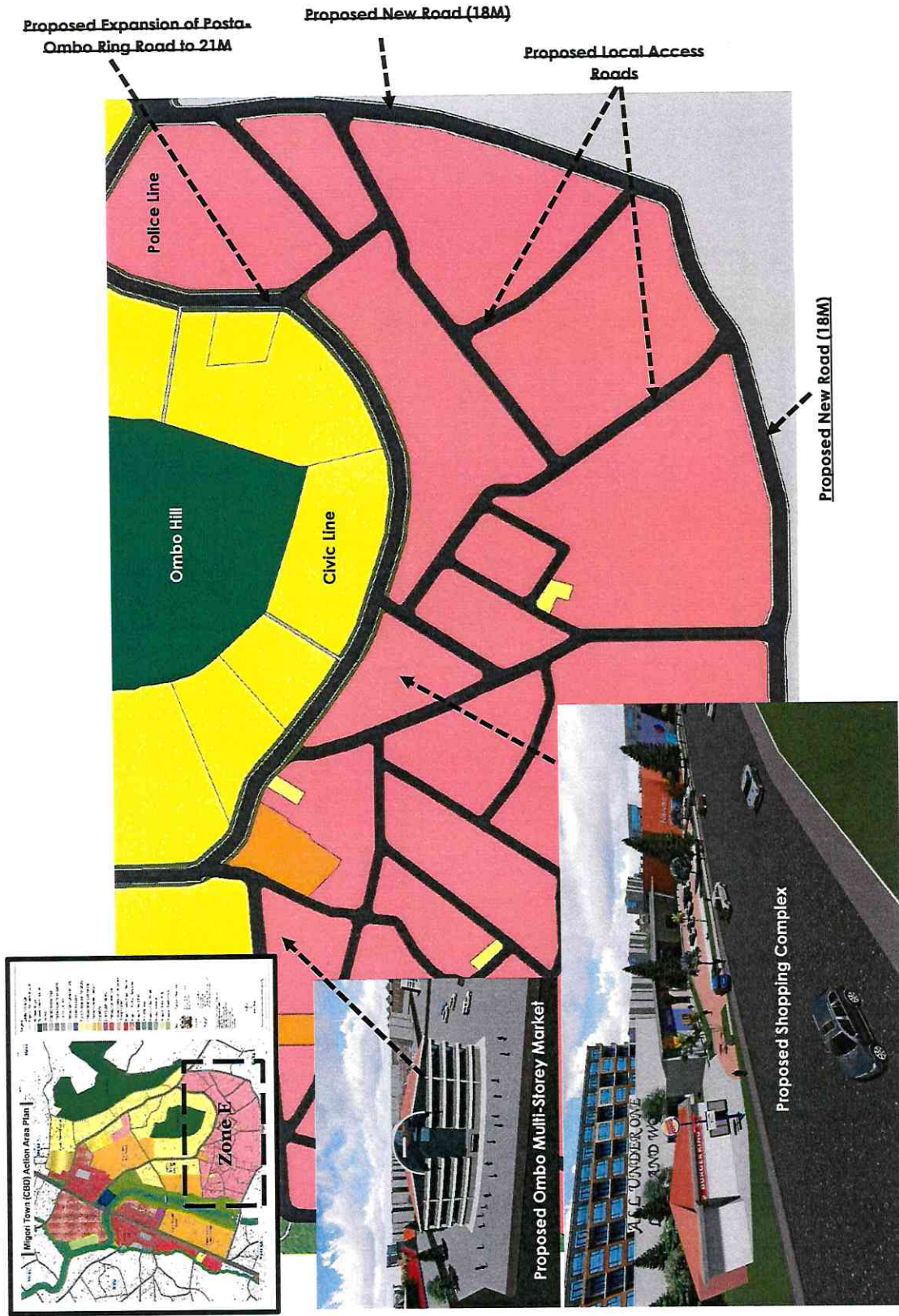
Relocate the Prisons and convert the space to a prisons showroom and a rehabilitation centre

Proposed Forest Road (9M)



Proposed Expansion of Posta-Ombo Ring Road to 21M

### Zone E (Hotel and Conference Facilities and Shopping Zone)



### 6.3 Action Area 2: Migori River

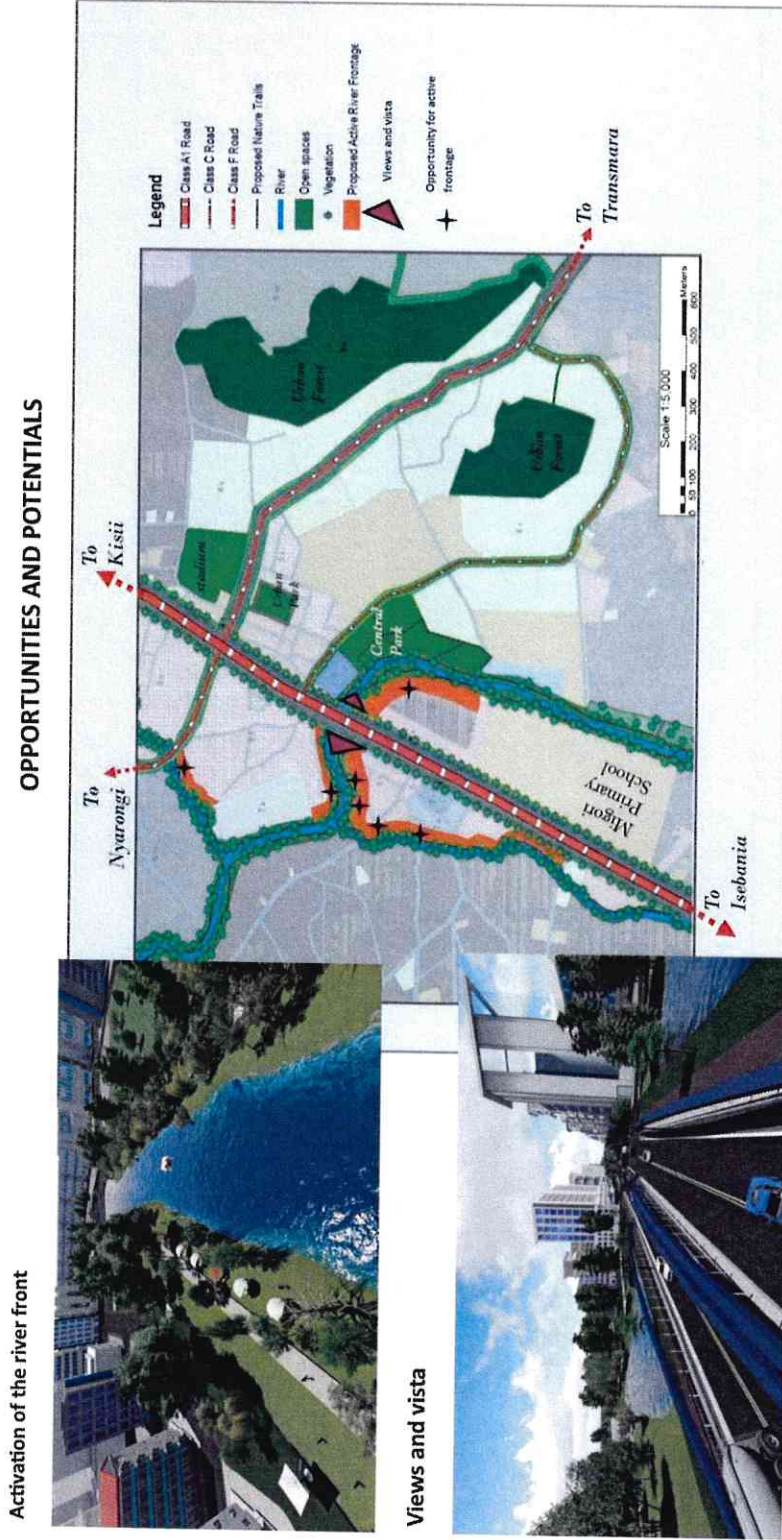
The Rationale:

1. River Migori is an environmentally sensitive area
2. The river is confronted with a lot of challenges and competition from other land uses with high return.
3. Great potential that can transform the social and economic situation of the town. This potential is currently underutilized
4. The river gives the town a distinctive unique feature.

Action Area	Objectives	Challenges	Actions
Migori River	<ol style="list-style-type: none"> <li>1. Riverfront Development</li> <li>2. To conserve the urban environment</li> <li>3. To enhance the river's functionality as a recreational asset.</li> </ol>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Pollution of River Migori.</li> <li><input type="checkbox"/> Underutilization of River Migori's potential such as scenic view on the frontage, recreational, aesthetics etc.</li> </ul>	<ul style="list-style-type: none"> <li>❖ Properly demarcate the riparian reserve and remove informal activities along the river.</li> <li>❖ Provide proper drainage facilities in the abutting land uses to reduce waste flow in to the river especially in the market and the bus park.</li> <li>❖ Provide walkways, cycling tracks, trees and furniture along the riparian reserve.</li> <li>❖ Landscape the riverfront by creating green corridors along the walkways and cycling tracks</li> <li>❖ Encourage the owners of land along the river to improve underutilized frontages e.g. build hotels and conference facilities, water sport activates</li> </ul>

	<p>4. To increase its integration with other land uses</p> <p>5. To improve the aesthetics of the town</p>	<p><input type="checkbox"/> Lack of integration with other land uses in the town as major structuring element.</p>	<ul style="list-style-type: none"> <li>❖ Create clear access roads linking the river to the main activity areas in the CBD</li> <li>❖ Create green corridors along the roads linking the river and main activities.</li> </ul>
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Figure 12: Riverine Development



**Opportunities :**

- Riverfront recreational opportunities.
- Opportunity for hotels to promote tourism and hospitality
- Vibrancy by through temporal us and activation of the frontage.

**6.4 Action Area 3: Proposed Urban Nodes**

The main purpose of preparing action areas plans for the nodes is to control and guide the emerging urban development and enhance their growth potential through provision and improvement of services and infrastructure, improved on quality of housing and to enhance the living environment

Name of the Node	Objective (s)	Main challenge (s)	Actions/Measures to be undertaken
Bondo Nyironge	To enhance the node's functionality as a special economic zone	<ul style="list-style-type: none"> <li>❖ Unplanned emerging urban development.</li> <li>❖ Inadequate facilities</li> <li>❖ Narrow Class C Road</li> </ul>	<ul style="list-style-type: none"> <li>❖ Delineation of the boundary of urban area and prepare a Local Physical Development Plan to guide and control development.</li> <li>❖ Acquire land for a special economic zone and prepare a local development plan</li> <li>❖ Acquire land for a public cemetery and crematoria and solid waste management plan</li> <li>❖ Develop an urban road network system</li> <li>❖ Conserve the wetland and riparian reserves</li> </ul>
Nyabisawa	To promote the node as an educational/knowledge centre	<ul style="list-style-type: none"> <li>❖ Unplanned emerging urban development.</li> <li>❖ Inadequate facilities</li> </ul>	<ul style="list-style-type: none"> <li>❖ Delineation of the boundary of urban area and prepare a Local Physical Development Plan to guide and control development.</li> <li>❖ Develop an urban road network system.</li> <li>❖ Increase the density Nyabisawa Girls High School, primary school, Nyango primary and secondary schools.</li> <li>❖ Provide water supply infrastructure.</li> </ul>
God Jope	To promote the node as a local service centre	<ul style="list-style-type: none"> <li>❑ Unplanned emerging urban development</li> <li>❑ Inadequate facilities</li> <li>❑ Narrow Class C Road</li> </ul>	<ul style="list-style-type: none"> <li>❑ Delineation of the boundary of urban area and prepare a Local Physical Development Plan to guide and control development.</li> <li>❑ Develop an urban road network system.</li> <li>❑ Provide water supply infrastructure.</li> </ul>

Lichoia	<p>To promote the centre as an agro based industrial zone and a research and demonstration centre</p> <p>Plan the area for Small and Medium Enterprises to leverage on the upgraded airstrip for easy movement of goods</p>	<p><input type="checkbox"/> Undeveloped zone</p> <p><input type="checkbox"/> Inadequate facilities</p>	<p><input type="checkbox"/> Prepare a Local Physical Development Plan to guide and control development.</p> <p><input type="checkbox"/> Develop an urban road network system.</p> <p><input type="checkbox"/> Provide water and sewer supply infrastructure.</p> <p><input type="checkbox"/> Enhance the functionality of a research and demonstration centre and small and medium industrial parks.</p>
Urban Fringes	<p>Prepare the area for future urban development.</p>	<p><input type="checkbox"/> Urban sprawl</p> <p><input type="checkbox"/> Ineffective development control</p> <p><input type="checkbox"/> Lack of requisite urban infrastructural services</p>	<p><input type="checkbox"/> Define and delineate the fringes and prepare a Local Physical Development Plans to guide and control development.</p> <p><input type="checkbox"/> Develop urban road network system.</p> <p><input type="checkbox"/> Establish sewer reticulation system.</p> <p><input type="checkbox"/> Provide water supply infrastructure.</p>

### 6.5 Action Area 4: Informal Settlements

The main purpose of preparing action plans for the informal settlements is to upgrade the quality of housing structures, provide and improve services, community facilities, improve transport networks systems and enhance living environment.

Settlement	Location	Challenges	Objective	Actions to be undertaken
Pand Pleri	The settlement is located in the CBD, second row from the highway after Migori River bridge	<ul style="list-style-type: none"> <li>❖ Poor housing conditions. The settlement is characterized by housing units built with scrap corrugated iron sheets and mud</li> <li>❖ Unsecure land tenure</li> <li>❖ Degradation of the local ecosystem</li> <li>❖ Rapid, unstructured and unplanned developments</li> <li>❖ Undesignated road networks</li> <li>❖ Lack of basic services e.g. electricity, poor sanitation networks, lack of potable water</li> </ul>	To improve livability by redeveloping the settlement to a mixed use development	<ul style="list-style-type: none"> <li>❖ Implement the existing plan for the settlement taking care of inter connection to the rest of the CBD, adequate infrastructural facilities, public amenities, aesthetics and the conservation of environment</li> <li>❖ Provide ownership documents to the plot owners</li> <li>❖ Provide practical local housing and infrastructure improvements</li> <li>❖ Provide livelihood generation initiatives to the affected residents</li> <li>❖ Facilitate dialogue at local and County levels that is necessary for 'mind-set change'</li> <li>❖ Equip County Government with key financing mechanisms for slum upgrading including mechanisms to engage and empower slum dwellers themselves</li> </ul>

<p><b>Oruba</b></p>	<p><input type="checkbox"/> Located on the immediate West of the CBD</p>	<ul style="list-style-type: none"> <li>❖ Inadequate housing</li> <li>❖ Insecurity</li> <li>❖ Poor road condition.</li> </ul>	<p>To enhance livability, safety and security</p> <p>To upgrade the quality of housing structures, provide and improve</p>	<ul style="list-style-type: none"> <li>❖ Provide infill development to allow optimal use of land</li> <li>❖ Encourage high-rise residential buildings to effectively accommodate the planned for population and provision of utilities.</li> <li>❖ Acquire land for providing basic health, educational</li> </ul>
<p><input type="checkbox"/> Inadequate water supply.</p>			<p>services, community facilities and enhance and improve transport networks systems</p>	<p>and recreational facilities as per the population demand</p> <p>Provide adequate street lighting.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Increase the security measures</li> <li><input type="checkbox"/> Maintain the road surface condition to be all-weather.</li> <li><input type="checkbox"/> Expand the existing access roads to a minimum of 9 meters.</li> <li><input type="checkbox"/> Ensure there is adequate improved water supply to the residents through piped water supply system.</li> </ul>



Redevelopment of Pand Pieri (Okwanyo) informal settlement into a Mixed Use Development (Live and Work zone)

## Chapter 7

### DEVELOPMENT STRATEGIES

#### 7.1 Overview

The purpose of this chapter is to provide for strategies and their specific measures/actions creating a framework implementation. This is in addition to the overall structure plan and the action area plans. Unlike the action area plans which deal with specific parts of the planning area, the strategies focus on specific sectors.

#### 7.2 Housing Strategy

Housing development is strategically an important social-economic investment to Migori town residents. Adequate availability of quality and affordable shelter also reduces proliferation of slums and informal settlements as well as prevent social unrest occasioned by depravity and frustrations of people living in poor housing settlements. The overall objective of the Migori town housing strategy is to bridge the gap the demand and supply, improve shelter condition forestall emergence of informal settlements such as Apida and Pandi Pieri, upgrade informal settlements, provide quality housing, improve competitiveness of the town and densification of residential zones to forestall urban sprawl.

Objective	Issues	Cause	Strategy	Actions
Enhance land and utility value	<ul style="list-style-type: none"> <li>• Uncontrolled subdivision</li> <li>• Unregulated land development</li> <li>• Irregular plot shapes</li> </ul>	<ul style="list-style-type: none"> <li>• Inadequate development control</li> <li>• Improper application of subdivision principles.</li> </ul>	<input type="checkbox"/> Land readjustment to accommodate new housing designs, create order and provide requisite facilities	<input type="checkbox"/> Consolidate and realign land parcels in Oruba and Apida area.
Adequate services within the residential neighborhoods.	<input type="checkbox"/> Increasing pressure on land for commercial and residential development. <input type="checkbox"/> Narrow access roads	<input type="checkbox"/> Low density Development. <input type="checkbox"/> Increasing urban population. <input type="checkbox"/> Inadequate funding for road improvement and development. Lack of roads improvement as a priority	<input type="checkbox"/> Land optimization.  Livable residential neighborhoods	<input type="checkbox"/> Prepare a zoning policy for compact development in the main commercial district Permit high density of up to a maximum of 20 floors for commercial buildings and 4 floors for residential buildings in the core urban area. <input type="checkbox"/> Earmark and phase all the access roads for improvement and development. Incorporate the road development and improvement funds in the county budget in phases

<ul style="list-style-type: none"> <li><input type="checkbox"/> Inadequate water supply</li> <li><input type="checkbox"/> Lack of designated waste collection points</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Ineffective waste management system.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Put skips within a cluster of 100 households in all the residential neighbourhoods.</li> <li><input type="checkbox"/> Put skips in the markets and the bus stops.</li> </ul>
<ul style="list-style-type: none"> <li><input type="checkbox"/> Lack of sewer system</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Lack of funds for sewer system development.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Prepare a sewer reticulation plan that adequately serve the planning area.</li> <li><input type="checkbox"/> Use the sewer system reticulation plan to solicit funds from donors and development partner e.g. World Bank.</li> </ul>
<ul style="list-style-type: none"> <li><input type="checkbox"/> Insecurity</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Poor street and residential neighborhood lighting.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Install floodlights at strategic points in Oruba, Apida, Pand Pieri, Kadika, Banaa/Maiga, Namba, Wuoth Ogik and Nyasare.</li> <li><input type="checkbox"/> Install streetlights along all the access roads and streets in the planning area.</li> <li><input type="checkbox"/> Increase the surveillance by increasing the rate of police patrol in the residential neighbourhoods.</li> </ul>

<ul style="list-style-type: none"> <li>• Conduct a drainage study</li> <li>• Prepare a storm water drainage plan for the core urban and the nodes.</li> </ul>		<ul style="list-style-type: none"> <li>• Prepare neighborhood plans which provide play grounds.</li> <li>• Develop left over spaces within the residential areas to serve as recreational grounds.</li> </ul>	<ul style="list-style-type: none"> <li>• Include a plan for one community center in each residential neighborhood.</li> </ul>
<ul style="list-style-type: none"> <li><input type="checkbox"/> Poor storm water drainage systems</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Lack of planning for storm water management.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Lack of a plan that provides for public open spaces and playgrounds within the residential neighbourhoods.</li> </ul>	
<ul style="list-style-type: none"> <li><input type="checkbox"/> Lack of open spaces playing grounds</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Lack of prioritization of community center as a need.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Lack of community centres.</li> </ul>	

<p>Increase the supply of affordable and decent housing.</p>	<p><input type="checkbox"/> Shortage of affordable housing</p> <p><input type="checkbox"/> Poor housing conditions</p>	<p><input type="checkbox"/> Rising demand of housing which compromises the quality</p> <p><input type="checkbox"/> High cost of construction.</p> <p>High poverty levels</p>	<p>Provision of affordable decent housing</p>	<ul style="list-style-type: none"> <li>• Redevelop Apida and Pand Pieri into mixed use development</li> <li>• Redevelop old dilapidated housing areas into modern highrise buildings to accommodate more people e.g. estate opposite the County Referral hospital, Apida, Pand Pieri and Oruba</li> <li>• Improve and enhance the technology in the brick making industry.</li> <li>• Restrict housing construction to high density in low and medium housing in Oruba, Pand Pieri, Bando, Banana, Kadika, and Apida.</li> <li>• Encourage joint ventures into the housing provision.</li> </ul>
				<ul style="list-style-type: none"> <li><input type="checkbox"/> Provide incentives to encourage investment in housing. E.g. reduced approval fees and provision of subsidies.</li> <li><input type="checkbox"/> Leverage on the national government's good will to support affordable housing through partnership i.e. provide land for the affordable housing program.</li> </ul>

### 7.3 Local Economic Development Strategy

The objective of the local economic development policy for Migori town is to unlock the local economy and is in tandem with the economic pillar of Kenya vision 2030. This economic development strategy provides a framework for a collaborative partnership approach, which will improve the town's regional competitiveness and the acceleration of economic growth, job creation and poverty reduction

#### Main Indicators

1. Redevelopment of the Main Centre (Migori town) to drive the planning area's economy
2. Establishment of satellite commercial nodes or Sub CBDs to distribute economic growth and development
3. Provision of adequate Infrastructure in all the activity centres provided in point 1 and 2
4. Efficient and Comprehensive Transport Network. Improving the condition of the existing roads and providing bypass routes for external traffic i.e. Eastern and Western Bypasses
5. Adequate Community Facilities. Land for a cemetery, sanitary landfill, fire station, health facilities, educational facilities, open spaces social and cultural centres
6. Protection of Agricultural Areas and Curb Urban Sprawl. This is by creating Urban Areas Growth Limit.
7. Environmental Conservation and Improvement (forests, rivers, arboreums and parks)
8. Densification and Re-densification areas (compact development to curb sprawl)
9. Improvement of informal areas and dilapidated government housing
10. Acquisition of Land for markets, furniture workshops, jua kali areas, garages, bus parks and other activities

Objective	Issues	Cause	Strategy	Actions
<ul style="list-style-type: none"> <li>Leverage the available resources, infrastructure and policy to facilitate high level investment.</li> <li>Create favorable condition for small scale and medium enterprises (SMEs) to operate.</li> <li>Economically empower the citizens.</li> <li>Optimize resource utilization.</li> </ul>	<ul style="list-style-type: none"> <li>☐ Relatively low level of investment.</li> <li>☐ Frustration and losses to the investors.</li> <li>☐ Unemployment.</li> </ul>	<ul style="list-style-type: none"> <li>Inefficient transport system.</li> <li>Lack of a plan that provide spatial opportunities of investment.</li> <li>Inadequate water supply.</li> <li>Unfavourable licensing regime.</li> <li>☐ Unreliable supply and high cost of energy.</li> <li>Limited job-creating opportunities.</li> <li>Inadequate economic empowerment of the citizens.</li> </ul>	<ul style="list-style-type: none"> <li>Providing conducive environment for investments.</li> <li>Making spatial information that informs investment available.</li> <li>Harnessing green energy sources i.e. wind, solar.</li> <li>Increasing efficiency in production.</li> <li>Increasing access to information.</li> <li>Formalization of the <i>jua kali</i> industry.</li> <li>Supporting the informal sector.</li> <li>Improving the productivity of the agricultural sector.</li> </ul>	<ul style="list-style-type: none"> <li>Upgrade roads linking the hinterland to bitumen standards.</li> <li>Provide incentives on investment.</li> <li>Provide adequate water, power, and sanitation services in the core urban and the nodes.</li> <li>Construct electricity substations, wind turbines and solar panels.</li> <li>Establish innovation and research center in Lichota.</li> <li>Increase the ease of access to loans by the SMEs.</li> </ul>

<p><input type="checkbox"/> Collapse of the existing processing industries.</p>	<ul style="list-style-type: none"> <li>• Poor management of the industries.</li> <li>• Difficulty in access to raw materials.</li> </ul>	<ul style="list-style-type: none"> <li>• Industrializing the brick making.</li> <li>• Increasing opportunity for people to sell their products.</li> <li>• Diversify tourism products based on potentials.</li> <li>• Leveraging on the natural assets.</li> <li>• Developing natural resource utilization framework.</li> </ul>	<ul style="list-style-type: none"> <li>• Put up an heavy industrial park in Bondo Nyironge.</li> <li>• Offer space for show room and exhibition of jua kali products in Suna Migori market and in the upcoming Ombo market.</li> <li>• Revive the collapsed fish processing industry in the core urban area.</li> </ul>
<p><input type="checkbox"/> Inefficiency in production in the informal sector.</p>	<p><input type="checkbox"/> Slow uptake of technology in production in the informal sector.</p>	<p><input type="checkbox"/> River frontage development.</p>	<p><input type="checkbox"/> Incorporate agricultural research and training services in Lichota's KEFRI.</p> <p><input type="checkbox"/> Provide training to the farmers on good farming practices and the crops and</p>
<p><input type="checkbox"/> Neglect of jua kali sector.</p>	<p><input type="checkbox"/> Perceived inherent informality of the jua kali industry.</p>		

<ul style="list-style-type: none"> <li><input type="checkbox"/> Low and unreliable agricultural (both urban and hinterland) production.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Application of traditional methods of agricultural production. Reliance on rain fed agricultural production.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> breeds to focus on which fetch relatively higher prices in the market. Invest in small-scale irrigation farming. Establish an eco-friendly brick making plant in Kiringi area.</li> </ul>
<ul style="list-style-type: none"> <li><input type="checkbox"/> Inadequate market infrastructure</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Limited land for development of markets. Budgetary constraints. Increasing urban population.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Establish a multi storey market in Ombo area. Integrate the market structure at Kakrao with bus park for local transport services.</li> </ul>
<ul style="list-style-type: none"> <li><input type="checkbox"/> Under exploited tourism opportunities.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Undeveloped framework of utilizing the natural assets and capitals.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Acquire land and expanding Migori Suna market. Rehabilitate the Lichota airstrip and upgrade to local airport. Gazete and develop the Magina, and</li> </ul>

			<p>Ombo hills as protected areas. Encourage development</p>
	<p><input type="checkbox"/> Limited accessibility to the tourism attraction sites.</p>		<p>of hotels of various standards on plots fronting the river.</p> <p><input type="checkbox"/> Create an opportunity for shows and exhibition biannually in Migori show ground.</p> <p><input type="checkbox"/> Permit investment on water sporting activities along river Migori</p>

#### 7.4 Transportation Strategy

The transportation strategy purpose is to create an effective and efficient transport system in Migori town as an important prerequisite in facilitating local internal circulation within the planning area, between the Migori town and its immediate and wider hinterland, promoting trade, economic growth, enhance connectivity and accessibility.

OBJECTIVE	ISSUES	CAUSES	STRATEGY	ACTION
<ul style="list-style-type: none"> <li>Integrate land uses.</li> <li>Achieve efficiency in movement within and across the planning area.</li> </ul>	<ul style="list-style-type: none"> <li>Encroachment of road reserves by informal developments.</li> <li>Poor road surface conditions in the residential neighborhoods and the hinterland.</li> <li>Narrow access road within the residential neighbourhoods.</li> <li>Poor road configuration in the residential</li> </ul>	<ul style="list-style-type: none"> <li>Non-timely and at times total lack of maintenance of roads.</li> <li>Lack of traffic segregation in the core urban area.</li> <li>Inadequate NMT facilities.</li> <li>Non-compliance with the standards of road provision.</li> <li>Lack of a decongestion</li> </ul>	<ul style="list-style-type: none"> <li>Improving linkage between Migori town, its nodes and rural hinterlands.</li> <li>Improving road conditions.</li> <li>Decongesting the CBD.</li> </ul>	<ul style="list-style-type: none"> <li>Upgrade the following roads to Bitumen standards; Migori to Bondo Nyironge, Migori to God Jope</li> <li>Acquire road reserves to the stipulated standards</li> <li>Provide NMT facilities to all major roads</li> <li>Expand the access roads to the required minimum standard of 9 meters.</li> <li>Include in the budget and phase the access roads for maintenance and development.</li> <li>Provide traffic calming measures in the CBD</li> </ul>

	<p><input type="checkbox"/> neighborhoods.</p> <p><input type="checkbox"/> Traffic conflicts between non-motorised traffic and motorized traffic</p> <p><input type="checkbox"/> Space contestation between vehicles and bodabada.</p> <p><input type="checkbox"/> Inadequate parking spaces.</p> <p><input type="checkbox"/> Lack of designated loading and offloading zones in the core urban area.</p>	<p><input type="checkbox"/> plan for various users.</p> <p><input type="checkbox"/> Limited prioritization of maintenance projects into the budget. Limited capacities by the counties to efficiently manage all the roads in its jurisdiction.</p>	<p><input type="checkbox"/> Enhancing movement of the non-motorised and motorised transport within the core urban area.</p> <p><input type="checkbox"/> Ensuring road users' safety.</p>	<p>and the residential neighbourhoods.</p> <p><input type="checkbox"/> Install road signs along streets and roads.</p> <p><input type="checkbox"/> Establish designated pedestrian crossing points within the core urban area.</p> <p><input type="checkbox"/> Provide access lanes along the A1 road's CBD section.</p> <p><input type="checkbox"/> Prepare a decongestion local plan for the CBD.</p> <p><input type="checkbox"/> Designate loading and offloading zones within the CBD.</p> <p><input type="checkbox"/> Increase and demarcate the parking areas in the CBD.</p> <p><input type="checkbox"/> Provide designated bodaboda parking areas along the streets.</p>
<p>Improve connection and access of the area</p>	<p><input type="checkbox"/> Existing narrow roads</p> <p><input type="checkbox"/> Poor interconnection of the core activity areas</p>	<p><input type="checkbox"/> Lack of a comprehensive transportation plan</p>	<p><input type="checkbox"/> Enhance efficient movement within the planning area</p>	<p><input type="checkbox"/> Upgrade to Bitumen standards the bypass linking Kehancha Road and Kisii Road at Kakrao centre</p> <p><input type="checkbox"/> Upgrade to bitumen standards the road from Kakrao to God Jope with adequate reserve</p> <p><input type="checkbox"/> Create a link road (18m-bitumen standards) between Muhuru Bay and Nyarongi road through Nyamanga centre</p>

				<ul style="list-style-type: none"> <li><input type="checkbox"/> Create a link road (18m-bitumen standards) connecting Nyarongi road to Kakrao Centre</li> <li><input type="checkbox"/> Create a link road (21m-bitumen standards) connecting Bondo Nyironge with Lichota through Magoto</li> <li><input type="checkbox"/> Create a link road (15m-bitumen standards)</li> </ul>
				<ul style="list-style-type: none"> <li>connecting Bondo Nyironge with Nyabisawa through Nyailang'a</li> <li><input type="checkbox"/> Expand Posta-Ombo Ringroad to 21m to accommodate the proposed compact development of civic and commercial zones</li> <li><input type="checkbox"/> Expand to 15m and upgrade to bitumen standards the road from Bondo Nyironge to join Muhuru Bay Road at Mukuro</li> </ul>
<p>Actively link Migori by air.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Poor condition of the Lichota airstrip.</li> <li><input type="checkbox"/> Lack of the complementary facilities in the Lichota airstrip.</li> </ul>		<ul style="list-style-type: none"> <li><input type="checkbox"/> Lack of a proper management of the airstrip</li> <li><input type="checkbox"/> Neglect of the Lichota airstrip.</li> <li><input type="checkbox"/> Unappreciated need for air transport in the area.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Initiating air transport in Migori and its environs.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Rehabilitate the existing runway to the required standards to accommodate passenger airplanes.</li> <li><input type="checkbox"/> Construction of a terminal facility with necessary amenities.</li> <li>Seek partnership with and support from Kenya Airports Authority and</li> </ul>

					the companies that offer air transport services.
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### 7.5 Physical Infrastructure Strategy

The purpose of the strategy is to improve quality of life by providing adequate, reliable and sustainable physical infrastructure

OBJECTIVE	ISSUES	CAUSES	STRATEGY	ACTION
	<b>Piped water supply</b>			
<p>To provide and supply adequate, clean and safe water</p>	<ul style="list-style-type: none"> <li>Inadequate piped water supply.</li> <li>Large percentages of unaccounted for water; 65% and 42% for</li> </ul>	<ul style="list-style-type: none"> <li>Limited capacity of the existing piped water supply infrastructure.</li> <li>Poor management of water reticulation</li> </ul>	<ul style="list-style-type: none"> <li>Improve the supply of portable water within the core urban area</li> </ul>	<ul style="list-style-type: none"> <li>Expand the capacity of the water supply infrastructure for both Nyasare and MIKUTRA.</li> <li>Undertake a complete overhaul of the old system of pipes and installation of new ones</li> <li>Digitize the water supply management system</li> </ul>
<p>for hum consumption</p>	<p>Mikutra and Nyasare companies respectively.</p> <ul style="list-style-type: none"> <li>Long distance to access water.</li> </ul>	<ul style="list-style-type: none"> <li>system. Leakages and illegal connections.</li> <li>Rapid urbanization.</li> </ul>	<p>and the nodes.</p>	<p>so as to constantly monitor the system in real time.</p> <p>Establish a liaison office that is active so that cases of pipe bust can be reported.</p> <ul style="list-style-type: none"> <li>Optimise the gravity supply opportunity that exist in the planning area.</li> </ul>

<b>Borehole Water Supply</b>			
<p>n to all residents of Migori town</p>	<ul style="list-style-type: none"> <li>Threatened quality of ground water in the residential neighbourhoods.</li> <li>Long distance in accessing the boreholes.</li> </ul>	<p>The dominant use of pit latrines Localised establishment of boreholes.</p>	<ul style="list-style-type: none"> <li>Increase access to portable water.</li> <li>Supply the borehole water through piped water system.</li> </ul>
<b>Sewer and Sanitation</b>			
<p>To improve sanitation.</p>	<ul style="list-style-type: none"> <li>Compromised quality of the rivers.</li> <li>Poor liquid waste disposal.</li> </ul>	<ul style="list-style-type: none"> <li>Lack of a sewer reticulation system for the town</li> <li>Lack of adequate public toilets within the town and the emerging nodes.</li> <li>Incidences of open (bush) defecation</li> </ul>	<ul style="list-style-type: none"> <li>Provide improved and effective urban sanitation system</li> <li>Install a sewerage reticulation system covering the whole of the urban core and the emerging nodes.</li> <li>Increase the number of public toilets within the urban core and provide at least one for each of the emerging nodes.</li> </ul>
<b>Solid Waste Management</b>			
<p>To create an effective solid waste management</p>	<ul style="list-style-type: none"> <li>Water pollution caused by dumping of solid waste in the banks of River Migori</li> </ul>	<ul style="list-style-type: none"> <li>Lack of a designated solid waste dumpsite within the planning area</li> <li>Poor solid waste</li> </ul>	<ul style="list-style-type: none"> <li>Provide effective and functional solid waste</li> <li>Acquire land at Bondo Nyironge area and designate it for a Sanitary landfill</li> <li>Purchase three modern solid waste compactors for the whole county</li> </ul>

<p>nt system for Migori town</p>	<p>Illegal dumping of solid waste at undesignated open spaces Air pollution resulting from burning of solid waste</p>	<p>management system</p>	<p>management system for the whole planning area</p>	<p>Increase the number of waste receptacles within the urban core and the emerging nodes</p>
<b>Storm Water Drainage</b>				
<p>To realize a well-drained town</p>	<p>Eroded roads Drains blockage</p>	<p>Encroached reserves where water drains are supposed to pass Undeveloped drainage channels Lack of constant repair and maintenance of drainage channels</p>	<p>Provide effective and well maintained drainage system for the town</p>	<p>Eviction of all activities taking place on road reserves Preparation of a storm water management feasibility study Installation of storm water drainage channels alongside all roads Ensure constant repair and maintenance of drainage channels within the town</p>
<b>Electricity and Energy</b>				
<p>To achieve a constant and steady supply of electricity and encourage use of green energy.</p>	<p>Constant electricity black outs Damage of equipment caused by unsteady supply of power</p>	<p>Vandalism of power infrastructure Poor power infrastructure management</p>	<p>Provide a constant and steady power supply and distribution system which is properly managed by Kenya Power</p>	<p>Kenya Power to ensure good management of its power supply and distribution equipment Increase the capacity of the power substation to adequately cover the entire planning area Increase the capacity of the supply lines</p>

<input type="checkbox"/> To tap into renewable energy	<input type="checkbox"/> Environmental degradation due to excessive use of	<input type="checkbox"/> Unexploited potential for possible renewable energy.	<input type="checkbox"/> Encourage use of green energy and	<input type="checkbox"/> Develop a policy that ensures all buildings must be fitted with solar power tapping system.
potential and intensify its use within the town	unrenewable sources of energy: firewood, charcoal etc.	<input type="checkbox"/> Lack of a policy to encourage construction of green buildings	construction of green buildings in the town.	<input type="checkbox"/> Encourage construction of buildings which capitalize of natural lighting

### 7.6 Social Infrastructure Strategy

The purpose of this strategy is to improve access to health care and educational facilities geographically, socially and economically, upgrade all the dilapidated social facilities and provide them with requisite infrastructure and improve Migori town's community well-being.

Objective	Issues	Cause	Strategy	Actions
<b>Educational Facilities</b>				
<input type="checkbox"/> To provide competitive, quality education, training and research	<ul style="list-style-type: none"> <li>• Inadequate educational infrastructure</li> <li>• Poor sanitation infrastructure</li> <li>• Undefined school boundaries</li> <li>• Inadequate special schools</li> </ul>	<input type="checkbox"/> Budgetary Constraints	Provide adequate and well equipped education facilities	<ul style="list-style-type: none"> <li>• Employment more teachers in the schools</li> <li>• Establish a rehabilitation centre</li> <li>• Provide water tanks in the schools to store more water</li> <li>• Establish ECDEs and Technical colleges <input type="checkbox"/></li> <li>• Put up special schools for the PWD.</li> <li>• Upgrade the infrastructure of the existing schools</li> <li>• Put up religious education facilities.</li> <li>• Establish community libraries/Digital plays</li> </ul>
<b>Health Facilities</b>				

<ul style="list-style-type: none"> <li>☐ To attain affordable healthcare</li> </ul>	<ul style="list-style-type: none"> <li>• Inadequate modern equipment</li> <li>• Limited number of employed healthcare professionals</li> <li>• Inadequate medical supplies</li> <li>• Little adoption of new</li> </ul>	<ul style="list-style-type: none"> <li>• Inadequate budgetary allocation.</li> <li>• Lack of accountability</li> </ul>	<ul style="list-style-type: none"> <li>☐ Provide adequate, affordable and accessible health care</li> </ul>	<ul style="list-style-type: none"> <li>• Train and employ more service providers.</li> <li>• Increasing bed capacity in all health facilities</li> <li>• Provide comprehensive health care.</li> <li>• Equip the health facilities with the necessary support material infrastructure.</li> </ul>
Objective	Issues	Cause	Strategy	Actions
	<p>technologies</p> <ul style="list-style-type: none"> <li>• Unaffordability of specialized care and advanced medical procedures</li> <li>• Poor infrastructure compromising access to health facilities (hinterland)</li> <li>• Frequent outages of utilities like power and water supply</li> </ul>			<ul style="list-style-type: none"> <li>• Repair and replace equipment</li> <li>• Provide medical supply</li> </ul>
<b>Community Facilities</b>				

<ul style="list-style-type: none"> <li>To provide of appropriate and adequate community facilities</li> <li>To promote sporting activities and talent management</li> </ul>	<ul style="list-style-type: none"> <li>Inadequate number of and skewed distribution of social halls.</li> <li>Lack of homes and hospices for the elderly.</li> <li>Under- utilization of community infrastructure</li> <li>Lack of a public cemetery</li> <li>Lack of a public library</li> </ul>	<ul style="list-style-type: none"> <li>Poor management of existing infrastructure</li> <li>Less promotion of sports and talent</li> </ul>	<ul style="list-style-type: none"> <li>Provide modern, adequate and accessible community facilities</li> <li>Revamp and upgrade the existing community infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Putting up of social halls in the village units.</li> <li>Establishing a cultural centre</li> <li>Zoning of land use in urban areas</li> <li>Putting up community libraries</li> <li>Setting up land for a cemetery</li> </ul>
<b>Recreational Facilities</b>				
Provision of appropriate and adequate recreational facilities	<ul style="list-style-type: none"> <li>Poor state and limited number of parks, stadia and playgrounds</li> <li>No designated and defined playgrounds</li> </ul>	<ul style="list-style-type: none"> <li>Lack of priority in providing recreational facilities</li> <li>Poor</li> </ul>	<ul style="list-style-type: none"> <li>Revamp and upgrade the existing recreational infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Provision of a Central Park where Ombo oxidation ponds are located and expand it along the river</li> <li>Provision of an urban park at Apida next to Migori River</li> </ul>
<b>Objective</b>	<b>Issues</b>	<b>Cause</b>	<b>Strategy</b>	<b>Actions</b>
<ul style="list-style-type: none"> <li>Skewed distribution</li> <li>Lack of proper repair and maintenance structures</li> <li>Irregular acquisition of land for meant for recreational facilities</li> </ul>	management of existing infrastructure		<ul style="list-style-type: none"> <li>Construction of modern sports complex at Pau Nyuka</li> <li>Provision of green spaces along major roads</li> <li>Promotion of existing forests/hills as urban forests</li> <li>Proper enforcement of environmental conservation laws</li> </ul>	

### 7.7 Environmental Management Strategy

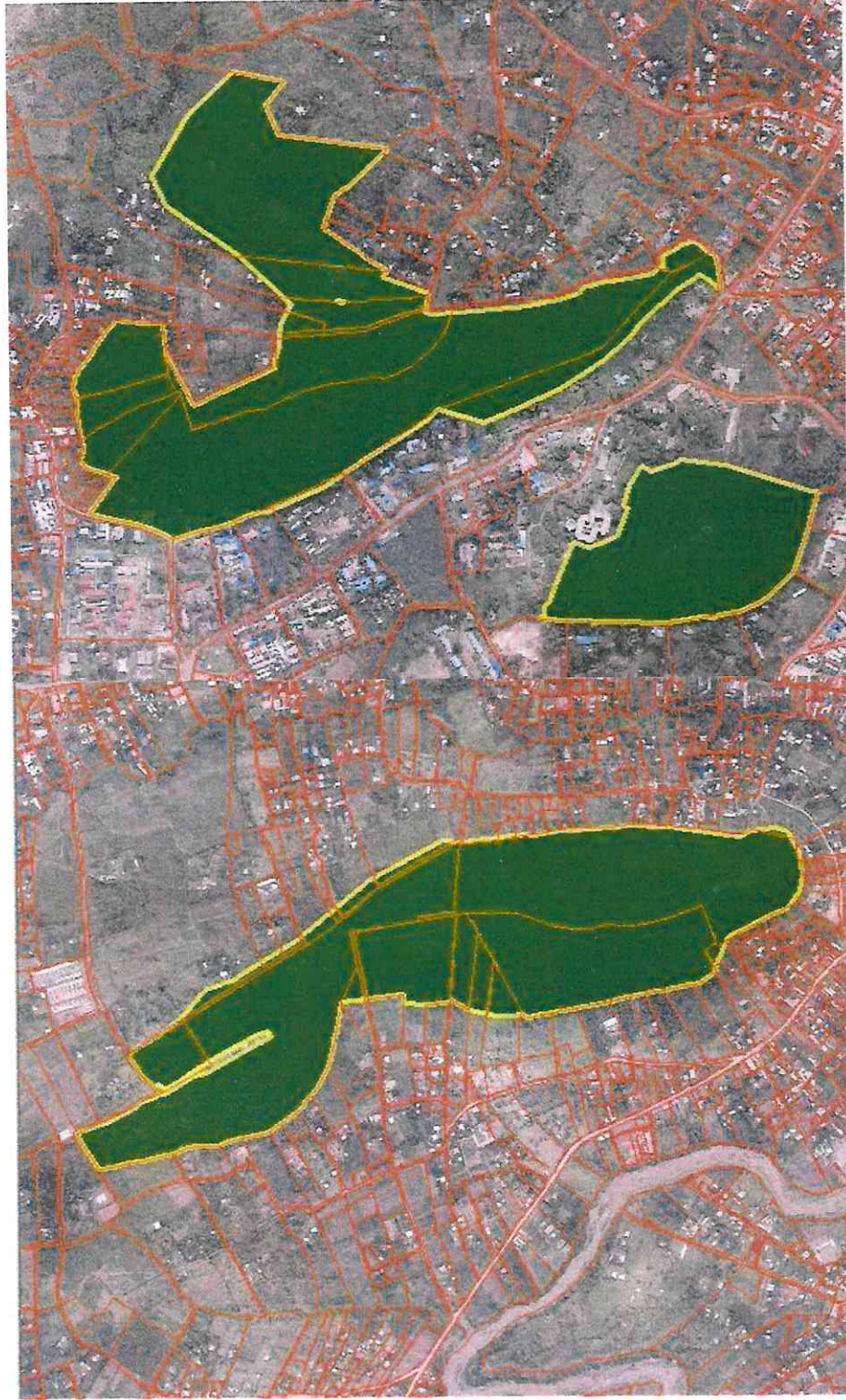
Purpose of the strategy is to minimize impacts of human and natural activities on the environment, improve the aesthetic value of urban places, create adequate recreation spaces, conserve hilltops, wetlands, and riverine, restrict human activities on disaster prone areas, climate change mitigation and improve solid waste management and water and sanitation.

Objective	Issues	Cause	Strategy	Actions
To revitalize, protect and conserve river ecosystem	Encroachment of the riparian reserves Underutilization of the river ecosystem as recreational and tourism potential areas	Ineffective implementation of environmental regulations and development control standards.	Riverine development for conservation and recreational purposes through preparation of an action area plan	<ul style="list-style-type: none"> <li>• Prepare an action plan for the rivers</li> <li>• Eviction of the settlers on the riparian reserve.</li> <li>• Provide and demarcate riparian reserve of 60m for River Migori and 30m for River Nyasare.</li> <li>• Sensitization of the community near the rivers on river ecosystem conservation.</li> <li>• Increase the enforcement staff in the development control and environment section.</li> <li>• Plant more trees on the defined riparian buffer.</li> </ul>
	Pollution of rivers and streams	<ul style="list-style-type: none"> <li>□ Lack of an effective waste management system</li> <li>□ Disposal of sewage, bathing, solid waste and washing clothes in the river</li> </ul>	Zero river pollution	<ul style="list-style-type: none"> <li>□ Enhance solid waste management to reduce dumping of waste into the rivers e.g. develop a landfill site, provide adequate waste collection points, provide efficient waste transportation and equip the department with requisite facilities and staff</li> </ul>
	Receding riverine vegetative cover	<ul style="list-style-type: none"> <li>□ Development along the riparian reserve</li> </ul>	Buffering the riverine	<ul style="list-style-type: none"> <li>□ Demarcate riverine sections and plant adequate vegetation cover along the riparian zone.</li> </ul>

	<p>Flooding in downstream areas of River Migori and River Nyasare.</p>	<p>Encroachment of the riparian reserve Inadequate disaster preparedness</p>	<p>Enhance disaster preparedness and Management</p>	<p>Define and properly demarcate the riparian reserve. Evacuate those who have encroached into the riparian reserve Establish a disaster preparedness and management section.</p>
<p>To protect/conservate hills</p>	<p>Encroachment and deforestation on the hills.</p>	<p>Subdivision of Magina hill beyond the required altitude. Lack of active conservation of Ombo, Magina and Aroso hills.</p>	<p>Conservation of the 3 hills and optimal utilization of the vast opportunities they present</p>	<p>Define and gazette Ombo and Aroso hills as conservation areas. Cancel all subdivisions within the defined zones and establish them as one block Promote the Ombo, Magina and Aroso hills as urban forests.</p>
<p>To provide efficient solid waste management</p>	<ul style="list-style-type: none"> <li>Indiscriminate dumping of waste both solid and liquid.</li> <li>Transportation of waste on open trucks over a long distance.</li> </ul>	<p>Lack of designated waste collection points within the residential areas Lack of waste receptacles along the streets. Inadequate skips and skip loaders.</p>	<p>A clean and healthy environment</p>	<p>Acquire land for solid waste management. Decommission the current dumping sites Encourage community groups to be involved in solid waste management. Establishment of separated waste receptacles at strategic points along all the streets. Use enclosed and NEMA licensed waste collection vehicles. Privatize waste collection to increase coverage and efficiency.</p>

**Delineation of the Existing Hills/Forests for demarcation, gazettelement and conservation**

Figure 13: Riverine Development



**Regulations:** No further subdivisions or human settlements will be allowed in the delineated forest/hills. All subdivisions within the marked conservation areas should be cancelled and existing structures removed.

### 7.8 Urban Governance Strategy

The objective of the strategy is to provide and enhance proper urban governance systems for successful realization of the plan's vision and implementation of the plan proposals and strategies

Objective	Issues	Cause	Strategy	Actions
Ensure proper urban management and governance	Lack of management board. Inadequate infrastructural service provision in the planning area.	<ul style="list-style-type: none"> <li>• Delay and bureaucracy in the implementation of legal requirements.</li> <li>• Varied interests and prioritization of development projects.</li> </ul>	Enhancing effectiveness and efficiency in urban governance.	<ul style="list-style-type: none"> <li>• Delineate and demarcate the municipal boundary.</li> <li>• Create the municipal board</li> <li>• Prepare budget for urban management and governance.</li> </ul>
	Insecurity in the residential neighborhoods.	<ul style="list-style-type: none"> <li>• Unemployment</li> <li>• Low levels of active and passive surveillance.</li> </ul>	<ul style="list-style-type: none"> <li>• Enhancing security</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage crime prevention through street and neighbourhood design.</li> <li>• Increase the intensity of police patrol.</li> <li>• Installation of streetlights in all the streets.</li> </ul>
Improve and enhance revenue stream	Revenue shortfall	Use of a valuation role that is not up to date.	Enhancing the revenue stream	Prepare an up to date valuation role.
	Delayed implementation of projects	<ul style="list-style-type: none"> <li>• Lack of link between the property tax registry and the existing valuation role.</li> <li>• Leakages in the revenue collection and remittance</li> <li>• Increase in wage bill amidst revenue shortfall.</li> <li>• Inadequate funds for development expenditure.</li> <li>• Ineffective county Planning Unit.</li> </ul>	<ul style="list-style-type: none"> <li>• Timely project implementation.</li> </ul>	<ul style="list-style-type: none"> <li>• Link the valuation role and the property tax register.</li> <li>• Invest in a centralized online revenue collection.</li> <li>• Establish a proactive County Planning Unit.</li> <li>• Continuous monitoring and tracking of the urban development project within the set timelines.</li> </ul>

<p>Enhance institutional capacity</p>	<p>Inadequate disaster preparedness.</p>	<p>Inadequate staffing  <input type="checkbox"/> Lack of disaster preparedness equipment.  <input type="checkbox"/> Lack of a fire station</p>	<p>Adequate staffing                  Equipping the staff                  Investing in firefighting.</p>	<p><input type="checkbox"/> Establish a disaster preparedness unit  <input type="checkbox"/> Employ staff to the unit  <input type="checkbox"/> Train the staff on the disaster management and preparedness.  <input type="checkbox"/> Establish a fire fighting unit.  <input type="checkbox"/> Purchase at least two fire engines and three ambulances for urban support.</p>
<p>Achieve effective public participation</p>	<p>Insecurity in the residential neighborhoods.</p>	<p>Unemployment  <input type="checkbox"/> Low levels of active and passive surveillance.</p>	<p>Enhancing security</p>	<p><input type="checkbox"/> Encourage crime prevention through street and neighbourhood design.  <input type="checkbox"/> Increase the intensity of police patrol.  <input type="checkbox"/> Installation of streetlights in all the streets.</p>
<p>Empower the community</p>	<p><input type="checkbox"/> Inadequate public participation</p> <p>Inadequate of citizen empowerment and employment opportunities.</p>	<p>Poor approaches to citizen engagement  <input type="checkbox"/> Inadequate platforms of citizen engagement.  <input type="checkbox"/> Lack of implementation of the Citizen Fora.</p> <p>Inadequate funding and budgetary allocation for empowerment projects and programs.  <input type="checkbox"/> Lack of investment in ICT infrastructure and service to support youth empowerment. Low levels of investment in massive job creating activities</p>	<p>Enhancing citizen participation</p> <ul style="list-style-type: none"> <li>• Improving access to information.</li> <li>• Formalizing the informal industrial development.</li> <li>• Increasing job creation opportunities.</li> </ul>	<p><input type="checkbox"/> Put in place a citizen sensitization program on public participation.  <input type="checkbox"/> Put in place village administrative units.  <input type="checkbox"/> Implement the Citizen Fora.</p> <p><input type="checkbox"/> Establish an ICT hub in the CBD and in the nodes.  <input type="checkbox"/> Develop an industrial park to incorporate and formalize the <i>jua Kali</i> sector (including brick making)  <input type="checkbox"/> Provide incentives for mega investments that create jobs in the planning area.</p>

## Chapter 8

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### CAPITAL INVESTMENT PLAN

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#### 8.1 Overview

Physical Planning in the past has suffered from many deficiencies, of which the most important ones were the inflexibility of the instrument and the difficulties of updating it; the other has been the split between planning and implementation. Capital Investment Plans (CIPs) are intended to help bridge this gap by providing practical and realistic guidance regarding the next steps in implementing the capital development aspects of the plan.

In order to be realistic, CIPs must have two very important qualities. The first is to be affordable within current budgetary conditions. The second is to respond to real priorities in terms of the expectations of the stakeholders and technical needs of the town as conceived by the technical staff. There is a potential for the priorities of the stakeholders and technical experts to be different: this CIP addresses this problem.

The Capital Investment Plan (CIP) reflects publicly agreed local priorities for investment in municipal level services and is both financially realistic and feasible. The CIP will include estimated costs and responsibilities for implementation of agreed investments, as well as a financing plan. The plan addresses the following issues:

- i. Summary cash flow.
- ii. The budgetary limitations and options
- iii. Prioritization of demand
- iv. Costing of the capital projects
- v. Financing the projects

## 8.2 Current Financial Status

### 8.2.1 Urban Finance

Migori town's finances are managed as part of the county's. This is a mandate of the County Treasury through Ministry of Finance and Economic Planning, which has two departments i.e. Finance Department comprising of accounts, audit, procurement and revenue units and Economic Planning Department comprising of budgeting, monitoring and evaluation units. The planning area is under the jurisdiction of Suna East and Suna West Sub-counties though management of finance is done at the County level.

### 8.2.2 County Budget

The table below compares the actual revenue yields to estimated potential yields of the county's major sources of revenue in the financial year 2017/18.

**Table 7: Actual revenue yields to estimated potential yields**

Particulars	Budget	Actual
<b>Revenue</b>		
Balance b/f	829,190,572	839,843,349
Equitable share	6,462,800,000	6,462,800,000
Leasing of Med. Equipment	95,744,681	138,220,725
RMFLF	248,690,316	204,454,632
User Fees Foregone	21,655,884	21,882,372
DANIDA	26,120,957	26,120,957
KDSP	-	46,330,994
NARIGP	50,000,000	50,609,855
EU Grant – Advice and Support	66,000,000	-
WB Loan – Health Facilities	40,625,000	-
Dev of Youth Polytechnics	47,015,785	47,015,785
WB Loan – Transforming HF	32,723,050	32,723,050
Locally Collected Revenue	200,000,000	222,419,200
<b>Total</b>	<b>8,166,897,239</b>	<b>8,122,442,917</b>

<b>Expenditure</b>		
Personnel Emoluments	2,411,169,456	2,440,535,869
Operations and Maintenance	2,311,379,425	2,562,315,699
Acquisition of Assets	2,637,056,626	1,896,796,747
Other Transfers	807,291,732	892,399,497
<b>Total</b>	<b>8,166,897,239</b>	<b>7,792,047,812</b>
<b>Surplus/Deficit</b>	<b>-</b>	<b>330,395,105</b>

Source: County Government of Migori, 2019

**Table 8: Statement of Receipts and Payments for the year ended 30 June 2018**

Particulars	2016-2017	2017-2018
	KShs	KShs
<b>RECEIPTS</b>		
Exchequer releases	6,298,037,918	6,462,800,000
Proceeds from Domestic and Foreign Grants	20,440,000	26,120,957
Transfer from other Government Entities	314,025,356	541,237,413
County Own Generated Receipts	350,334,347	222,419,200
Returned CRF Issues		
<b>TOTAL RECEIPTS</b>	<b>6,982,837,621</b>	<b>7,252,577,570</b>
<b>PAYMENTS</b>		
Compensation of Employees	1,935,158,353	2,440,535,869
Use of goods and services	1,775,525,669	2,562,315,699
Transfers to Other Government Units	780,280,474	746,694,407
Other grants and transfers	213,890,738	39,043,117
Social Security Benefits	84,188,318	106,661,973
Acquisition of Assets	1,874,352,560	1,896,796,747
<b>TOTAL PAYMENTS</b>	<b>6,663,396,112</b>	<b>7,792,047,812</b>

<b>SURPLUS/DEFICIT</b>	<b>319,441,509</b>	<b>(539,470,242)</b>

Source: County Government of Migori, 2019

### County government revenues consist of:

#### i. Intergovernmental Grant Revenue

Revenue collected in 2017/18 included the following grants from the national government:-

- DANIDA for health purposes which amounted to KSh26,120,957
- Conditional grants that include fuel levy grant, grants to finance the leasing of medical equipment and to supplement funding for County Referral hospital

There are other intergovernmental fiscal transfers through specially created public funding channels to finance specific services or developments in the town but outside the County's budget, as grants and donations to civil and other community based organizations. Examples include the Constituency

Development Fund (CDF), the Economic Stimulus Programme (ESP) allocations, the Women Enterprise Development Fund, the Youth Enterprise Development Fund, the Constituency Bursary Fund, etc. These national funds support activities and projects with potential to stimulate or revitalize and sustain national social and economic growth.

#### ii. Motor Vehicles Parking Fees

Motor vehicle parking fee as one of the county's most important source of revenue at it was the second biggest own revenue contributor after Business permits in 2017/18. It is however charged to only the users using enclosed/designated spaces such as taxi ranks, bus and matatu parks which are very few and congested. This is a very high potential area for revenue collection if proper and adequate facilities are put in place. Daily parking charges on private vehicles are KSh50 per vehicle per day. They are current very few compared to the potential they have. Designated parking spaces should be developed including multi-level parking to tap into this high revenue source. Current parking related charges include the following:-

- Buses and mini-buses (matatus) – per entry into town's designated public vehicles parking areas.
- Taxis – parking in the designated taxi bay
- Motor cycles – parking in their designated motor cycle bays

- The county also charges cess for transportation of controlled commodities, e.g. sand, fish, sugarcane, maize/potatoes, copper, hide and skins and building stones into or out of the town.

Cess is collected from transporters at designated town entry points.

### **iii. Property Taxes**

Property taxes are levied on the owners or users of land situated within the town area in the form of:

- Land rates at the rate of 1.5% on the plot value of all land properties listed in the town's Valuation Roll. The roll is also not up-to-date and the county is currently using a draft copy prepared in 2008. The valuation roll covers a very small section of the Township (about 3%) only within the CBD where leasehold properties. Its legal life has expired and it needs to be revised to incorporate modifications changes arising from transfers of ownership, subdivisions, and variations of registered use and of contact or physical address of owners of properties.
- Properties reserved for public use should attract Contribution In Lieu of Rates (CILOR) at the same rate as private land properties but currently is not being collected.
- Other land related fees for services such as beacon identification, plots survey, issue of clearance certificates, and approval of building plans and hearing and determination of land disputes charged on per transaction basis.
- Plot rents per plot per year on market plots allocated by the county for temporary use or for development for residential, commercial or industrial purposes. The rent charges vary with the sub counties depending on the plot size. In Migori town, a full plot (50\*100) is charged Ksh1500. Permanent kiosks are also charged a monthly land rent fee which too varies with the subcounties. In Migori, it is Ksh2000.

Land based taxes and charges have not yet become among the most important source of revenue as compared to inter-governmental grants, cess and motor vehicles parking. In 2017/18, only 3.8% of the County's total revenue was derived from land-based charges, which included plot rates and rents.

### ***Site value vs. Developed value rating***

Under the law, the county has an option to charge rates based on either the unimproved site (land only) value of properties or the developed (land plus developments) value. The unimproved site value rate whose potential yields, based on undeveloped land values, are lower than what the developed value rate, based on combined values of land and developments on it, would realize. Migori County does not have this rate, which is a potential source of income

### ***Property tax registers***

The County's Treasury maintains registers of rates and market plot rents, with the help of its enforcement officers, follows up on rates, and rents collection. Neither these registers nor the valuation rolls are up to date, especially regarding capture of changes arising from ownership, subdivision, registered use, and contact or physical address of owners of properties.

The county's property tax registers and valuation rolls are not digitally linked and are therefore not simultaneously up-dated as changes on the location; owner, size; usage and occupancy are recorded in planning and other land management databases.

The county requires an integrated property taxation system that is linked to land information database and simultaneously up-dates its records as changes on the location, owner, size, usage and occupancy are made to the land database. The database may be in form of digitized georeferenced maps showing properties' identification details, their number, sizes and levels, the numbers of occupants of buildings and other features such as roads, rivers, schools, recreational grounds, etc., and stored in a Geographical Information System (GIS) for quick retrieval and provide essential geodata base for fixing tax rate and generating tax invoices. This is one of the outputs of this planning and digital mapping exercise to provide an up to date GIS database for revenue collection in Migori town.

#### ***iv. Single Business Permits (SBPs)***

Migori County is empowered by law to control the conduct, location and operation of certain businesses, trades and occupations within its area, and to levy fees for the issue of licenses and permits. For ease of collection, the national policy encourages consolidation of fees payable on all business activities of an individual entity into one single business permit (SBP).

In 2017/18, businesses licensing was the second most important source of revenue (22.8%) for the county after intergovernmental grants. A rise from position 4 after tobacco cess, and vehicle parking fees in 2016/17.

Migori County has a schedule of licenses which was last revised by County Assembly in its 2014 Finance Bill. A listing of licenses and permits issued is maintained and shows at any given moment, businesses that have paid for their licenses since start of the financial year. This record is a good base

for:-

- a) Enforcing collection of license fees from those that operate without obtaining valid licenses,
- b) Establishment of potential licensing revenue due to the county.
- c) Evasion of license payments is also rampant.

#### **v. User Fees and Charges**

The County Government is empowered by law to levy, in respect of each service or facility it provides, a user charge to raise revenue to cover the cost of providing and sustaining the service. The following fees and charges are levied for the purpose of defraying costs of providing related services to residents of the town:

##### **a) Markets User Fees and Charges**

The users of public markets in Migori Town and indeed the whole county are expected to bear the full (capital and maintenance) cost of those markets through payment of a user charges categorized as:

- Market fees – Market stall rent paid monthly for occupation at the county's built-up market spaces for public display and sell of consumer goods. Daily charge for display and sell of goods at designated market places in the town. Temporary Occupation License charges are Ksh5, 000 while charges per week are Ksh100
- Hawker's license fee is not there and they pay Ksh40 to 50 daily for opportunity to peddle consumer goods in permitted areas and at times random places in the town.

Demand for market space surpasses the existing capacities of Suna-Ragana and Soko Mjinga markets. They are small and lack adequate basic facilities. As a result, open spaces around the main bus park and road reserves are used as markets. There is a market at Kakrao centre but it is currently nonoperational, traders have opted to trade on the roadside. There is an ongoing construction of a market facility at Ombo to create more spaces for the increasing

number of traders. Market fees and stall rents are paid before use of the facilities and therefore no debts arise because of their nonpayment.

**b) Slaughter House User Fees and Charges**

The county does not own or operate a slaughterhouse in Migori town. There is however one at Nyasare and slaughter slabs in its satellite trading centres. Slaughterhouses pay a single business permit of up to Ksh15, 000 annually depending on the size while butcheries pay a single business permit of Ksh8, 000 annually. Butchers at the slaughterhouse pay Ksh50 for hides and skins of any animal handled at any of these facilities.

**c) Rental Income**

The County does not have monthly rental income from public rental housing estates as a source of revenue, as it has none. This is a potential source of revenue, which the County Government need to utilize. The County however hires out IFAD hall for meetings at a fee of Ksh3, 000 to aid in cleaning and maintenance. The stadium is a potential resource to hire out for events before the construction of the proposed sports complex at Pau Nyuka.

**Table 9: County Own Generated Receipts**

Particulars	2017-2018 (KShs)	2016-2017 (KShs)
Fines Penalties and Forfeitures	318,980	253,600
Business permits	50,707,410	56,589,930
Cess	25,814,980	92,528,337
Land Rents and Rates	8,635,655	30,002,097
Plot rents	-	2,647,850
Bill Board Fees	10,677,238	15,046,754
Transport on Land	1,220,780	1,907,390
County's natural resources	4,527,240	-
Sale of Tender Documents	282,000	1,964,100
Department of Fisheries	459,500	-
Market/trade centre fee	31,733,720	34,415,410
Vehicle parking fees	45,232,790	61,420,820
Kiosk Operation Fees	-	4,540,240
Fuel Levy	11,900	85,500
Entry/Exit fees	-	2,774,670
Department of Agriculture	1,956,170	1,737,585

Survey Fees	996,740	1,098,254
Public health services	2,128,940	21,385,773
Health facilities operations	15,823,192	-
Environment & conservancy	59,800	1,575,600
Department of Trade	797,646	-
Slaughter houses administration	17,675,530	16,945,710
Physical Planning Activities	1,006,591	1,186,107
Liquor License Administration	-	2,075,820
Weights and Measures	-	152,800
Department of Education	26,500	-
Department of P Works – Approval of Plans	2,325,698	-
<b>Total</b>	<b>222,419,200</b>	<b>350,334,347</b>

Source: County Government of Migori, 2019

### 8.2.3 Sources of Development Capital

The county funds capital developments from revenue comprising current collections and retained revenue surplus. Additional development funding may also be raised as follows:

- Collaboration between the county and the private sector for provision of public services. Currently this is limited to provision of pre-primary school education and health services by religious organizations, NGOs and stakeholder associations in collaboration with relevant government departments.
- Where the county is not in a position to effectively provide a service, it has the option to subcontract private sector operators to provide the service with such conditions to ensure sustained availability the service at an affordable cost to all who need it. The county could contract out management and operation of conservancy, markets, bus-park and slaughterhouse among others.

Furthermore, the county may itself collaborate with the private sector to promote the development of potentially viable commercial for-profit trading activities like hotels, lodges, hostels, restaurants, public transport, etc.

### 8.2.4 County's Fiscal Performance and Emerging Challenges

Collection of Market Fees and other User Charges is constrained by:-

- i. Evasion of payment, especially at the markets
- ii. Rare or delayed adjustments to user charge rates
- iii. Inadequacy of enforcement officers (in number and skills) to interpret and enforce county and other related laws.

County revenue shortfalls continue to persist amid rising expenditure pressures arising from the increasing wage bill. This means that the county has to do budget revisions almost every financial year. This trend has negatively affected the resources earmarked for development projects and poses a threat in the preceding financial years if adequate measures are not put in place. To address the challenges of revenue shortfalls, the County Government has to step up efforts on revenue administration and mobilization to eliminate leakages and increase revenue collection as well as rationalize expenditure to minimize budget deficit. The County Government should institute adequate plans to ensure that instances of budget revision are minimized. Where necessary, such revisions should be informed by appropriate reconciliation of withdrawals and expenditures and should be undertaken in good time to allow time for budget execution.

The county is yet to capture all the revenue sources. Even those that are captured are yet to realize their full optimization. They are operating below capacity. Revenue department has to institute measures to expand the revenue base and curb revenue leakages for this CIP to become a reality. Among the appropriate measures the County Government should aim at enhancing revenue collection include installation of the automated machines for parking fee; development of a valuation roll; developing County houses for monthly rent; updating of register for all the traders in the market sheds and kiosks

Other revenue enhancement measures include: registering all the vehicles using the enclosed bus park; fencing all open air markets in the county and enhancing collection of sugarcane, log and other cess and particularly enforcing the collection of land rates in the County. In addition, there is the issue of broadening revenue base, enhancing enforcement services, setting targets, establishing a court to handle revenue related cases, and facilitating revenue officers with facilities like motor vehicles or motor bikes to facilitate movement.

To adhere to the financial regulations, the County Treasury must ensure that no department shall spend more than the exchequer releases and expenditures remains within the departmental ceilings. Various measures must be continued to be put in place to enhance fiscal discipline among departments particularly on development funds. The already existing measures include introduction of IFMIS in the procurement of goods and services, preparation of regular work plans and holding of regular monitoring and evaluation of projects and programmes to determine the extent to which they have achieved their intended objectives.

#### **8.2.5 Existing Potential to increase Own Revenues and Share for Capital Expenditure**

There is room to improve the present level of collection, especially in terms of land rates, single business permits and parking fees. This may require substantial improvements in terms of systems and even political will. Other areas include:

- a) Provide adequate infrastructure and services within the areas identified for urban development that will invite more investors and property developers which will translate into more property taxes, single business permits, user fee and charges and land rates. This Plan if well implemented presents a very high opportunity for increased revenue collection
- b) Kenya Urban Support Programme. The development objective of this programme is to support the establishment and strengthening of urban institutions and systems to deliver improved infrastructure and services in participating municipalities in counties. KUSP will offer grants to national government entities, county administrations, and potentially, urban administrations that opt in to the programme and meet agreed minimum conditions and performance measures.
- c) Negotiate and secure loans for development or operations as provided for under the Public Finances Management Act
- d) Enter into partnerships with the private sector to undertake investments that improve the capacity of the county to delivery services demanded of it by the residents.
- e) Solicit grant funding from donor organizations and special devolved public funds, which have established offices such as CDF, Education Bursary Fund, Economic Stimulus Programme Fund, and Public Benefit Organizations.

### 8.2.6 Fiscal Risks

1. Revenue collection shortfalls and loopholes must be addressed if this CIP is to be implemented to the letter and achieve its objectives and the Vision of people of Migori town. Efficient measures will have to be put in place to reduce the gap between the target and the actual revenue collected. This also means retaining or lowering the ratio of recurrent expenditure on county budget and increasing on development expenditure.
2. The current economic conditions both at the national and at the county level call for caution in the fiscal dispensation. Interest and inflation rates keep changing and this means the county/town management should focus more on improving local economy by increasing and diversifying local revenues to avoid too much reliance on the national government share or donors. Expenditure thus needs to be directed more towards creating self-reliance for the town and county management and the residents of Migori town.
3. Financial resources allocation need to be optimized to ensure that the level of expenditure is adequate to sustain town and county development investment in the following key priority areas: road development, energy supply, market development, health care, agriculture, education and water and sanitation development. Otherwise the county/town risks lagging behind in development and losing key investors to the neighboring counties
4. The increasing wage bill, which is expected to rise to more than 30% of the total expenditure in the coming years. If unmanaged, the high wage bill may affect the economic growth of the county through decreased allocation of funds to development projects. This therefore means decreased fund allocation to the town's growth thus hampering the realization of this plan's goals and objectives.
5. Inadequate infrastructure particularly roads, power supply and other social amenities could affect the level and the rate of private investment in the town and the county at large.
6. In conclusion, the town management and the county at large should adopt a prudent risk management method. Fiscal risks should be managed prudently and key areas of uncertainty that may have a material effect on the fiscal outlook and the potential policy decisions outlined

### 8.3 Capital Investment Projects

After a careful study and assessment of all the projects that will be required for implementation of the IUDP, the following capital investment projects have been selected:

**Table 10: Capital Investment Projects**

Sector	Projects
<p><b>Transportation</b></p>	<p>Air Transport</p> <ul style="list-style-type: none"> <li>i. Upgrade Lichota airstrip to an airport of national status</li> </ul> <p>Roads</p> <ul style="list-style-type: none"> <li>ii. Acquire and expand to dual carriage (at least 40m wide)) the A1 Road</li> <li>iii. Upgrade to Bitumen standards the bypass linking Kehancha Road and Kisii Road at Kakrao centre</li> <li>iv. Upgrade to bitumen standards the road from Kakrao to God Jope with adequate reserve</li> <li>v. Create a link road (18m-bitumen standards) between Muhuru Bay and Nyarongi road through Nyamanga centre</li> <li>vi. Create a link road (18m-bitumen standards) connecting Nyarongi road to Kakrao Centre</li> <li>vii. Create a link road (21m-bitumen standards) connecting Bondo Nyironge with Lichota through Magoto</li> <li>viii. Create a link road (15m-bitumen standards) connecting Bondo Nyironge with Nyabisawa through Nyailang'a</li> </ul>

<ul style="list-style-type: none"> <li>ix. Expand Posta-Ombo Ringroad to 21m to accommodate the proposed compact development of civic and commercial zones</li> <li>x. Expand to 15m and upgrade to bitumen standards the road from Bondo Nyironge to join Muhuru Bay Road at Mukuro</li> </ul> <p>Bus Parks</p> <ul style="list-style-type: none"> <li>i. Redesign the current bus park to accommodate long distance buses only</li> <li>ii. Construct a bus park at Kakrao with requisite facilities</li> <li>iii. Construct a bus park at Namba junction with requisite facilities</li> </ul>	
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	<p>Multi-level car parks</p> <ul style="list-style-type: none"> <li>i. Develop Soko Mjinga market to a multi-level car park ii. Repossess and develop a multi-level car park at the public land behind the existing bus park</li> </ul>
<p><b>Physical Infrastructure</b></p>	<p>Water:</p> <ul style="list-style-type: none"> <li>i. Extend reticulation to newly developed areas</li> <li>ii. Replace existing dilapidated pipes in the existing reticulation</li> <li>iii. Upgrade the existing water treatment plant to the recommended capacity Sewerage:</li> </ul> <ul style="list-style-type: none"> <li>i. Acquire land and develop a sewer treatment plant at Nyamanga</li> <li>ii. Provide sewer reticulation to cover the existing and proposed urban development zones</li> </ul> <p>Storm Water</p> <ul style="list-style-type: none"> <li>i. Conduct a comprehensive study on storm water management</li> </ul>
<p><b>Public Utilities</b></p>	<p>Solid Waste Management:</p> <ul style="list-style-type: none"> <li>i. Acquire land and develop a sanitary landfill at Bondo Nyironge</li> <li>ii. Buy at least 3 new modern compactors</li> </ul> <p>Fire Fighting Facilities</p> <ul style="list-style-type: none"> <li>i. Construct a modern fire station at the proposed site (1.06ha) next to Ombo oxidation ponds and install fire hydrants within the existing and proposed urban zones</li> <li>ii. Purchase at least two 10,000-liter fire engines</li> </ul> <p>Public Cemetery And Crematoria</p> <ul style="list-style-type: none"> <li>i. Acquire at least 4ha for a public cemetery and crematoria at Bondo Nyironge</li> </ul>

<b>Housing</b>	<p>Site and Service</p> <ul style="list-style-type: none"> <li>i. Acquire land and develop low cost housing within the core urban area</li> <li>ii. Provide basic infrastructure at Pand Pieri and the residential zone opposite the County Referral Hospital for mixed use development</li> </ul>
<b>Community Facilities</b>	<p>Sports and Recreation</p> <ul style="list-style-type: none"> <li>i. Acquire land (9ha) at Pau Nyuka for a sports complex. Current stadium to be converted to a hospital</li> </ul>

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	<p>land for expansion of the hospital facilities and Kenya Medical Training College</p> <p>ii. Acquire land from Ombo hospital for a central park. The land that is currently occupied by oxidation ponds. Connect the hospital to the proposed sewer system</p> <p><b>Markets</b></p> <p>i. Acquire the two parcels of land next to the main market and redevelop it into a modern multi-level market segregating the various users</p> <p><b>Community Centre</b></p> <p>i. Construct a community centre where Department of Economic Planning is situated. Move the department to where the Governor's office is currently located</p> <p><b>Public Library</b></p> <p>i. Construct a public library in the same space as the community centre</p> <p><b>ICT Centre</b></p> <p>i. Construct an ICT Park/Centre next to the County Assembly</p>
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**Table 11: Capital Projects Costing**

S/No	Project	Project Location	Topography	Approximate Size	Component Cost (KShs)	Total Cost (KShs)	Possible Source of Finance
<b>Roads</b>							
1.	Upgrade Lichota airstrip to an airport of national status	Lichota	Flat terrain	<ul style="list-style-type: none"> <li>▪ Construction of 1.5km runway and expansion of the apron, 50x100 Carrier terminal</li> <li>▪ 6KMx2.1M security fencing,</li> <li>▪ Construction 700 square meters car park</li> </ul>	<ul style="list-style-type: none"> <li>□ 1.3 billion</li> <li>183,400 per sqm</li> <li>550.00 per meter</li> <li>40,000 per sqm</li> </ul>	<p><b>1.3 billion</b></p> <p><b>229.25 Million</b></p> <p><b>3.3 Million</b></p> <p><b>28 Million</b></p>	National Government
2.	Expand the A1 Road to a dual carriageway (40m wide)	CBD	Flat terrain	16km	100M/KM	<p><b>1.6 billion</b></p> <p><b>270Million</b></p> <p><b>2.5 billion</b></p>	National Government
3.	Upgrade to Bitumen standards the bypass linking Kehancha Road and Kisii Road at Kakrao centre	Existing Bypass	Varied but no steep slopes	15km	60M/KM	<p><b>15*60= 900 Million</b></p>	County Government National Government
4.	Upgrade to bitumen standards the class C	Kakrao to God Joje	Varied but no steep	7km	60M/KM	<p><b>7*60 = 420 Million</b></p>	National Government

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Flat terrain	1.1ha 2,500 sq ft	16,000 per sq ft	<b>40 Million</b>	County Government Donor Funding
-	C&C 4x2 10t China made	20-30 Million	<b>40-60 Million</b>	County Government Donor Funding
Existing plateau	Purchase 9ha Construction of 45,000 seating	10 Million per 0.5ha Lump sum	<b>45 Million 2 billion</b>	County Government
Flat terrain	Purchase 3.3ha 300 capacity Preparing cost	10 Million per 50x100 sqM 7,000.00 per child	<b>66 Million 2.1 Million</b>	County Government
River sections	7.4km	Lump sum	<b>3.5 Million</b>	County Government Public- Private Partnership

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		<b>60*8.24 = 494.4 Million</b>	County Government Donor Funding	
		<b>60*6.2= 372 Million</b>	County Government Donor Funding	
		<b>60*11.6= 696 Million</b>	National Government Donor Funding	

26.	Acquisition of land for a public cemetery and crematoria	Bondo Nyironge	Relatively flat	4ha	0.5 Million per sqm	<b>4 Million</b>	County Government
27.	Acquire more land and redevelop the main market	Suna Ragana market	Moderately flat	Purchase (1.45ha) Mkt Development	10Million per 50x100 sqm	<b>28 Million</b>	County Government Donor Funding Public-Private Partnership
28.	Construction of an ICT	County	Low	Cost of	Lump sum	<b>1.5 Million</b>	County

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	Park/Centre next to the County Assembly is situated.	Assembly land	gradient	construction and equipping the centres			Government
29.	Construction of a community centre where Department of Economic Planning is located. Move the department to where the Governor's office is currently located	Department of Economic Planning offices	Flat terrain	Cost of Construction and equipping 300sqm	45,500.00 per sqm	<b>1.35 Million</b>	County Government
30.	Construction of a public library at the same proposed site for a community centre or alternatively reconstruct one of the county buildings into a library	Department of Economic Planning offices	Flat terrain	Cost of construction and equipping 150sqm	90,000.00 per sqm	<b>1.35 Million</b>	County Government
<b>Housing</b>							
31.	Acquisition of land for low cost housing	Within the urban zones	Should be on a moderate to flat terrain				County Government National Housing Corporation

								Public-Private Partnerships
32.	Provision of basic infrastructure at Pand Pieri and the residential zone opposite the County Referral Hospital for low cost housing provision	Pand Pieri and the residential housing zone opposite the referral hospital	Flat terrain in Pand Pieri and moderate slope opposite the hospital					County Government Public-Private Partnerships

**Source of Costing:** The cost estimates for the CIPs are based on unit rates, which were built-up from basic principles based on market prices for the various material items and works components as applicable. The unit rates developed in the build-up exercise were compared to recent rates derived from construction contracts of similar nature carried out in the respective project areas. Reference was also made to the following documents:

1. "Current Construction Costs in Kenya" as prepared by the Institute of Quantity Surveyors of Kenya and published in the "The Quantity Surveyors" Magazine.
2. "Current Construction Costs Handbook" published by the Cost Planning Unit of the Quantity and Contracts Department of the Ministry of Public Work.

## **8.4 Financing The Projects**

### **8.4.1 Existing Revenue Sources**

#### **County Revenue**

Budgetary allocation on development expenditure should be increased. The county's total expenditure has maintained an increasing trend from year to year. For the purposes of successfully implementing these capital projects, annual expenditure on staff emoluments, services provision and maintenance, and investment in capital assets should be allocated in order of the latter given a higher allocation with the former getting allocations in terms of the actual need which is a consequence of among other factors, reducing unnecessary workforce.

Projects that can be funded through the county development expenditure vote include:

- i. Acquisition of land for a cemetery and crematoria, sanitary landfill and sewer treatment plant
- ii. Expansion of the water reticulation system to the unserved areas
- iii. Construction of a modern fire station at the proposed site next to Ombo oxidation ponds
- iv. Provision of skips and transfer stations in all the activity areas
- v. Acquisition of land at Pau Nyuka for a sports complex
- vi. Acquisition land that has oxidation ponds from Ombo hospital for a central park
- vii. Redevelopment of the existing bus park to a modern status
- viii. Construction of the two proposed bus parks at Namba and Kakrao
- ix. Rehabilitation of the existing markets
- x. Construction of an ICT Park/Centre
- xi. Construction of a municipal level community centre
- xii. Construction of a public library
- xiii. Provision of NMT facilities in the CBD
- xiv. Provision of water points in the informal settlements

#### **Partnering with the National Government**

- i. Regional Roads construction, upgrading and expansion
- ii. Upgrading of Lichota airstrip to a local airport of national status

- iii. Provision of low cost housing through the Big Four Agenda
- iv. Development of a full-fledged university at Nyabisawa
- v. Construction of the proposed sports complex at Pau Nyuka

#### **Public Private Partnerships (PPPs)**

- i. Construction of the two proposed multi-storey car parks
- ii. Provision of low cost housing
- iii. Riverine development
- iv. Landscaping and greening of other parts of the town

#### **Donor Finance**

- i. Construction of a sewer system
- ii. Storm water drainage study
- iii. Expansion of the water treatment plant
- iv. Provision of a sanitary landfill plant
- v. Provision of two fire engines and installation of fire hydrants
- vi. Provision of three modern compactors for waste transportation
- vii. Construction of a sports complex at Pau Nyuka
- viii. Acquisition of land and provision of infrastructural facilities for the proposed SEZ
- ix. Rehabilitation and construction of new modern markets

### **8.4.2 Other Sources of Finance**

#### **Development Levy**

All development, from the most modest house to the grandest mansion or most spectacular commercial development requires services. One of the biggest obstacles in recent urbanization has been the lack of funds for infrastructure, and it is reasonable to require those who develop land to share in the cost of doing so. Proposals for how to assess such costs based on different land uses and area of land developed should be proposed. Such charges can be made when subdivision and/or building approvals are granted.

#### **Betterment Levy/Land Value Capture**

Windfall gains in land values due to change of user can also be taxed. This allows the authorities to share in the private gain from land development. There are many different ways of assessing and levying this, but it is not clear whether Counties have the power to collect it

as it might be considered a tax. An assessment of the legislative and administrative framework required, as well as the potential gains should be undertaken.

## **8.5 Establishing Sustainable Finances**

### **Terms of Reference**

These terms of reference are proposed as the basis for a request for proposals from suitably qualified firms in regard to methods for increasing revenues.

#### **1. Increasing Own Revenues**

- a) The degree to which increased revenues may be achieved by more efficient and effective collection.
- b) Whether the existing basis for charges is equitable and results in a system that is progressive (in economic terms), i.e. it is structured in such a way that those with high incomes pay relatively more.
- c) Whether there are additional sources of revenue.
- d) Whether the current system of valuation for rating purposes could be simplified and made more effective.
- e) The potential for linkages through GIS and other systems to increase revenue.

#### **2. Asset Management**

- a) An assessment of whether current assets are being managed effectively in terms of protecting the value.
- b) In view of the need for public authorities to maintain a balance between the need for social responsibility and financial returns, whether the value of assets is being exploited to their full potential.
- c) Proposals with regard to the methodology and timing of any future asset sales/leases.
- d) Proposals with regard to structuring the involvement of the private sector in terms of the public asset development and management

#### **3. Other Sources**

In assessing the importance and feasibility of the above, the following issues should be considered:

- i. Legislative changes required to realize improved revenues.

- ii. Degree to which the current financial position of the county can be improved by the measures proposed.
- iii. Potential areas for financial growth.

### **8.5.1 Increasing Own Revenues**

#### **1. Rates**

The biggest gap in terms of revenues is with regard to property rates. The reasons for this must be analyzed and proposals made with regard to improved collection methods, provided these are within the powers of the County as stated within the Rating Act. Among alternatives to be studied are:

#### **Collection Methods**

1. The frequency of rates collections: should they be payable monthly instead of annually?
2. Whether there is the possibility of linking payment of rates to that of other municipal services, e.g. water.
3. Whether the location and method of payment at which rates must be paid act as a deterrent to prompt payment.
4. Whether other methods (such as direct bank transfers, Mpesa, etc.) could be used.
5. Whether discounts should be allowed for prompt payment and or standing bank orders, and if what a reasonable and sufficient inducement would be.
6. Whether improved methods of communication would affect payments – e.g. SMS to the payer when payment is required or made.
7. Whether the difference between residential commercial, industrial and agricultural rates is fair and reasonable.

#### **Updating and maintaining the valuation roll**

1. Whether there is a system to ensure that all of those who should pay are identified.
2. The potential for using the cadastral mapping to link approvals for subdivisions and building approvals to the valuation roll and rates accounts.

#### **Property Valuation**

1. Whether there is a method of simplifying the method of property valuation

2. Whether to base rates on land only or land plus improvements, and if so the implications in terms of equity and significance
3. Whether the Rating Act in its current form can be used for any proposed amendments. For example, does section (5) provide for the scope required for a reformed and simplified system?

## **2. Single Business Permits**

### **Fair Rates**

The basis for charges for the single business permit is that it represents a cost to the County, which has to be recovered. It therefore cannot be used as a tax, but must rather be based on costs. Within these limits, the amount charged to different businesses varies based on the type of business, the number of employees and the size of the premises. However, in practice, the County must select the tariff that is affordable to its citizens for the prescribed tariffs.

### **Prompt Service**

Various critical questions must be asked regarding issuing SBPs e.g. What is the average time taken? What process is used to approve and issue licenses? How many departments are involved? What recommendations or measures are in place regarding improving the service provided?

### **GIS**

How can SBPs be linked to a GIS system? Ideally, for formal businesses, the location should be identified on a map, and the cadastral information recorded to link it with the assessment and collection of rates. How practical would this be?

### **Enforcement**

Are there businesses that do not pay the SBP? If so, how are they tracked and followed up? Is this an efficient and cost effective method? Is it necessary?

## **3. Parking**

When trying to assess the effectiveness of this revenue source, there are some major questions in relation to parking charges that are key:

1. Do they vary based on the area concerned? For example, is there a different price for parking spaces in the CBD and a suburban shopping centre?
2. Are they based on the period of parking or at a fixed rate?
3. How good is the enforcement, and what evidence is there of corruption in the collection?
4. Are there controlled car parks (as opposed to on-street parking)?
5. Are the rates fair? Can revenues be increased, and if so how?

### **8.5.2 Asset Management**

Assets can be placed in two classes: those that generate income or have the potential to add value, and those which do not. This section concerns the former category only and in particular publicly owned land and buildings.

In ascertaining the true value of existing public land for effective asset management, a consultant should be hired to prepare an inventory of all public land within the urban boundary including the following:

1. A location map
2. The extent and estimated value of the land
3. The use, construction and approximate size of any buildings on it.
4. The value of the building

## Chapter 9

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### IMPLEMENTATION STRATEGY

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#### 9.1 Overview

This chapter provides a platform to ensure that all the proposals are implemented in the manner proposed and within the period indicated in the strategies. It also proposes the prioritization of projects and provides ways and means for easing of funds. The overall implementation of the integrated urban development plan will be absorbed by the identified existing institutions, which will require strong leadership and coordination.

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

#### 9.2 Strategic Projects

Critical projects are transformative, have higher multiply effects (forward and backward linkages) and have the highest potential to kick-start the economy of Migori town. These projects are categorized into facilitative, productive and perceptive.

**Facilitative** are those projects/programmes which enable the productive sector to operate effectively and efficiently. **Productive** projects are those which produce goods and services directly and lead to generation of employment and income. **Perceptive** projects are those that improve the image and beauty of the town, have the potential to attract investors and give the town unique identity.

##### 9.2.1 Facilitative Projects

###### Water and Sewer Supply

1. County Government to expand water infrastructure to cover the proposed urban areas.  
The County Government to also provide a sewer system to cover the main activity nodes.

###### Transport

1. National government and the county government to acquire adequate road reserves for expansion of the main highway, and all the other identified roads that will unlock the potential of the town.
2. Complete the by-pass to bitumen standards with requisite facilities, acquire and expand the two proposed link roads to enhance connectivity and reduce congestion on the main highway
3. Develop bus parks and lorry parks at the identified areas. Redevelop the main bus park to a modern terminus
4. Provide the proposed pedestrian thoroughfare in the CBD from the civic area through
5. Develop two multi-level car parks at the proposed areas

#### **Energy**

1. Kenya Power Migori region to improve the Main Ring Circuit around Migori Town to increase electricity reliability, upgrade primary stations and develop more substations

### **9.2.2 Productive Projects**

#### **Industry**

- 1 Acquire land and develop a Special Economic Zone (SEZ) at Bondo Nyironge
- 2 Develop agro-based industrial zone at Lichota farm for value addition of agricultural produce and promote the node as a research and demonstration centre
- 3 Acquire land furniture workshops, jua kali areas, garages, and related activities in the proposed site for SEZ, and the redeveloped market

#### **Commerce**

1. Expand the CBD and promote compactness to accommodate more and higher level commercial activities. Provide requisite infrastructure and amenities
2. Develop with requisite infrastructure the proposed nodes in order to ease congestion in the CBD.
3. Development of Business Incubation Centres at the proposed special economic zone and Lichota farm by the Kenya industrial Estates and Kenya Industrial Research Development Institute.
4. Redevelop Suna Ragana market to multi storey modern market. Acquire more land as identified for the expansion of the market to accommodate more users and facilities

5. Relocate Soko Mjinga market to a new facility at Ombo to accommodate more activities

#### **Tourism**

1. Upgrade airstrip to a local airport to tap into the regional potential and enhance local and international tourism
2. Develop a cultural centre in Migori town to promote local culture and cultural tourism
3. Develop the various hills within the planning area as viewpoints, bird watching, nature trails and camping sites
4. Develop riverine and riparian reserves as nature trails. Migori river provides a very good opportunity for riverine development
5. Develop Hospitality Industry/Conference Tourism at Namba area

### **9.2.3 Perceptive Projects**

#### **Design and Redevelopment**

1. Redevelopment of old and dilapidated single storey buildings in the CBD into modern multistorey buildings
2. Migori Riverine development to improve aesthetics of the town and promote livability
3. Landscape all the streets and provide adequate street furniture
4. Acquire land for markets, furniture workshops, jua kali areas, garages, bus parks and other activities to decongest the CBD and enhance people and vehicular movement
5. County government to redesign and redevelop the land around the County Offices and County Commissioner offices to integrated complexes to accommodate all administrative functions to create a civic centre and place of high aesthetic value.

#### **Green spaces**

1. Initiate river rejuvenation along River Migori and River Nyasare with nature trails, cycling lanes and path furniture
2. Develop a central park with requisite amenities as indicated in the proposals
3. Promote the three hills as urban forests
4. Provide street landscaping

### 9.3 Quick Wins

Projects enumerated below as quick wins are those projects that will be achieved immediately preferably within a period of 100 days to one year. These projects have high perceptibility and serve the purpose of rallying support for subsequent planning activities. They also require low funding:

1. County planning and housing department to scrutinize and approve all developments in accordance with the zoning regulations provided in this plan
2. Traffic management in the CBD to control the current bodaboda and matatu menace
3. Install dustbins, waste receptacles and or transfer stations within the main activity areas (CBD, neighbourhoods)
4. Encourage and promote waste sorting at source, reduce, re-use and recycling. Provide incentives
5. Youth, CBOs and NGOs to participate in tree nurseries programmes and activities on riverine areas
6. Develop a county revenue potential study
7. Preparation of Local Area Development Plans of the identified Action Area Plans
8. Provide Street lighting on all identified roads, residential and commercial areas
9. Rehabilitation of public toilets at the markets
10. Roads and street naming in the CBD
11. Water Service providers to establish adequate water kiosks in the identified informal settlements
12. All hospitals to install waste incinerators

### 9.4 Capacity Building

These are projects to be undertaken immediately and continuously for purposes of enhancing the ability to implement projects during planning period. They include:

1. Formation of a Municipal Board and County Planning Unit
2. Training of staff in the implementation of the plan for decision making,
3. Establishment of spatial planning directorate,
4. Provide adequate resources and enhance capacity of all the departments for proper implementation of the plan.

5. Set up a GIS Lab within the Department of Lands
6. Feed the Land Information System with data from the cadastral layers and the valuation roll to start automation of development applications and control
7. Formation of a plan implementation committee and community forums. Identify the plan champions in the respective wards for example
8. Formation of community based development committees up to the estates level
9. Periodic public education, sensitization and awareness creation.

### **9.5 Short Term Projects**

Projects enumerated here below are short-term actions achievable within a period of 1 – 5 years. These projects also serve the immediate needs of the community, less costly, does not involve many actors and form a basis for medium and long-term projects:

#### **Public utility**

1. The County Government of Migori to acquire land for public cemetery in Bondo
2. The County Government of Migori to acquire land and develop a sanitary landfill at Bondo next to the proposed heavy industrial estate.
3. County government to acquire land and develop a sewer treatment plant at the identified location at Nyamanga area
4. County government to acquire land and develop a fire station at the identified location

#### **Safety and Security**

1. Street lighting on all identified roads to cover the entire planning area. The measure to be undertaken by the County Government in conjunction with private partners
2. County government to provide non-motorized facilities in the identified areas to promote safety of the pedestrians and cyclists

#### **Transport**

1. County Government to expand the existing bus park and also acquire land and provide bus parks at Kakrao and Namba junction.
2. Expansion and opening up of roads in the CBD and the residential areas. KENHA to coordinate with the county government in expanding the A1 Road to the recommended width with requisite facilities

3. County government to expand and upgrade the primary and secondary distributors to Bitumen and the local access roads to motorable standards
4. Acquire and develop pedestrian streets within the CBD and from the CBD to the residential neighbourhoods
5. Acquire road reserves for the proposed link roads
6. Acquire land and develop multi-storey parking facilities within the CBD
7. Properly mark all the parking facilities/spaces and automate them to enhance revenue collection

#### **Social Infrastructure**

1. Construction of a town level community/cultural centre
2. Provision of a public library in the identified area
3. County Government to equip all health facilities with requisite facilities and adequate personnel
4. Every ward to have a health centre with requisite infrastructure
5. A health clinic to be established in each neighborhood with requisite infrastructure.

#### **Public Purpose**

1. County government to develop integrated offices to save on space (compact development)
2. Develop an ICT Centre/Park next to the County Assembly.

#### **Recreation**

1. The county government to repossess zones previously earmarked for open spaces and develop urban parks
2. Develop riverine and riparian reserves as nature trails. Migori river provides a very good opportunity for riverine development riddance
3. Earmark Ombo oxidation ponds and the strip of land adjacent to the river for provision of a central park

#### **Local Economy**

1. Development of Business Incubation Centres at the existing industrial area and Lichota farm by the Kenya industrial Estates and Kenya Industrial Research Development Institute.
2. Redevelopment of Suna Ragana market to a multi storey modern market.
3. Acquisition of land for markets, furniture workshops, jua kali areas, garages, and other related activities

4. Acquisition of land at Bondo Nyironge for a Special Economic Zone
5. Acquire prisons land for commercial purposes

#### **Housing**

1. Redevelop and give security of tenure to all informal settlements including Pandi Pieri through, National Government, County Government, public private partnership and neighbourhood associations
2. Prepare detailed action physical development plans for areas identified for housing development.
3. Acquire suitable alternative areas within the town and its hinterland for comprehensive housing development.

#### **Energy**

1. Kenya Power Migori region to improve the Main Ring Circuit around Migori Town and establish substations in the proposed heavy industrial zone to increase electricity reliability

### **9.6 Medium Term Projects**

Projects enumerated here below are medium term actions achievable within a period of 5-10 years, require more collaborators than short term, require more inquiry before commencement, acquisition of land and need wider consultations among all the involved partners:

#### **Public Utility**

1. Provide sewer supply to cover the entire core urban area and surrounding neighborhoods

#### **Social Infrastructure**

1. Provision of adequate and modernized health and educational facilities within the planning area

#### **Environment**

1. Conservation of riparian reserves, hilltops and wetlands by the County Government, NEMA, green town committees and other interested parties

#### **Housing**

1. Provision of adequate low cost housing
2. Redevelopment of informal areas to modern multiple dwellings residential houses

### **Economy**

1. Develop Special Economic Zone (SEZs) for value addition of agricultural produce Bondo Nyironge
2. Develop agro-based industries at Lichota farm
3. County Government to acquire and develop multi-storey markets in every satellite commercial node
4. Upgrade airstrip to a local airport to tap into the regional potential and enhance local and international tourism

### **9.7 Long Term Projects**

Projects enumerated here below are long term (above 10 years) actions expected to have been achieved by the end of the planning period, require phasing, feasibility studies, major capital investments, donor funding, and wider consultation:

#### **Transport**

1. KENHA to acquire and expand Rongo-Migori-Isebania trunk road to a dual carriage way
2. KENHA to expand Migori- God Jope road to at least 30m bitumen standards, expand Migori- Osingo via Kadika Road to 30m bitumen standards and Kababu-Bondo Road to be expanded from 18m to 40m bitumen standards
3. Kenya Urban Roads Authority and the County Government to acquire and expand all the internal roads i.e. within the CBD and other action areas
4. County Government together with Kenya Airports Authority to complete the upgrading of Migori Airstrip to an airport status to become fully operational for commercial flights
5. Develop a public transport system for the following routes: Migori-Lichota, Migori-Bondo, Migori-Nyikendo and Migori-Osingo and Migori-Got Jope
6. All major roads within the planning area to be bitumen standards
7. NMT facilities to be provided on all roads.

#### **Economy**

1. Complete development of the proposed agro-based industrial zone and the Special Economic Zone

2. Complete provision of requisite infrastructure for development and enhancement of the proposed growth nodes

**Social infrastructure**

1. Ministry of Education and private developers to acquire and develop education institutions in the identified underserved areas
2. Development of level 3 hospitals in the proposed sub-CBDs and in every ward
3. Acquire land and develop a full-fledged University at Nyabisawa

**Trunk infrastructure**

1. County Government to expand sewer and water infrastructure to serve the whole of the planning area.
2. County government to undertake a comprehensive feasibility study on gas reticulation system within the planning area

## **9.8 Coordination Framework**

At policy and institutional levels, the coordination focuses on facilitating:

- 1 The understanding and implementation of strategies and measures by the government and non-government institutions;
- 2 Dialogue between all partners and the government to create conditions that favour the adoption of the plan.

At an operational level, coordination is mainly concerned with improving efficiency of actions through:

1. Information exchange;
2. Facilitating administrative procedures as much as possible;
3. Ensuring the financing of critical activities, directing resources to priority areas and avoiding overlapping activities.
4. To enhance good coordination, it is recommended that:
5. People in the planning area to begin reinforcing the immediate and personal initiatives of this plan
6. The quick wins and immediate interventions be cleared to pave way for the short term and medium term strategies that will ultimately prepare a way for the long term objectives

## 9.9 Community Participation Framework

The main aim is to improve the effectiveness and validity of implementation processes and to increase the acceptability of plan proposals and decisions. This will fully involve the community in investment choices and management decisions.

1. Formation of a plan implementation committee and community forums. Identify the plan champions in the respective wards for example
2. Formation of community based development committees up to the village units
3. Formation of community based development management committees
4. Active NGOs to participate in civic governance.
5. Community members to set up community police areas in all the residential neighborhoods. Community members to form phone tree communication mechanisms.
6. The donor community through registered NGOs and CBOs to develop riverine and riparian reserves as nature trails
7. Public to continuously monitor developments in Migori town and within their neighborhoods
8. Residents to comment on public notices informing them of proposed developments within their neighborhoods and cooperate appropriately

### 9.10 Implementation Logframe

**Table 12: Implementation Log Frame**

Theme	Objectives	Projects	Actors	Timeframe
<b>CAPACITY BUILDING</b>	Enhance skills and efficiency in the plan implementation	<ul style="list-style-type: none"> <li>• Training of staff in the implementation of the plan for decision making,</li> <li>• Provide adequate resources and enhance capacity of all the departments for proper implementation of the plan.</li> <li>• Set up a GIS Lab within the Department of Lands.</li> <li>• Feed the Land Information System with data from the cadastral layers and the valuation roll to start automation of development applications and control.</li> <li>• Formation of a plan implementation committee and community forums. Identify the plan champions in the respective wards.</li> <li>• Formation of community based development committees up to the estates level</li> <li>• Periodic public education, sensitization and awareness creation.</li> </ul>	<ul style="list-style-type: none"> <li>☐ County Government</li> <li>☐ Public</li> </ul>	Immediately And Continuously

<b>TRANSPORT</b>	Enhance sustainable mobility within Migori Town	<ul style="list-style-type: none"> <li>Expansion and opening up of roads in the CBD and the residential areas.</li> <li>Expand and upgrade the primary and secondary distributors to Bitumen and the local access roads to motorable standards.</li> <li>Acquire and develop pedestrian streets within the CBD and from the CBD to the residential neighbourhoods.</li> <li>Acquire road reserves for the proposed link roads.</li> </ul>	<ul style="list-style-type: none"> <li>The County Government</li> <li>The Kenya Roads Board</li> <li>KENHA</li> <li>KURA</li> </ul>	Short term By 2024
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<b>Theme</b>	<b>Objectives</b>	<b>Projects</b>	<b>Actors</b>	<b>Timeframe</b>
		<ul style="list-style-type: none"> <li>Acquire land and develop multi-storey parking facilities within the CBD.</li> <li>Properly mark all the parking facilities/spaces and automate them to enhance revenue collection.</li> </ul>		

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		<ul style="list-style-type: none"> <li>Acquire and expand Rongo-Migori-isebania trunk road to a dual carriage way</li> <li>Expand Migori– God Joep road to at least 30m bitumen standards, expand Migori– Osingo via Kadika Road to 30m bitumen standards and Kababu-Bondo Road to be expanded from 18m to 40m bitumen standards</li> <li>Complete the upgrading of Migori Airstrip to an airport status to become fully operational for commercial flights.</li> <li>Develop a public transport system for the following routes: Migori-Lichofo, Migori-Bondo, Migori-Nyikendo and Migori-Osingo and Migori-Got Joep</li> <li>All major roads within the planning area to be bitumen standards</li> <li>NMT facilities to be provided on all roads.</li> </ul>	<ul style="list-style-type: none"> <li>The County Government</li> <li>The Kenya Roads Board</li> <li>KeNHA</li> <li>KURA</li> <li>Kenya Airports Authority</li> </ul>	Long Term by 2038
<b>HEALTH</b>	Provide affordable and quality healthcare Improve access to healthcare	<ul style="list-style-type: none"> <li>Equip all health facilities with requisite facilities and adequate personnel</li> <li>Every ward to have a health centre with requisite infrastructure</li> <li>A health clinic to be established in each neighborhood with requisite infrastructure.</li> </ul> <input type="checkbox"/> Development of level 3 hospitals in the proposed sub-CBDs and in every ward	<input type="checkbox"/> County Government <input type="checkbox"/> National Government	Short term by 2024
				Planning Period 2038

Theme	Objectives	Projects	Actors	Timeframe
<b>EDUCATION</b>	Provide competitive, quality education, training and research	<ul style="list-style-type: none"> <li><input type="checkbox"/> Provision of a public library in the identified area</li> <li>• Provision of adequate and modernized educational facilities within the planning area</li> <li>• Acquire land and develop a full-fledged University at Nyabisawa</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Ministry of Education</li> <li><input type="checkbox"/> Ministry of Education PTA</li> <li><input type="checkbox"/> Inspectorate</li> <li><input type="checkbox"/> Private developers</li> <li><input type="checkbox"/> County Government</li> </ul>	Short term by 2024 Planning Period 2038
<b>ECONOMY</b>	<p>Create a favorable condition for small scale and medium enterprises (SMEs) to operate.</p> <p>Create decent jobs and livelihoods</p> <p>Enhance municipal finance</p> <p>Harness local resources for economic development</p> <p>Expand the economic base</p>	<ul style="list-style-type: none"> <li>• Development of Business Incubation Centres at the existing industrial area and Lichota farm by the Kenya industrial Estates and Kenya Industrial Research Development Institute.</li> <li>• Redevelopment of Suna Ragana market to a multi storey modern market.</li> <li>• Acquisition of land for markets, furniture workshops, jua kali areas, garages, and other related activities</li> <li>• Acquisition of land at Bondo Nyironge for a Special Economic Zone</li> <li>• Acquire prison's land for commercial purposes</li> <li>• Develop Special Economic Zone (SEZs) for value addition of agricultural produce at Bondo Nyironge</li> <li>• Develop agro-based industries at Lichota farm</li> <li>• Acquire and develop multi-storey markets in every satellite commercial node</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Government</li> <li><input type="checkbox"/> County Government</li> <li><input type="checkbox"/> Private investors</li> </ul>	Short term by 2024 Medium Term (2029)

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		<ul style="list-style-type: none"> <li>• Complete development of the proposed agro-based industrial zone and the Special Economic Zone</li> <li>• Complete provision of requisite infrastructure for</li> </ul>	<input type="checkbox"/> Private investors <input type="checkbox"/> County Government <input type="checkbox"/> Local	Planning Period 2038
<b>ENVIRONMENT</b>	Conserve Ecologically Sensitive Areas (ESAs)	<b>Projects</b> development and enhancement of the proposed growth nodes <ul style="list-style-type: none"> <li>• Upgrade airstrip to a local airport to tap into the regional potential and enhance local and international tourism</li> <li>• Develop a cultural centre in Migori town to promote local culture and cultural tourism</li> <li>• Develop the various hills within the planning area as urban forests for recreational forests (viewpoints, bird watching, nature trails and camping sites</li> <li>• Develop riverine and riparian reserves as nature trails. Migori river provides a very good opportunity for riverine development</li> <li>• Develop Hospitality Industry/Conference Tourism at Namba area</li> </ul> <input type="checkbox"/> Conservation of riparian reserves, hilltops and wetlands by the County Government and other interested parties	<b>Actors</b> community <ul style="list-style-type: none"> <li>• County Government</li> <li>• Kenya Tourism Board</li> <li>• Kenya Forest Service</li> <li>• Private investors</li> <li>• Local community</li> </ul>	<b>Timeframe</b> Planning Period (By 2038) Short Term by 2024

<b>WATER AND SANITATION</b>	Increase access to safe, adequate, and sustainable water, sanitation and hygiene services	<input type="checkbox"/> Acquire land and develop a sewer treatment plant at the identified location in Nyamanga Area	<input type="checkbox"/> County government	Short Term by 2024
		<input type="checkbox"/> Provide sewer supply infrastructure to cover the entire core urban area and surrounding neighborhoods	<input type="checkbox"/> County government	Medium Term (2029)
		<input type="checkbox"/> Replace old pipes to reduce water leakage and Expand water reticulation to cover the core urban area and its vicinity.	<input type="checkbox"/> County government through the Water Company	Planning Period 2038
<b>SOLID WASTE MANAGEMENT</b>	Provide efficient and economical refuse collection, recycling, and disposal services	<ul style="list-style-type: none"> <li>The core urban area and the proposed growth nodes to have adequate waste collection and transfer facilities</li> <li>Acquire modern compactors for waste collection in all the activity nodes</li> </ul>	<ul style="list-style-type: none"> <li>County Government</li> <li>Private entities through PPP</li> </ul>	Medium Term (By 2029)

<b>Theme</b>	<b>Objectives</b>	<b>Projects</b>	<b>Actors</b>	<b>Timeframe</b>
<b>HOUSING</b>	Promote the creation and maintenance of an adequate supply of affordable integrated housing throughout the region.	<input type="checkbox"/> Acquire land and develop a sanitary landfill at Bondo next to the proposed Special Economic Zone. <ul style="list-style-type: none"> <li>Redevelop and give security of tenure to all informal settlements including Pand Pieri.</li> <li>Prepare detailed action physical development plans for areas identified for housing development.</li> <li>Acquire suitable alternative areas within the town and its hinterland for comprehensive housing development.</li> </ul>	<ul style="list-style-type: none"> <li>National Government</li> <li>County Government</li> <li>Public-private partnership</li> <li>Neighbourhood associations</li> </ul>	Short Term by 2024

	<ul style="list-style-type: none"> <li><input type="checkbox"/> Produce and preserve a sufficient supply of affordable rental housing to meet future needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Provision of adequate low cost housing</li> <li>• Redevelopment of informal areas to modern multiple dwellings residential houses i.e. Pand Pieri</li> </ul>	<ul style="list-style-type: none"> <li>• National Government</li> <li>• County Government</li> <li>• Public-private partnership</li> <li>• Neighbourhood associations</li> </ul>	Planning Period (2038)
<b>COMMUNITY FACILITIES</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Provide appropriate and adequate community facilities management</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Construction of a town level community/cultural centre</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> County Government</li> </ul>	Short Term by 2024
<b>ENERGY</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Ensure affordable, sustainable and reliable supply of energy</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Improve the Main Ring Circuit around Migori Town and establish substations in the proposed heavy industrial zone to increase electricity reliability</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Kenya Power &amp; Lighting Company</li> </ul>	Short Term by 2024
<b>RECREATION</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Provide appropriate and adequate recreational facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Repossess zones previously earmarked for open spaces and develop urban parks</li> <li>• Develop riverine and riparian reserves as nature trails. Migori river provides a very good opportunity for riverine</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> County government</li> </ul>	Short Term by 2024
<b>Theme</b>	<b>Objectives</b>	<b>Projects</b>	<b>Actors</b>	<b>Timeframe</b>
	development riddance	<ul style="list-style-type: none"> <li><input type="checkbox"/> Earmark Omo oxidation ponds and the strip of land adjacent to the river for provision of a central park</li> </ul>		

<p><b>INFORMATION COMMUNICATION TECHNOLOGY (ICT)</b></p>	<p><input type="checkbox"/> Improve ICT and communication infrastructure</p>	<ul style="list-style-type: none"> <li>Develop an ICT Centre/Park next to the County Assembly</li> <li>Equip government institutions with modern IT equipment</li> </ul>	<p><input type="checkbox"/> County Government</p>	<p>Short Term by 2024</p>
<p><b>URBAN FINANCE</b></p>	<ul style="list-style-type: none"> <li>To improve and enhance revenue streams</li> <li>To enhance transparency through Systems Computerization</li> </ul>	<ul style="list-style-type: none"> <li>Increasing revenue yields of property taxes and user charges like market and parking fees to finance its operating and capital expenditure and to reverse deficit operations to financial sustainability.</li> <li>Installation of a computerized accounting and financial reporting programme through adoption of the Local Authority Integrated Financial Operational and Management System (LAIFOMS), and IFMIS.</li> <li>Ensure implementation of all accounting modules of the programme.</li> </ul>	<p><input type="checkbox"/> County Government</p>	<p>Immediate and Continuous Immediate and Continuous</p>

**Appendices:**  
**Engaging Stakeholders**

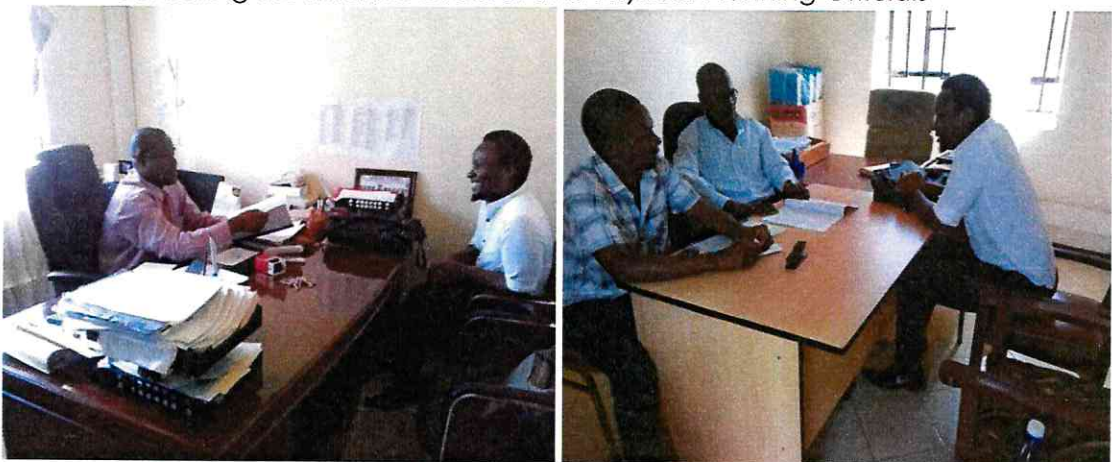
*Consulting Water Official and the County Surveyor*



*Meeting with Suna West and Suna East Sub County Administrators*



*Consulting the Finance Director and Physical Planning Officials*



*Engaging Local Residents at the Household level*



*Engaging Suna East Sub County Representatives*

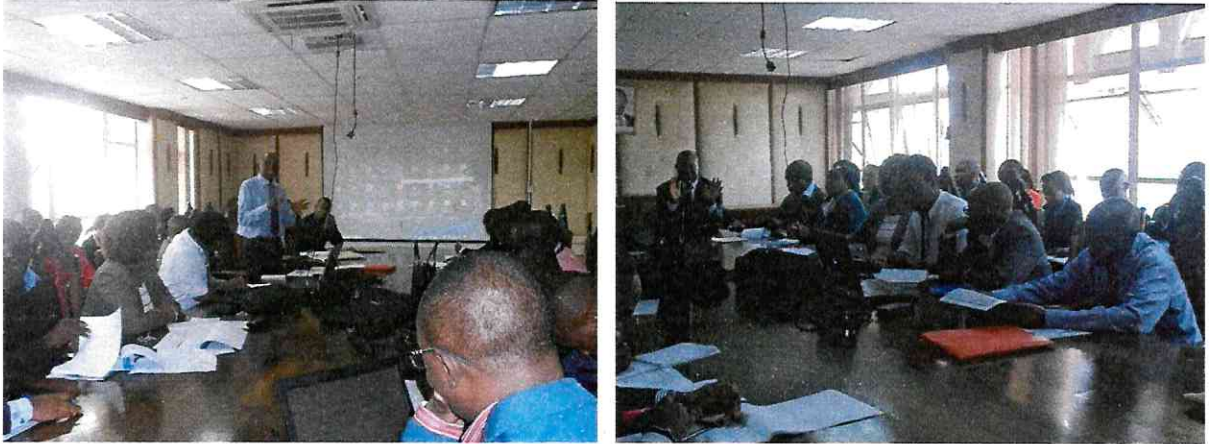


*Engaging Suna West Sub County Representatives*



*Plan Presentation to the County Government and the National Ministry of Lands and Physical Planning*

*Officials*



*Plan Presentation to the County Department of Lands*



*Draft Plan Presentation and Visioning Exercise by the Local Stakeholders*

