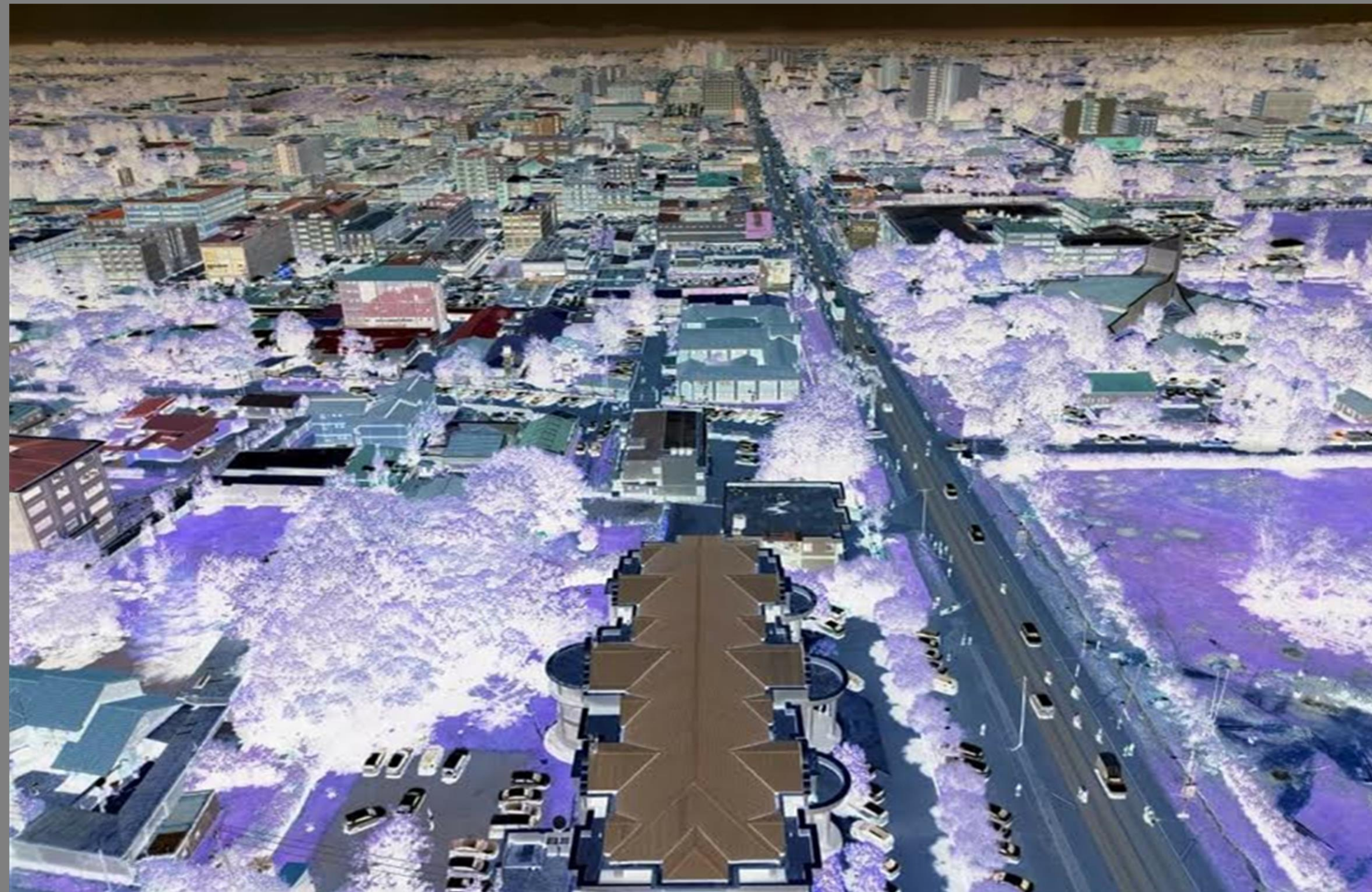


VOL. I

**DRAFT SITUATIONAL
ANALYSIS REPORT**

**PREPARATION OF LOCAL PHYSICAL DEVELOPMENT PLAN
FOR ELDORET TOWN (2015-2040)**



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ABBREVIATIONS

AAP	Action Area Plan	KeNHA	Kenya National Highways Authority	SoK	Survey of Kenya
AEZ	Africa Economic Zones	KeRRA	Kenya Rural Roads Authority	SPA	Service Provision Agreement
BRT	Bus Rapid Transport	KETRACo	Kenya Electricity Transmission Company	UGCG	Uasin Gishu County Government
CAK	Communications Authority of Kenya	KFS	Kenya Forest Service	UHC	Universal Health Care/Coverage
CBD	Central Business District	KIE	Kenya Industrial Estates	UNESCO	United Nations Educational, Scientific and Cultural Organization
CBO	Community Based Organization	KISIP	Kenya Informal Settlements Improvement Project	WARMA	Water Resources Management Authority
CCS	Comprehensive Community Strategy	KNBS	Kenya National Bureau of Statistics	WASREB	Water Services Regulatory Board
CDF	Constituency Development Fund	KPLC	Kenya Power and Lighting Company	WHO	World Health Organization
CEC	County Executive Committee	KURA	Kenya Urban Roads Authority	WWF	World Wide Fund for Nature
CFA	Community Forest Association	KWS	Kenya Wildlife Service		
CIDP	County Integrated Development Plan	LAPSSET	Lamu Port Southern Sudan Ethiopia Transport Corridor		
CIP	Capital Investment Plan	LPDP	Local Physical Development Plan		
CSDP	County Spatial Development Plan	LPG	Liquefied Petroleum Gas		
CSP	County Spatial Plan	LRT	Light Rail Transport		
CURP	Center for Urban and Regional Planning	LVNWSB	Lake Victoria North Water Services Board		
EATEC	East Africa Tanning and Extract Company	MTIHUD	Ministry of Transport, Infrastructure, Housing and Urban Development		
ECDE	Early Childhood Development and Education Centre	MUD	Mixed-Use Developments		
ELDOWAS	Eldoret water and sanitation Company	NEMA	National Environment Management Authority		
ESP	Eldoret Structure plan	NGO	Non-Governmental Organizations		
FBO	Faith-Based Organizations	NHC	National Housing Corporation		
FY	Financial Year	NLC	National Land Commission		
GDP	Gross Domestic Product	NMK	National Museums of Kenya		
GIS	Geographical Information System	NOREB	North Rift Economic Bloc		
GoK	Government of Kenya	NSP	National Spatial Plan		
IAAF	International Association of Athletics Federations	PPHB	Physical Planning Handbook		
ICT	Information Communication and Technology	PPPs	Public Private Partnerships		
ICDC	Industrial and Commercial Development Corporation	SME	Small-Medium Enterprises		
KCC	Kenya Co-operative Creameries				

CHAPTER 1: INTRODUCTION

1.1. Overview

Eldoret Local Physical Development Plan in this context is a 10 year spatial framework that seeks to guide the growth of Eldoret town. It is being prepared pursuant to section 24 of the Physical Planning Act, Cap 286, for the general purpose of guiding and coordinating development of in the town.

The plan seeks to provide an overall spatial framework for the Town to guide development; Interpret and localize strategic National and regional policies and strategies; Develop a GIS-based land information system to guide land administration and management; Guide the urban and the fringe areas development and settlement; Provide a basis for efficient and effective delivery of infrastructure and services; To identify the vital natural resources within the town, analyze the level of utilization and propose innovative strategies to enhance their utilization and sustainable management; Identify opportunities for job creation and employment; Provide a framework for revitalizing industries, trade and commerce to spur economic development;

The plan also seeks to provide for a framework for the redevelopment of old and decaying areas including the CBD and public housing areas like Kidiwa, Kamanda, Uhuru, Macharia, Pioneer, Kapsuswa; Formulate strategies for improving transport and communication networks and linkages; Develop strategies to realize a system of self-sustaining neighbourhoods for sustainable urban development; Identify the town's environmental concerns and propose protection and conservation measures.

Center for Urban and Regional Planning was contracted by Ministry of Lands and Physical Planning to prepare the Local Physical Development Plan on behalf of the County Government of Uasin Gishu. This is for a collaborative process between the County Government of Uasin Gishu and the office of the National Director of Physical Planning, under the Ministry of Lands and Physical Planning.

1.2. Planning area

The Plan covers the entire area of former Eldoret Municipality boundary with an approximate area of 147 Square Kilometers. The plan also covers additional area additional area outside the Municipal boundaries herein referred to as the **Planning Window** extended to include the area extending to Kipkaren River along Kapsabet Road to the South, Kipsangui River along the Eldoret-Kitale Road and Jua Kali to the West, Eldoret University, Sogomo along Ziwa Road to the North, Cheptiret and Kesses on A104 Nairobi Road to the East, Naibeiri along Kaptagat-Eldama Ravine Road and Chepkanga along Iten Road.

Detailed representation of the planning area has been covered in Chapter 2.

The Planning area has several physically delimiting features which have been key in shaping the town's growth and development including the Eldoret International Airport, Military Barracks, Solar Power Plant project, Marura Swamp, Eldoret and Moi Universities.

1.3. Situational Analysis Report

This situational analysis report therefore seeks to present the existing planning information that shall inform the proposals for

the final plan. It is designed to provide sound basis for understanding current operating environment for town, as well as future perspectives that could influence the development of the town. It will provide the baseline data, both on current and projected operating environment and strategies that will provide the foundation for developing the local physical development plan's policy proposals and implementation programme.

1.4. Methodology

In conducting this situational analysis, the following approaches were involved

- a) Data Collection and analysis: Relevant data was identified and collected the relevant data for use. The data was then analyzed into useful information to inform the exercise.
- b) Communicating the outcome for validation by the stakeholders: The data collected into the field were collated into the format and presented to the stakeholders for validation. The situational analysis validation workshop was held on 8th March 2017.

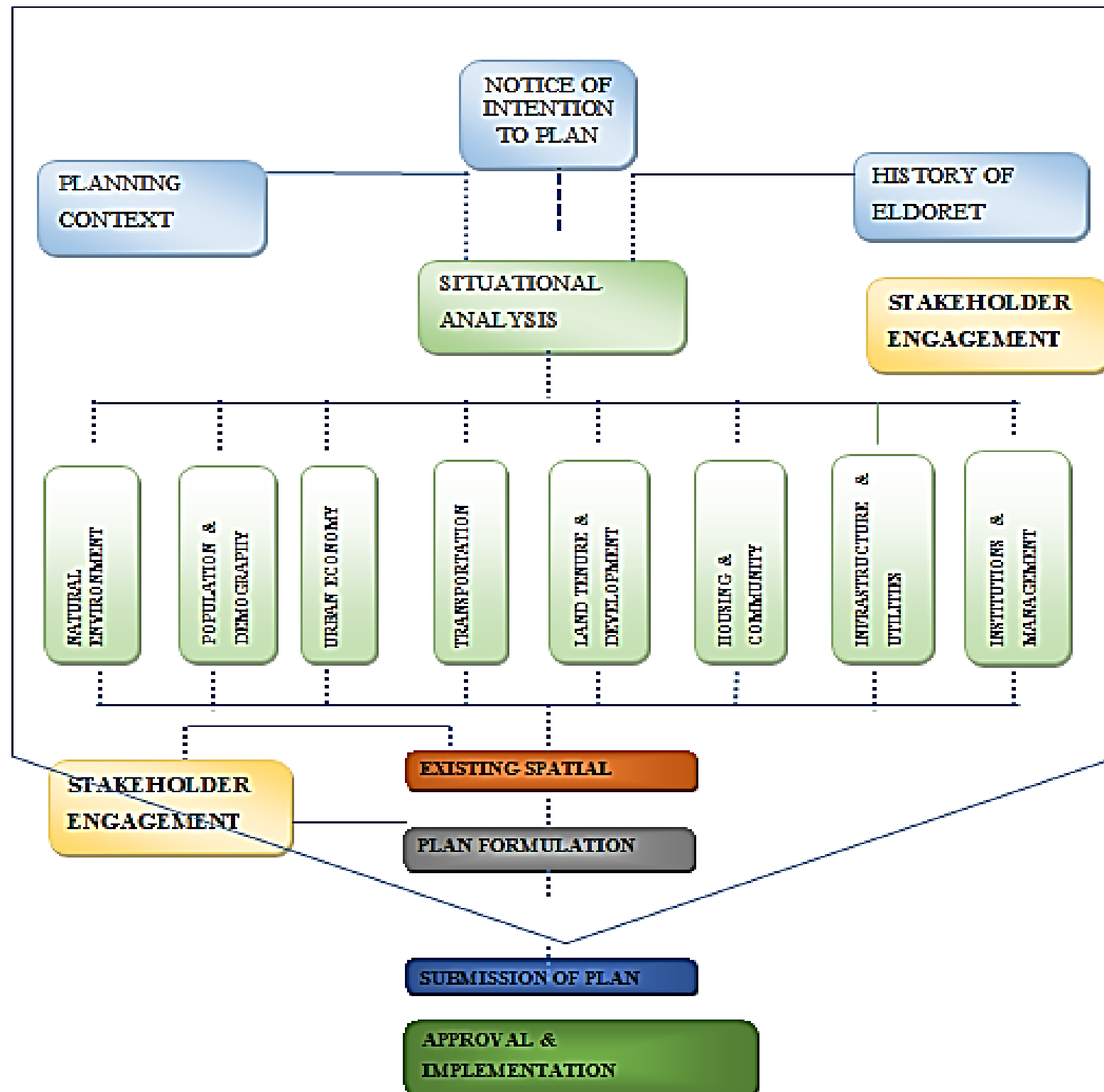
Thematic sectors of situational review are:

- Planning context
- Historical growth of Eldoret town and its implication to future growth
- Natural and physical environment;
- Population and social profile;
- Urban economy;
- Transportation;
- Land tenure and development trends;

- Housing; infrastructure utilities and services
- Institutional framework and urban management

The details in each of the sectors and sources of information is indicated in the below table. The above process is as indicated below in a schematic diagram.

Figure 5: Outline of the Planning Process



Source: Consultant, 2015

1.4.1 Data needs and sources

The Consultant established a technical team comprising of Physical Planners, Surveyors, Urban Specialists, Environmentalists and Economists. The technical team would be charged with identifying sector specific activities existing situation on the ground.

During this phase, the Consultants determined the data needs to be collected for the purpose of this exercise. Table 1 below shows the data needs identified, data sources as well as timelines;

Table 1: Data needs and sources

No.	Data need	Data Source	Timeline (weeks)
1.	Maps a) Administrative maps (Planning area) b) Geology and Soil map; c) Relief and topography; d) Rainfall maps e) Population distribution map f) Infrastructure, Services and utilities map	County Government of Uasin Gishu	4
2.	Population and demographic dynamics; a) Population size, trend and growth b) Population projections, size by cohort and households c) Variables such as infant and child mortality, dependency ratio, mortality, growth rate, sex ratio, labour force d) Comparison with National, other towns and County information e) Distribution of population f) Future needs projected and other implications	Kenya National Bureau of Statistics	1
3.	Natural and Physical Environment a) Topography and Relief b) Geology and soils c) Hydrology d) Vegetation e) Climate data f) Encroachment on wetlands, forests, rivers g) Natural structuring elements h) Environmentally Sensitive areas	Field Survey (Observations, and Mapping) Secondary data from KWS, KFS, NEMA	4
4.	Urban economy a) Strategic regional survey of production trends and linkages b) Economic activities of the town and their distribution (commercial nodes, markets and informal trading) c) Competitiveness of the town in attracting investments) d) Employment and unemployment trends e) Investment opportunities influence and economic activities on the growth of the town	Secondary literature (KNBS; Economic Survey); Key informant interviews Field observation and mapping	4
5.	Data on infrastructural services and utilities a) Existing infrastructure network b) Distribution and capacity of sewerage network c) Distribution of power substation d) Sewerage treatment works e) Distribution of water supply network	Secondary data from CGU department of Roads and Infrastructure	4
6.	Transport and mobility a) Existing transport network b) <i>Matatu</i> terminus c) Public and private parking spaces both for parking spaces for motorized and non-motorized transport	Field survey (Observation) CGU department of Roads and Infrastructure	4

7.	Land Tenure and development trends a) Land size and its utilization- committed and uncommitted land b) Land tenure types c) Mechanisms of availing land for development d) Current development densities and planning parameters (plot sizes, coverage, plot ratios, setbacks, green spaces) e) Land values and their distribution, horizontal expansion f) Factors influencing development trends	County Government, Department of Lands and Physical Planning Field Observation	4
8.	Housing, Community and social facilities a) Distribution of residential areas by social categories and providers of housing b) Housing typologies and their layouts c) Quality of residential areas and development densities d) Opportunities for growth and densification e) Utilities and services within f) Health facilities and their distribution g) Related planning variables h) Education facilities and their distribution i) Related planning variables and projections j) Social halls and distribution k) Shopping centers and their distribution l) Markets and their distribution m) ICT and postal services n) Cemetery location and adequacy	Field Observation and Mapping County Government Department of Housing	4
9.	Local and Governance framework a) Planning, approval and implementation within the County b) Existing capacity of the County to implement/control development c) Existing urban management	Key informant interviews with County Government	4



Field photos illustrations, 2016

CHAPTER 2: PLANNING CONTEXT

2.1. Introduction

Kenya's major towns like many other African towns have experienced rapid urbanization over the years. This has resulted in tremendous pressure on existing infrastructure and services including transportation, housing and health services among others.

The purple book discusses the types of towns in Kenya and their hierarchy. It gives the services that are used as indicators of the

Table 2: Urban Population (Percentage of total) in East African Countries

East African Countries	2005	2006	2007	2008	2009	2010	2011	2012	2013
Burundi	9	10	10	10	10	11	11	11	11
Djibouti	77	77	77	77	77	77	77	77	77
Eritrea	19	19	20	20	20	21	21	21	22
Ethiopia	16	16	16	17	17	17	18	18	19
Kenya	22	22	22	23	23	24	24	24	25
Madagascar	29	29	30	31	31	32	33	33	34
Mozambique	30	30	30	31	31	31	31	31	32
Rwanda	19	20	21	22	23	24	25	26	27
Somalia	35	36	36	36	37	37	38	38	39
Tanzania	25	25	26	27	27	28	29	29	30
Zambia	37	37	37	38	38	39	39	40	40
Zimbabwe	34	34	34	34	33	33	33	33	33
Uganda	13	13	14	14	14	14	15	15	15

Source: <http://databank.worldbank.org/data/views/reports/tableview.aspx>

The rapid urbanization in Kenyan towns has had in its wake several ramifications both positive and negative. On the up side, urbanization has led to better standards of living, higher levels of education and health services, market for agricultural produce

urbanity of an area. These services include health services, educational services, and public amenities among others. The towns are thus given points with regards to this.

According to the World Bank, the world's urban population stands at approximately 3.5 billion, a figure projected to rise to 5 billion by the year 2030. This means that two-thirds of the global population will be living in cities. Globally, Africa is the least

urbanized Continent with the lowest rate of urbanization and only 39.1% of its population residing in cities.

The Table 1 below demonstrates the percentage of urban population compared to the total population in East African Countries. It is observed that the percentage of urban population in Kenya is average compared to the rest of the East African Countries.

from the hinterlands of the urbanizing areas, among other positives. The negative implications however outweigh these positives in many areas especially when coupled with issues like

ineffectiveness of various services, unguided development and change in ecological systems due to population pressure.

Eldoret Town is experiencing similar unprecedented change, its land area has almost doubled since the mid 1980's and its urban population growth is above over spilling to its peri-urban areas and it is expected to be more than half a million in the next 15 years. It is vital that Town's economy grows fast enough to create opportunities for emerging artisans, entrepreneurs and general workers. Growth is essential for attracting skills and investment to the town helping foot the bill for much needed investment in basic services. However, this growth comes at a cost; the effect of rapid urban growth is everywhere; Eldoret's fresh water resources are dwindling, solid waste landfill sites are reaching their capacity, roads are congested and ecological systems are under threat. Despite these challenges through planning interventions there will be opportunities associated with this growth which include; employment opportunities, provision of social services and investment opportunities through provision of housing, commercial activities among others.

The Local Physical Development Plan under preparation will anticipate long term change, the pressure and opportunities that emerge from it and articulating a logical and flexible development path for a more sustainable and equitable future for the town. The main objective of this plan is establish guidelines about how and where Eldoret should grow in future. The Plan will aim to guide new investment, give effect to the principles and priorities of the City's development strategies and identify priority areas for strategic interventions.

2.2. Historical Background to the Development of Eldoret

The town's historical development indicates that Eldoret developed from an isolated post office serving mostly a European farming community in the early 1900s into a major dynamic regional administrative, commercial, educational and into a hub of

industrial development. The first settlers are believed to have arrived in the Uasin Gishu District soon after the year 1900. Little is known of its earliest history, except that in the lore of the Kalenjin and Maasai it was occupied by a pastoral people, the Sirikwa-described by both tribes as "the people who were here before us". Eldoret, as it is known today, is a creation of European adventurism into the interior of Kenya at the turn of the century.

It owes its modern origin to the settlement of Boers from South Africa who were encouraged to settle in Uasin Gishu by the then East African Protectorate Authorities. The British considered the Uasin Gishu Plateau as a "murram pit" unsuitable for agriculture.

The town's development however owes a lot to 'farm 64' that was selected as the site for the new township because it was a poor, stony piece of ground, which no farmer wanted and it was a compromise among the number of conflicting suggestions. It was known as 'farm 64' to the settlers and 'Sisibo' to the local Kalenjin community because at that time the town was 64 miles from the newly built Uganda Railway Railhead at Kibigori.

The change of name from "64" was decided when the Governor, Sir Percy Giround, announced his decision to establish an administrative centre there to serve both the Uasin Gishu and Trans Nzoia Districts. Farmers gathered at "64" from miles around to meet him and many slept under their wagons, on what was then described as a "wind-swept, treeless plain". The origin of the name Eldoret is the Maasai word "eldore" meaning "stony river". The river-bed of the nearby Sosiani is very stony; "t" was added to make it sound like a Nandi word.

Eldoret was declared a British administrative centre of Uasin Gishu and Trans Nzoia Districts in 1912. Thereafter it was proclaimed a

township with an area of 11.2 square kilometers. It was during this time that the name "Eldoret" was officially gazetted. Its commercial centre during this time consisted of a row of offices and shops constructed of stones lay in mud, and the bank was built of mud and wattle around the spot where a heavy safe had been dropped off an ox wagon.

The change of name from "64" to Eldoret and its Township status gave a spur to development. Two Asians, Noor Mohamed and Dhanji Madhavji, had already started trading. A police station, administrative offices and official houses were built during this time. A large hangar-type mud and wattle shack was erected next door to the post office and this served as hotel, bar and general store. Other businesses started; the pioneer hotel was built and in 1920 Barclays Bank D.C.O. opened a branch in the town.

However, the development of the town was slow for a period of 12 years due to lack of communication. By then the railhead was 64 miles away at Kibigori, entailing a hazardous journey over wild terrain and through rivers by ox-wagon, horse or on foot. It was not until 1924 when a section of the Kenya-Uganda Railway line passing through Eldoret was completed and the Governor of Kenya, Sir Robert Coryndon, arrived in Eldoret on the first train that a new era began for the town and Western Kenya. Goods could then be imported cheaply and farm produce transported out at competitive prices thus giving the town new impetus to its growth.

In twentieth century the boer-afrikaners majored in farming where it formed one of the initial economic activities in the region. Some of the crops farmed included wheat, pyrethrum and maize which have been dominating the region till now. It also gave birth to manufacturing base which included Corn Product

Company, Raiply, Rupa and Rivertex among others which has been seen to be collapsing.

The Eldoret town municipal boundary has been extending over the years due to increased population pressure. In 1959 the town was elevated to Municipal Council status with an area of 25km², under legal Notice No. 515 of 1958 after which it was extended to 50km² 1974. In 1988, the Municipal boundary was 147.9km² a situation which remains to-date. According to Musyoka, 2003, the latest extension bringing into the municipality large tracts of agricultural land most of which have been undergoing subdivisions either legally or illegally a trend which continues today. Some of the farms that came into the Municipality in the 1988 boundary include the former EATEC farm, Ya Mumbi, Kikenyo, Kapyemit, Kamukunji, MailiNne, Kimumu, Munyaka and Langas.

The un-regularized subdivisions of land parcel are found in areas like Maili Tisa, Kimumu and Cheplaskei-Annex areas. Coupled with issues encroachment of wetlands especially along River Sosiani,

Marura wetland and unplanned growth of urban residential areas like Langas, Munyaka, Huruma and Mwenderi, there is need for immediate planning intervention.

The sketch below shows the physical extent of Eldoret over time. It is worth noting that the present extent of the town goes beyond the gazetted area of 147 sq. km in 1988.

The growth impetus for Eldoret in the 2000's has been fueled by a departure from its traditional roles, outlined above, to embrace the dynamics of rapid urbanization boosted by an influx in population. At this point in history, the town is considered one of the fastest growing town in Kenya being the 5th largest town in the Country.

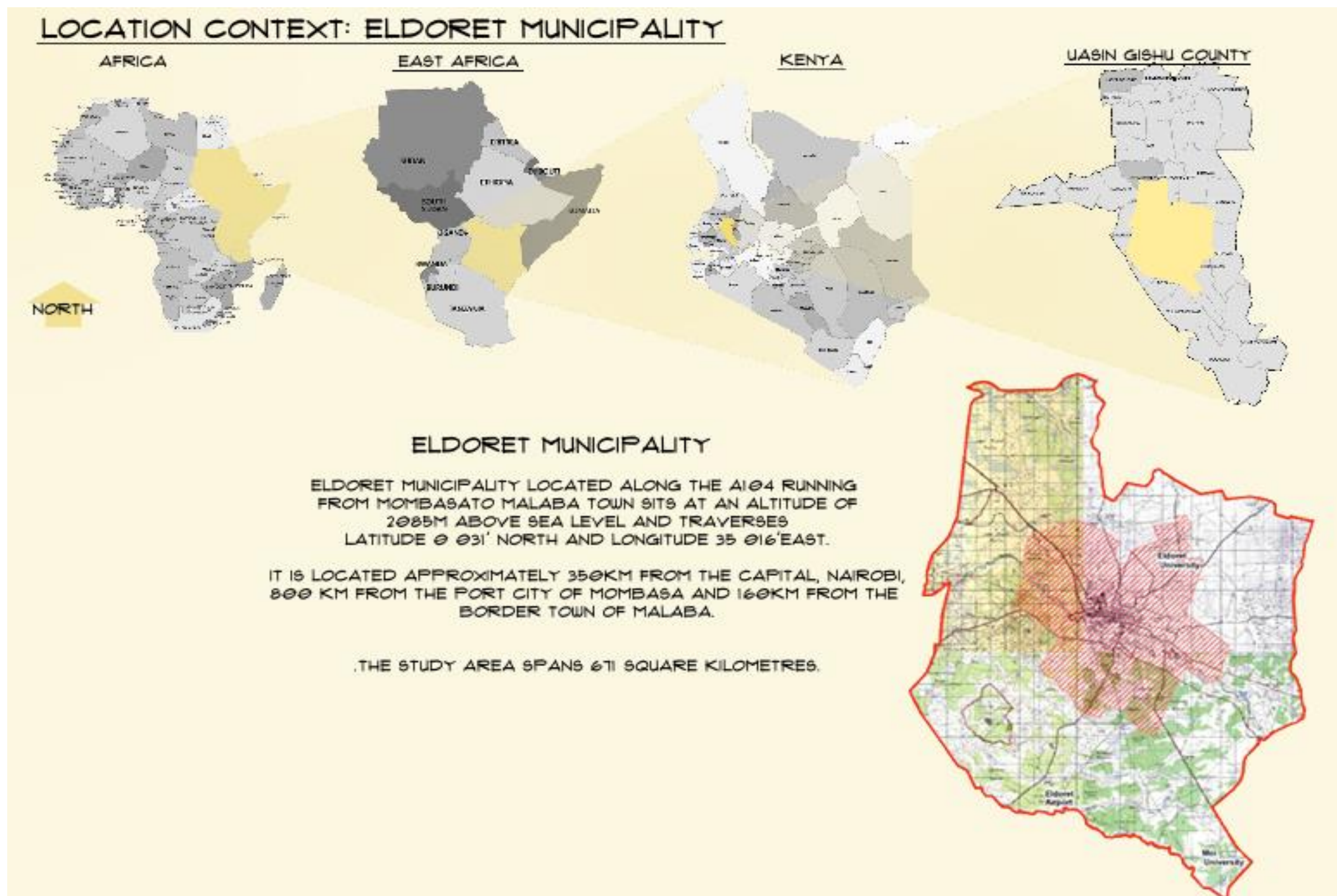
The towns spatial growth follows the main roads radiating from the town centre towards the expanded municipal boundaries. The growth of the town along the Eldoret -Nakuru Road eastward was checked by the existence of the East Africa Tanning Extract Company but this has since changed with the subdivision of the farm in the year 2,000.

The new Constitutional dispensation creating devolved governments has had a significant impact on the direction of growth of Eldoret Town. Eldoret became the County seat of Uasin Gishu County, one of the 47 newly created Counties in the year 2013 after the general elections.

Its position as the County Headquarters has fostered its administrative role and the centre from which many regional and national bodies operate. Development beyond the gazetted town boundary has been witnessed as the town attempts to cope with increased population in need of accommodation.

This period has also shown a marked increase in consumerism and there has been a shift from the Industrial boom of the 1990's to a more consumer focused economy where retail oriented establishments have become the convention. This trend has been exacerbated by the status of the town as the home of champions in the country. The athletes have been known to pump back their winnings into the town in various entrepreneurial ventures as well as consumption of locally available merchandise.

2.3. Location and context



2.4. Eldoret in the National and Continental Context

Eldoret town is the second largest urban centre in Midwestern Kenya and the fifth largest town in the Country. It is located to the

West of the country within the North Rift part of rift valley and within the former white highlands.

It lies at an average altitude of 2,085 meters above sea level

positioned on (0.5204N, and 35.2699E) latitude

and longitude respectively.

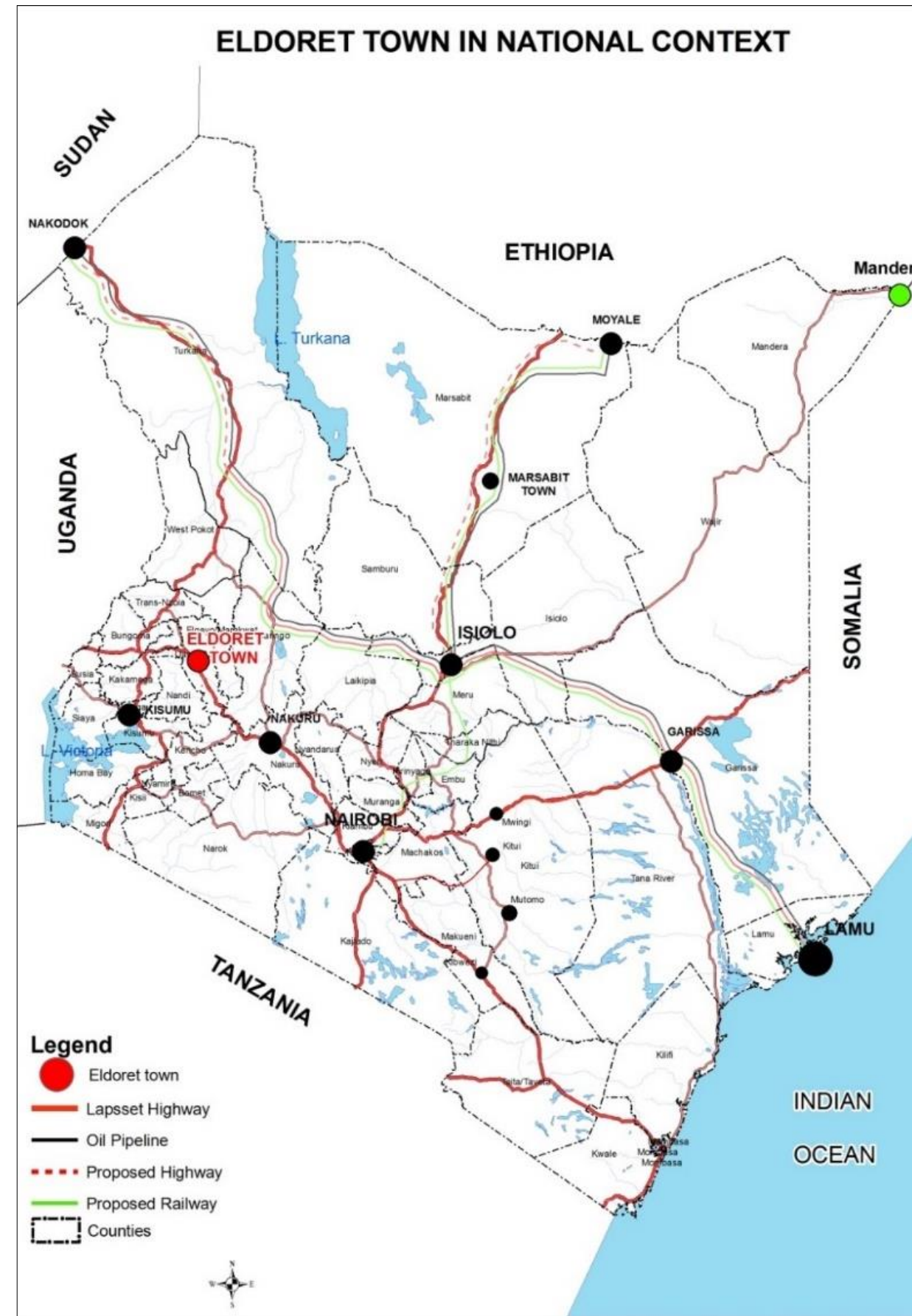
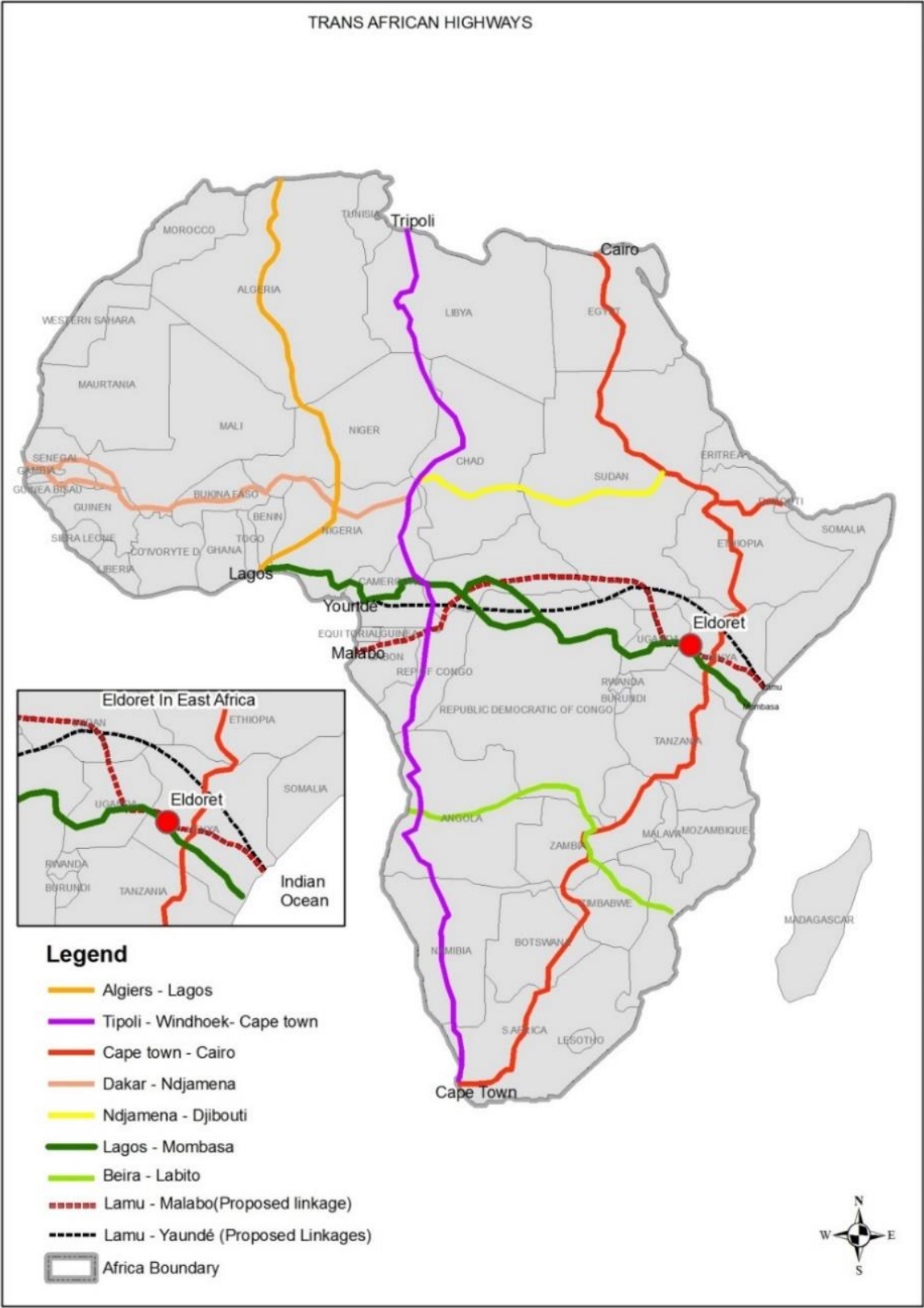


Figure 2 Eldoret Town in National Context

Figure 3 Trans-African Highway

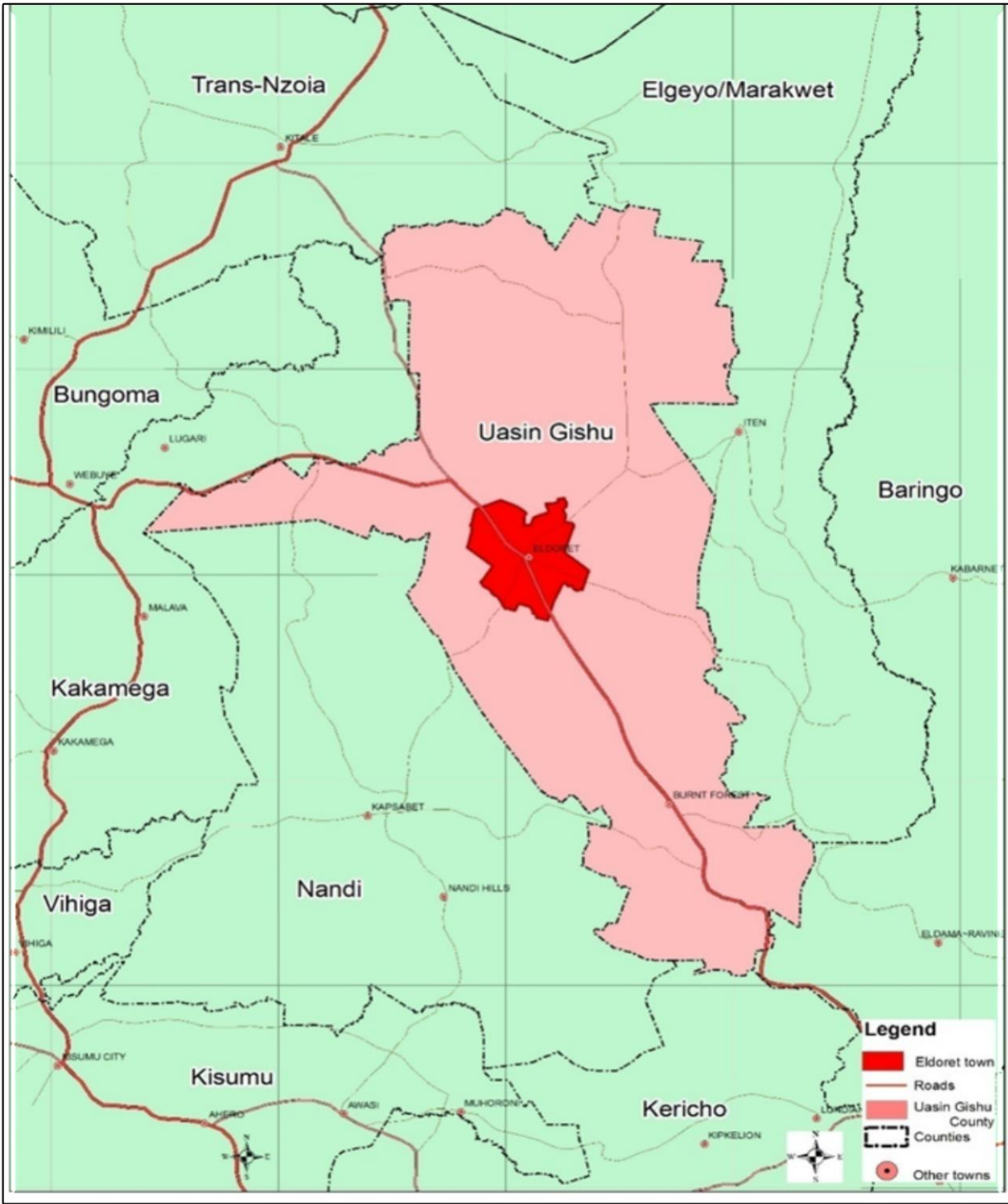


It is 312 km North West of Nairobi, 705 km Northwest of Mombasa and 344km East of Kampala-Uganda, along Trans-African Highway Mombasa-Lagos highway as depicted in the map below.

2.5. Regional Setting

Eldoret Town is located within Uasin Gishu County which borders Kericho county to the south, Nandi to the south west, Bungoma to the west, and Trans Nzoia to the north. Other counties sharing borders with Uasin Gishu are Elgeyo Marakwet to the east and Baringo to the South East.

Figure 1: Eldoret within Uasin Gishu County



Eldoret is the largest city and the administrative capital of Uasin Gishu County with other major Towns in the County includes **Moi’s Bridge, Turbo and Burnt Forest**. Located some 40 km north of Eldoret along Eldoret - Kitale road, Moi’s bridge is a small yet an important agricultural town.

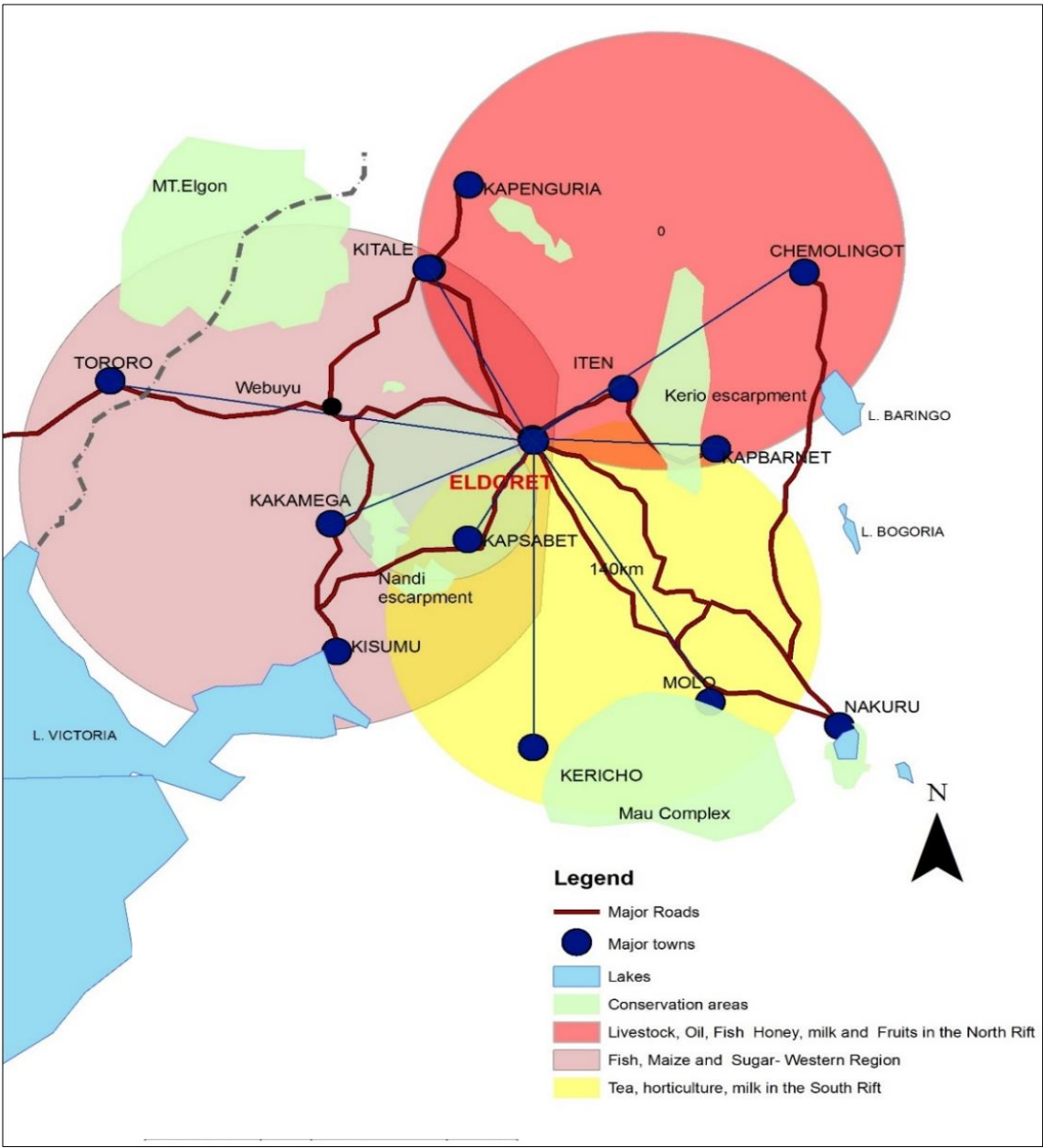


Figure 2 Eldoret’s Sphere of Influence

Turbo is a small agricultural town located about 31 km west of Eldoret town along Eldoret - Webuye road, having an urban population of less than 10,000 while Burnt Forest is sited some 35 km from Eldoret. The town has trade ties with towns as far out as Tororo located 143 Km away in the neighbouring County of Uganda. The spheres in the diagram as set out to cover a radius of 150 km from the

2.6. Physiographic and Natural Setting

Eldoret Town is situated within key geographical features that have a great significance not only to Eldoret town itself but also to the entire North Rift region. The features greatly influence the rainfall, temperature and wind pattern experienced by the town. The geographical features within the region include Cherangani hills to the North, Mount Elgon to the North West, Nandi hills and Nandi Escarpment to the South-West, and Elgeyo Marakwet Escarpment to the East. The geographical features form a large basin within which the town is located sloping from South East to North West.

River Sosiani rambles through right in the town forming stunning landscapes which should have formed one of the recreations and calming effects in the town. This has not happened since the river has been “*given back*” in terms of development where no building is fronting it. Secondly it is choked with uncontrolled pollution due to massive destruction of trees, encroachment along it, effluent from industries and garages among others. The location of solid waste and sewerage treatment plant located in the downstream places it at risk and double trouble. Despite that along it subsumes Sosiani Power Plant with a total installed capacity of 400KW and beautiful scenery in Koromosho water fall.

Kitale with 106,187, Kapsabet with 91,030 and Kapenguria with a total population of 71,477 persons.

kilometers from Eldoret, and is the first major town as one approaches Eldoret from Nairobi.

centre of Eldoret Town with each depicting the extent of the influence/relationship of Eldoret on important urban centers within this distance. This gives great impetus to the planning of

The climatic conditions in the area are favorable for agriculture with a high reliable and evenly distributed rainfall of 1223 mm and an average annual temperature range of 13.2⁰C-21.5⁰C.

2.7. The role of Eldoret Town

The importance of Eldoret Town cannot be under estimated. The town is inextricably linked along various dimensions to towns within the North Rift Economic Bloc (NOREB) and beyond to Kisumu, Kakamega, within Kenya’s borders and further into the East African region with particular reference to Tororo, Uganda depicted on **Figure 3** on the sphere of influence.

Its functionality and strategic location in relation to the neighboring counties plays a role as a manufacturing hub (Raiply Woods, Rupa Textiles, Kenya Pipeline Company, Kenya Co-operative Creameries as well as corn, wheat and pyrethrum factories), a Logistics Hub, Medical Tourism, an Educational hub and a sporting arena with facilities including Kipchoge stadium and the Eldoret Sports Club. The Lorna Kiplagat Sports Academy is also located in neighbouring Iten Town. The key connecting elements are road and railway infrastructure, resource base of the region, and advantages of location made possible by a

The map overleaf shows the interdependence between Eldoret and various urban Centres in the region described as Eldoret’s sphere of influence.

the town showing the important role Eldoret plays at different levels and the benefits to be accrued from the project as far reaching, well beyond the County limits of Uasin Gishu.

concentration of activities supported by local infrastructure. These diverse roles played by Eldoret town are highlighted below:

2.7.1. Linkage to North Rift Economic Bloc

North Rift Economic Bloc (NOREB) is an agglomeration of eight Counties within the Northern part of Rift Valley with the aim of forming an economic bloc to pool resources within the region for the greater economic benefit of the individual constituent Counties in terms of exchange of ideas and information, economies of scale and promotion of specialization where a County can focus on the activities its best suited for at the least cost. This region is seen as a gateway to both East and Central Africa through its well-connected infrastructure and homogeneity. Its towns play important roles of being County Headquarters and markets for different resources.

The table below shows population distribution in the eight NOREB counties as well as the major towns. It is important to note that Eldoret Town houses the largest population of 289,380 people due to its strategic position within the NOREB region followed by

Table 3: NOREB Counties and Towns

County	Population	Area (sq. km)	% contribution to Kenya land mass	Major Urban Centre	Population (2009)
Kenya	38,610,097	581,309.00	100%	urban centre	723,490
North Rift	5,260,495	102,841.00	17.70%	-	723,490
Turkana	942,909	71,597.80	12.31%	Lodwar	58,218
Uasin Gishu	894,197	3,345.20	0.58%	Eldoret	289,380
West Pokot	608,846	8,418.20	1.45%	Kapenguria	71,477
Nandi	813,803	2,884.40	0.50%	Kapsabet	91,030
Baringo	553,729	11,050.20	1.88%	Kabarnet	27,278
Elgeyo Marakwet	404,307	3,049.70	0.52%	Iten	44,448
Trans Nzoia	818,757	2,495.50	0.43%	Kitale	106,187
Samburu	223,947	21,022.20	3.62%	Maralal	35,472

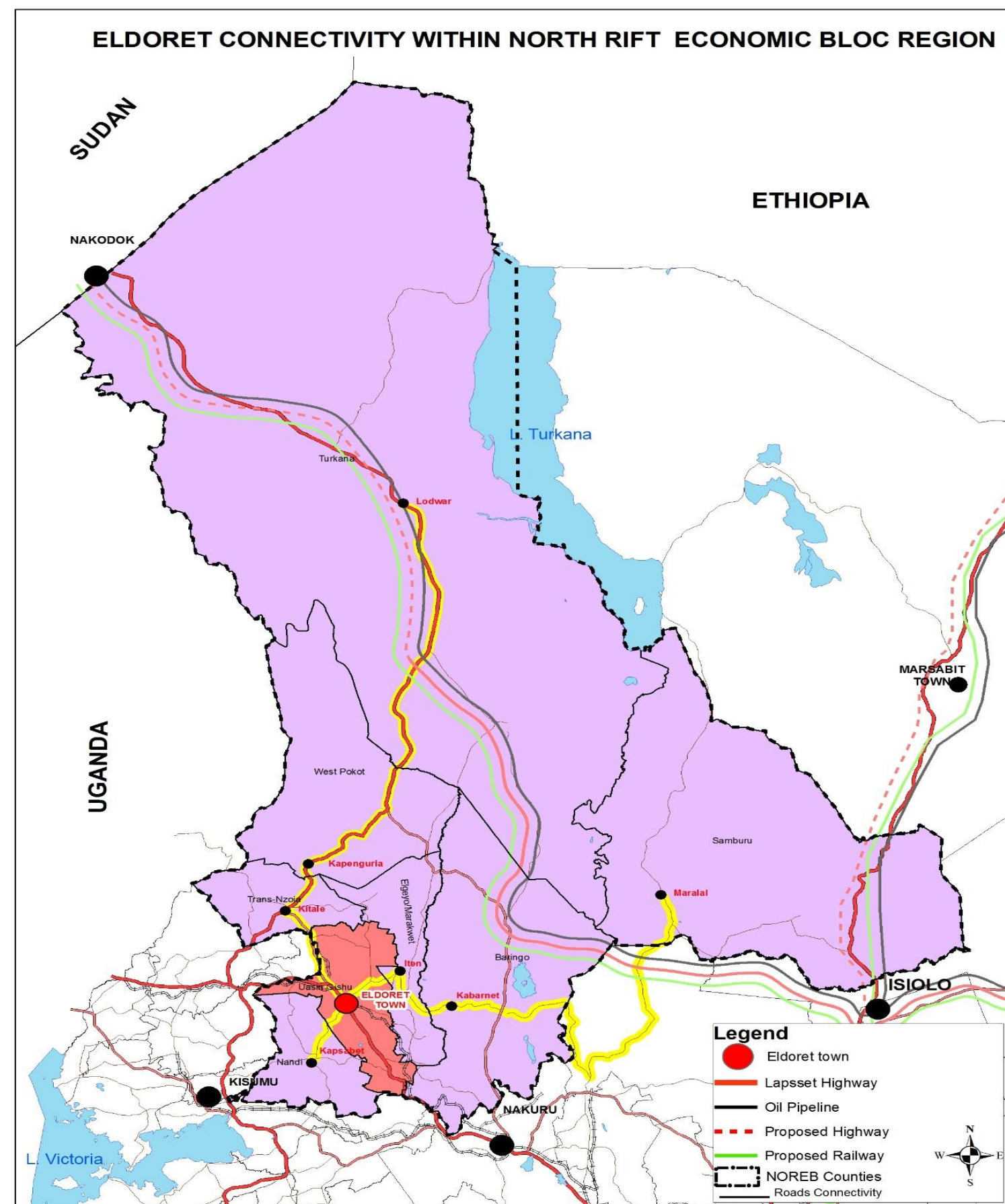
Source: KNBS 2009

Eldoret town plays an important role in the region first as it acts as the NOREB headquarters and secondly as a major trading centre within the economic bloc, driven by resources produced within the NOREB region including agro-processing, textile, chemical, plastics, steel and timber.

Given the many economic activities in the NOREB counties like tourism in Baringo and Samburu, oil prospecting in Turkana, Agricultural production in Trans Nzoia and Nandi, it is a dormitory town with over 200 Hotels and residential estates. These functions in respect to the region place the town as an active economic giant.

The key connecting elements within NOREB towns and beyond include road, rail and Air transport. Road linkages are well defined where the A104 and the proposed LAPSET road are dominant, with other connections including

- to Lodwar via Kitale and Kapenguria – Lodwar with possible links to the



LAPSSET Road;

- to Maralal via Eldoret- Iten – Kabarnet - Maralal C51 route
- to Kapsabet via Eldoret- Nandi- Kisumu C39 road.

The Kenya-Uganda Railway passes through part of Baringo county, Uasin Gishu County cutting right across the town and Trans Nzoia County with the possibility of being connected to LAPSSET railway.

Eldoret international Airport located in Eldoret is the only major port within the region. Its connection to other minor airstrips within the bloc including Kitale Airstrip, Kapenguria Airstrip, Moroto Airstrip, Lake Baringo Airstrip and Kimwarer Airstrip further cements the superior position of Eldoret within NOREB.

2.7.2. Administrative Centre

Eldoret is the County seat of Uasin Gishu County and thus the location for most of the County's administrative offices.

Table 4: Sub Counties and Wards in the planning area

Sub County	Wards
Soy	Kapsuswa
Turbo	Kiplombe, Kapsaos, Huruma
Moiben	Kimumu
Ainabkoi	Kapsoya
Kapseret	Simat/Kapseret, Kipkenyo, Ngeria, Megun, Langas
Kessess	Racecourse, Cheptiret/Kipchamo

It is home to organizations of national and regional importance including WRMA, NEMA, and the North Rift branch of the Coca Cola Bottlers among numerous other organizations.

Kerio Valley Development Authority, established to plan and coordinate the implementation of programmes and projects that transcend administrative boundaries of the districts in North Western part of Kenya, also operates from the town. It is also the headquarters of the North Rift Economic Bloc (NOREB) which constitutes eight counties as elucidated above.

2.7.3. Railway town

The railway line reached Eldoret town in 1924 as it was being extended toward Uganda from Kibigori. This started a new era of prosperity and boosted growth of the town. It plays a critical role in the region since it enables quick and bulky transportation of farm produce, machinery and processed goods and raw materials to and from the region.

2.7.4. Medical tourist town

The presence of Moi Teaching and Referral Hospital, Eldoret Hospital and Mediheal Hospital and other major Private Hospitals has an impact regionally especially in Rift Valley region and Western Kenya. Serving a population of approximately 20 million Kenyans and Ugandan nationals combined.

2.7.5. Trade and commerce

Eldoret Town is strategically located at the centre of a high agricultural potential area of the larger former Rift Valley Province. This strategic location has contributed to its growth as an important storage, processing and distribution centre for agricultural produce from its hinterland. Situationally, it is an ideal centre for wholesale and retail, servicing of farm tools and

machinery, provision of administrative services and entertainment for a large region beyond its county.

2.7.6. Industrial Hub

The most significant feature of Eldoret's growth is the increase in industrial enterprise, which has taken place during the last 33 years since independence. Its favorable location with respect to markets in Western Kenya, Uganda and Sudan, its position as a railway town, its rich agricultural hinterland as well as the availability of the necessary infrastructural services and facilities are some of the key factors that have contributed to its present growth.

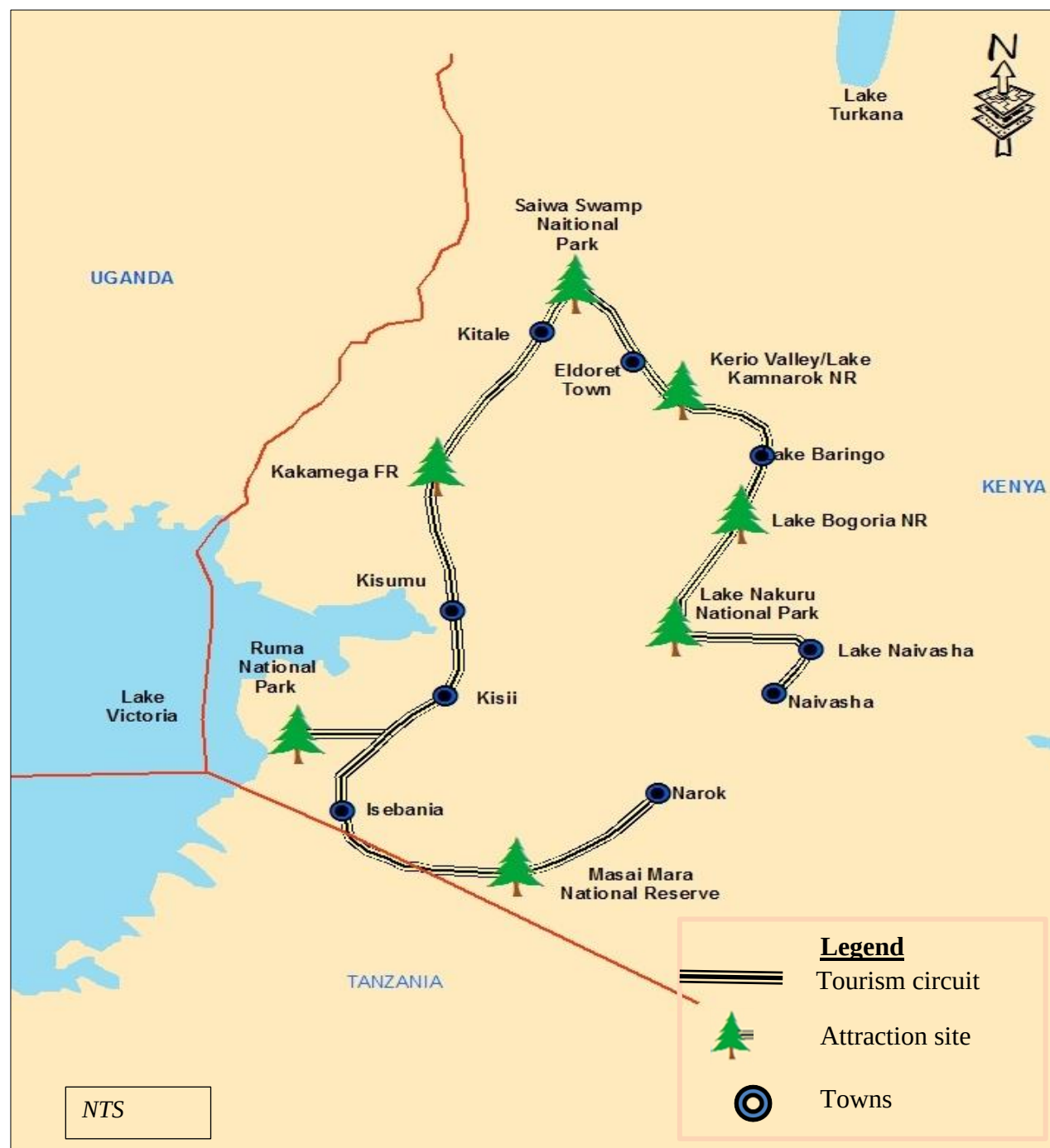
2.7.7. Education hub

Currently, there are approximately 17 higher learning institutions within the town which include Moi university, University of Eldoret, Mount Kenya University, Laikipia University, Eldoret Polytechnic, Rift Valley Training Institute among others. This has influenced the demand for residential, commerce recreation, leisure and entertainment facilities.

2.7.8. Tourism

The position of Eldoret town regionally has placed it as a significant town in the Kenya's tourism circuit. It has approximately 200 hotels which overs accommodation, food and entertainment to the tourists travelling to the western tourism circuit including the northern Region which covers the areas up to Turkana and the South Rift region. International athletes also reside in the town due to favorable training grounds. It is connected to North Rift and western tourist route. Below is a map showing some of the aspects mentioned above.

Figure 3: Western Kenya Tourism Circuit



Source: Kenya Tourist Itineraries

2.7.9. Logistic Hub

Eldoret town plays an important role in the management of the flow of goods and services. Some of these logistics include information flow, material handling, production and packaging of goods for Kenya Pipeline Company, diverse go-downs, packaging and distributing agencies. The proposed AEZ is anticipated to have a great impact in this sector. This function of the town is facilitated by the well linked transport channels such as air transport (Moi International Airport), railway (Uganda railway), pipeline (Mombasa - Nairobi-Eldoret Pipeline) and road transport (A104 Mombasa-Malaba Town, Eldoret-Iten road, Eldoret-Kisumu town).

2.7.10. Centre of Athletics Excellence

The town and its immediate neighbours like Iten Town are located in a high altitude area ideal as training ground for many middle and long distance athletes. As a consequence, Eldoret is home to the International Association of Athletics Federation (IAAF)'s High Altitude Training Center and stadia, serving both Kenyan and international athletes.

2.8. Spatial Organizing Elements

The town is situated in a basin like land form as evidenced from key geographical features surrounding it and at an altitude of about 2085m above sea level. It has both natural and

man-made elements that have greatly influenced its pattern of growth and development. These organizing elements are both an asset/opportunity and constraint to the growth of the town. The natural elements having a spatial influencing effect are; the topography of the town, the escarpment to the north, natural drainage system, and parallel band of wetlands at certain intervals found within the town area and its planning extent. The man made elements are; the international classified road A104, popularly known as Uganda road locally and the railway infrastructure.

The natural drainage system that has rivers and its tributaries creates separated land forms that are dome shaped with natural boundaries of river channels. This element has to remain a source of fresh water within the developed parts of the town, and both for upstream and downstream parts of the river system. In terms of potential it creates an opportunity of enhancing the image of the town as having arteries of green infrastructure flowing with fresh water. This can greatly support the sports and recreation function of the North Rift region if properly linked to a key sports ground within the town.

It poses the challenge of accessibility to various parts of the town which requires the construction of bridges, besides the protection of the riparian areas from being encroached upon by urban development. They further reduce the land that is available for urban development.

The escarpments and high points within the town and planning area are view point arenas and ideal for the installation of water tanks,

powerful cameras, and telecommunication equipment. They constitute spaces of reduced large scale urban development, but can be suitable for high end low density development with large doses of environmental conservation. The town has numerous bands of parallel wetlands at certain intervals, which is a pointer to the hydrological character of the place. This is crucial to **water cycle processes**, and ecosystems functions that are necessary for the environment and survival of mankind.

The road and railway infrastructure elements also divide the town into two parts. Their establishment as observed has influenced the pattern of growth and development of the town. While the two were developed to enhance accessibility and mobility of people, and goods within, the wider region and the Country, locally the set of infrastructure poses connectivity challenges. Mobility along the class A 104 is worsened by the numerous **T** and **cross** junctions in addition to the reduced width of the road within the town. This poses the challenge to upgrading the road to a dual carriage-way in future to create lanes that serve local town traffic separated from those dealing with through traffic.

The railway infrastructure running across town parallel to Uganda road and related quarters creates a unique land use category that is quite expansive. It is capable of expanding the transport function of the town and can accommodate expansion needs of the town. It does pose mobility challenges of numerous road and railway junctions connecting the parts of the town. Figure 6 shows illustration on structuring elements.

Figure 4: Spatial Organizing Elements





2.9. Conclusion

From the foregoing discussion, it can be observed that the town plays a significant role with regards to the economic growth in the region and Country at large. It further has a high potential to positively influence the growth of various sectors across the region including agri-based industries, tourism, sports, entertainment, infrastructure among others. All these have potential overall effect of not only the County's GDP but also the Country as well.

However, several planning challenges threaten this potential including uncontrolled urban growth, inefficient use of land developments, encroachment into prime land, urban decay, among others. Therefore, the ongoing exercise shall not only address the aforementioned challenges and guide the development of the town but ensure that the existing economic potential is realized.

CHAPTER 3: LEGAL, INSTITUTIONAL AND REGULATORY FRAMEWORK

3.1. Introduction

This section provides an overview of the legal, policy and institutional framework for planning. It includes references to relevant Acts of Parliament, Policies and Guidelines.

Relevant laws

3.2. Constitution 2010

The Constitution establishes a system of devolved government based on counties. The Constitution provides the following provisions on land ownership and management. It provides that land in Kenya shall be held, used and managed in a manner that is equitable, efficient, productive, and sustainable, and in accordance with the following principles;

- (i) Equitable access to land;
- (ii) Security of land rights;
- (iii) Sustainable and productive management of land resources;
- (iv) Transparent and cost effective administration of land;
- (v) Sound conservation and protection of ecologically sensitive areas;
- (vi) Elimination of gender discrimination in law, customs, and practices related to land and property; and
- (vii) Encouragement of communities to settle land disputes through recognized local community initiatives consistent with this constitution.

The promulgation of the Constitution paved way for the enactment of enabling legislations on various issues including those relevant to the urban development and management and environment. The County Government Act 2012 and National

Government Act 2013 define the role and function of the County Government and coordinating function of the national government respectively.

Figure below- shows the various laws that govern urban planning and development in the current constitutional dispensation.

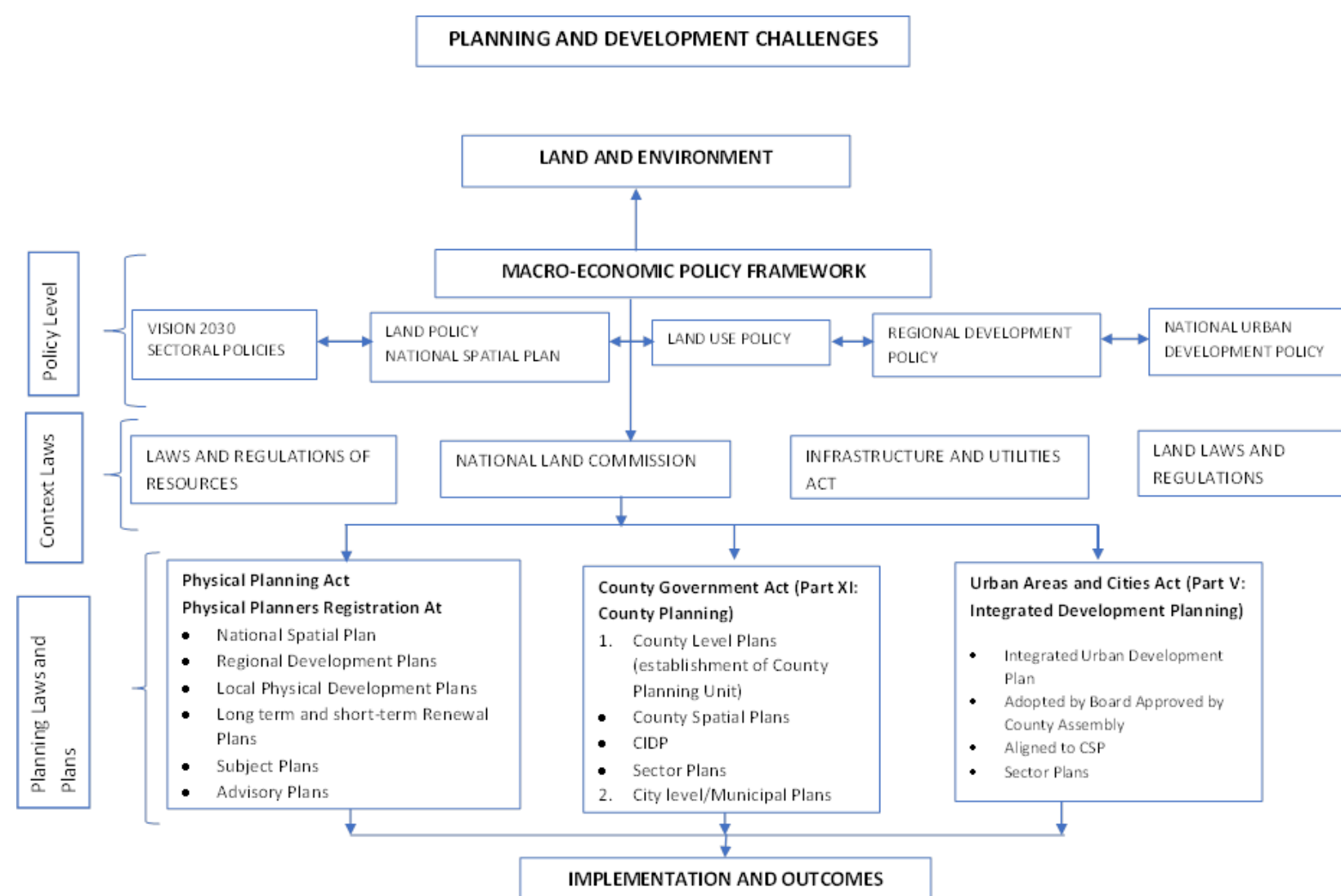
Box 1: Relevant Sections of the County Government Act, 2012

104. (1) A county government shall plan for the county and no public funds shall be appropriated outside a planning framework developed by the county executive committee and approved by the county assembly.

This means that the County Government must prepare a plan prior to receiving funds from the Government.

107. (1) To guide, harmonize, and facilitate development within each county, there shall be the following plans:

- (a) County integrated development plan;
- (b) County sectoral plans;
- (c) County spatial plan; and
- (d) Cities and urban areas plans as provided for under the Urban Areas and Cities Act.



3.2.1. County Governments Act, 2012

The County Government Act, 2012 repealed Local Government Act, Cap 265 and gives effect to Chapter 11 of the Constitution. The Act generally defines the roles and management of County Government and specifically and more specifically provides for the county government powers, functions, and responsibilities in the delivery of services and for connected purposes.

3.2.2. National Government Coordination Act 2013

The Act establishes an administrative and institutional framework of governance for the coordination of government functions at the national and county levels.

The objectives of the act are as follows;

- a) Facilitate the exercise of executive authority pursuant to Articles 131 (1) (b) (Authority of the President) and 132 (3) (b) and (c) (direct and coordinate the function of ministries and government departments, decision published in the Gazette) of the Constitution;
- b) Provide for the effective coordination and administration of the national government functions prescribed in the constitution, this act or any other written law; and
- c) Provide for the establishment of an administrative and institutional framework at the national, county, and decentralized units to ensure access to national government services in all parts of the Republic.

3.2.3. Urban Areas and Cities Act, 2011

The purpose of this Act is to provide for the, classification, governance and management of urban areas and cities; to provide for the criteria of establishing urban areas¹, to provide for the principle of governance and participation of residents and for connected purposes.

The management of a city and municipality shall be vested in county government and administered on its behalf by a board, a manager and “such other staff or officers as the county public

Box 2: Integrated Development Plan

The Act requires every city or municipality to “operate within the framework of integrated development planning”

Eldoret town is in the process of being upgraded to a Municipality. It shall be therefore required to develop a an integrated development plan which shall be the basis for;

- a) preparation of environmental management plans;
- b) preparation of valuation rolls for property taxation;
- c) provision of physical and social infrastructure and transportation;
- d) preparation of annual strategic plans for a city or municipality;
- e) disaster preparedness and response;
- f) overall delivery of service including provision of water, electricity, health, telecommunications and solid waste management; and
- g) the preparation of a geographic information system for a city or municipality;
- h) be the basis for development control.

service may determine”.

The Act requires every city or municipality to “operate within the framework of integrated development planning”

¹ Sections 8 and 9

3.2.4. Physical Planning Act Cap 286, 1996

The Act provides for preparation and implementation of physical development plans for connected purpose. It is the premise through which the development planning and development controlled is implemented. The Act provides for the preparation a Regional Physical Development Plan and Local Physical Development Plan.

The plan being developed is in line with section 24 of the Physical Planning Act, Cap 286 and seeks to guide and coordinate development of infrastructural facilities and services for the town and for the specific control of the use and development of land or for the provision for public purposes.

3.2.5. The National Land Commission Act, 2012

This act makes provision as to the functions and power of the National Land Commission, qualification and procedures for appointments to the Commission, and gives effect to the objects and principles of devolved government in land management and administration.

3.2.6. Environment Management and Coordination Act 1999

This act describes the legal and institutional framework of environment management. General principles of the act are that every person in Kenya is entitled to a clean and healthy environment and has the duty to safeguard and enhance the environment. The entitlement to a clean and healthy environment includes access by any person in Kenya to various public elements or segments of the environment for recreational, educational, health, spiritual, and cultural purposes.

3.3. Policies and guidelines

3.3.1. National Land Use Policy: Sessional Paper No. 1 of 2017

The policy was adopted by the National Assembly in 2017 and subsequently launched by the Ministry of Land and Physical Planning. The policy provides for legal, administrative, institutional and technological framework for optimal utilization and productivity of land and land related resources in a sustainable and desirable manner at National, County and Sub-county and other local levels.

3.3.2. National Urban Development Policy: Sessional Paper No. 6 of 2016

The National Urban Development Policy, is the basic policy of urban development in Kenya, which provides a framework under which cities, towns, and metropolitan regions will play a critical role in national socio-economic development. The policy aims at strengthening development planning, urban governance and management, promote urban investment, and delivery of social and physical infrastructure in urban area under a devolved system of governance. Its vision is to have a secure, well governed, competitive and sustainable cities and urban areas that contribute to the achievement of the broader national development goals articulated in the Constitution and Vision 2030.

3.3.3. Sessional Paper No. 10 of 2012: Vision 2030

Kenya Vision 2030 is a long-term development blueprint for the country to create a globally competitive and prosperous country with a high quality of life by 2030. It aims at transforming Kenya

Besides the above, the town has been using various planning including Advisory plans, zoning plans, structure plans, part developments plans and subdivision plans have also contributed spatial ordering of Eldoret town. Some of the zoning plans include the following;

- a) Eldoret Municipality's Moi Annex Section, Zoning Plan
- b) Eldoret Municipality's, Langas Informal Settlement Development Plan
- c) Eldoret Municipality's, Kimumu Section Structure Plan
- d) Eldoret Municipality's, Maili Nne, Block 20, 21 and 23, Section Zoning Plan

into "a newly-industrialising, middle income country providing a high quality of life to all its citizens in a clean and secure environment". The economic, social and political pillars of Kenya Vision 2030 are anchored on macroeconomic stability; continuity in governance reforms; enhanced equity and wealth creation of opportunities for the poor; infrastructure; energy; science, technology and innovation; land reform; human resources development; security; and public sector reforms.

3.3.4. Physical Planning Handbook

The handbook provides clear and digestible user-friendly guidelines and minimum standards on the process and practice of physical planning. Its aim was to rationalize the rules, regulations, guidelines and performance standards that existed in various statutes, relevant subsidiary legislation, technical standards and principles that applied under relevant professional and technical disciplines.

3.3.5. National Environment Policy of 2013

The National Environment Policy of 2013 seeks to provide a holistic framework to guide the management of the environment and natural resources in Kenya. It further ensures that the linkage between the environment and poverty reduction is integrated in all government processes and institutions in order to facilitate and realize sustainable development at all levels.

3.4. Review of previous plans

The town was first planned in 1970. The plan covered a small area of township of an area of 25 Km².

3.5. Conclusion

The preparation of Eldoret Local Physical Development Plan operates under comprehensive legislation which has been summarised above. The plan is being prepared on the basis that the County Government of Uasin Gishu in collaboration with the Ministry of Lands and Physical Planning, are the primary clients and the County Assemblies and the National Director of Physical Planning will be responsible for approvals.

Year	KM ²	Type of Plans/Events	Details
1970	25	The first physical development plan	It laid strategies for development within the town
1974	59	Boundary Extension growth Centre policy	Privately owned land included in municipal boundary
1975	59	Long Term Structure Plan-Eldoret Structure plan (ESP)	Laid Broad Development Strategies
1980	59	Short Term Development Plan -Eldoret Physical Development Plan	To implement ESP Land Zoning Technique introduced
1985	147	Local Physical Development plan	Regulation of zones and a guiding framework for all land uses.
1988	147	Boundary extension	Vast areas of forested and agricultural land included in the municipality
1990	147	Layout plan for upgrading scheme	Implement the EPDP Limited by inadequate finance,
2010	147	Eldoret Town Strategic Urban Development Plan 2008-2030	The plan was not approved.
2015	671	Short term plan-ELPDP Eldoret Local Physical Development Plan 2015-2025 (in progress)	To regulate and guide development, It considered the vast area with range of activities which affect the town directly, it included; Eldoret Airport, Moi University Kesses, Maile Tisa, Ngeria, and Sogomo areas.

CHAPTER 4: PHYSIOGRAPHY AND ENVIRONMENTAL CONDITIONS

In this chapter, physiographical conditions and environmental issues have been discussed extensively. It contains different climatic conditions over seasons, soil types, and vegetation cover among others. These are critical components to that directly impact on the various proposals.

4.1. Physiography

4.1.1. Physiographic and Natural Setting

Eldoret Town is situated within key geographical features that have a great significance not only to Eldoret town itself but also to the entire North Rift region. The features greatly influence the rainfall, temperature and wind pattern experienced by the town. The geographical features within the region include Cherangani hills to the North, Mount Elgon to the North West, Nandi hills and

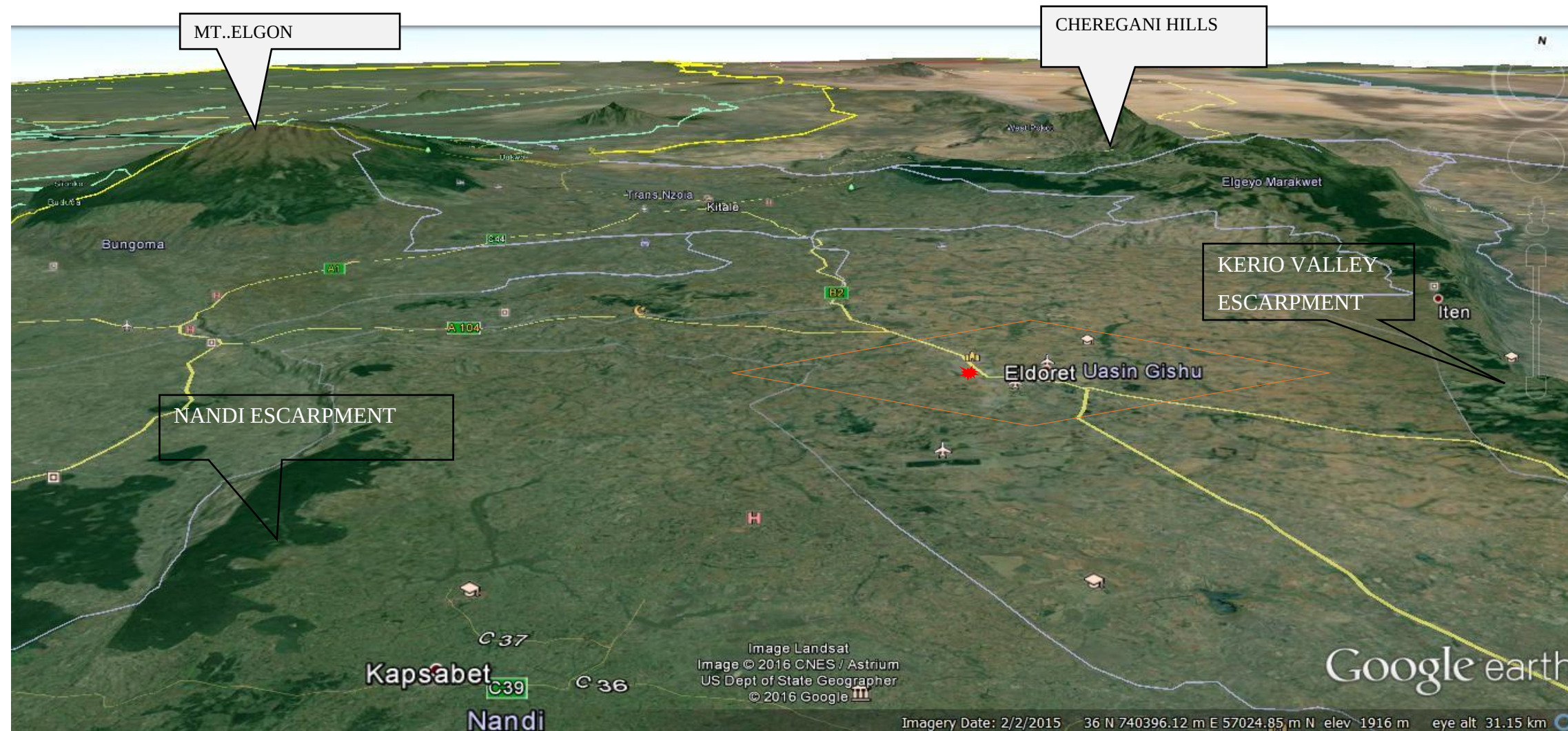
Nandi Escarpment to the South-West, and Elgeyo Marakwet Escarpment to the East. The geographical features form a large basin within which the town is located sloping from South East to North West.

4.1.2. Topography and relief

Lying south of the Cherangani Hills, the local elevation varies from about 2100 metres above sea level at the airport to more than 2700 metres in nearby areas (7000–9000 feet). Eldoret town could be described as a river valley town, with land rising from the Sosiani river valley both northwards and southwards. It rises to 1800m above sea level in the extreme northwest and 2120m above sea level in the extreme southeast. The northern part is marked by a steep slope (Map below).

The elevation character of the town impacts on the settlement patterns within the town. Majority of the informal settlements, including Munyaka, Huruma, Kamukunji, are found within are found at the low lying areas with hilly terrains. The steep slope (ridge) to the northern part separates the town and its rural hinterland of Moiben. Eldoret Water and Sewerage Company (ELDOWASCO) have sited its water reservoir on the ridge.

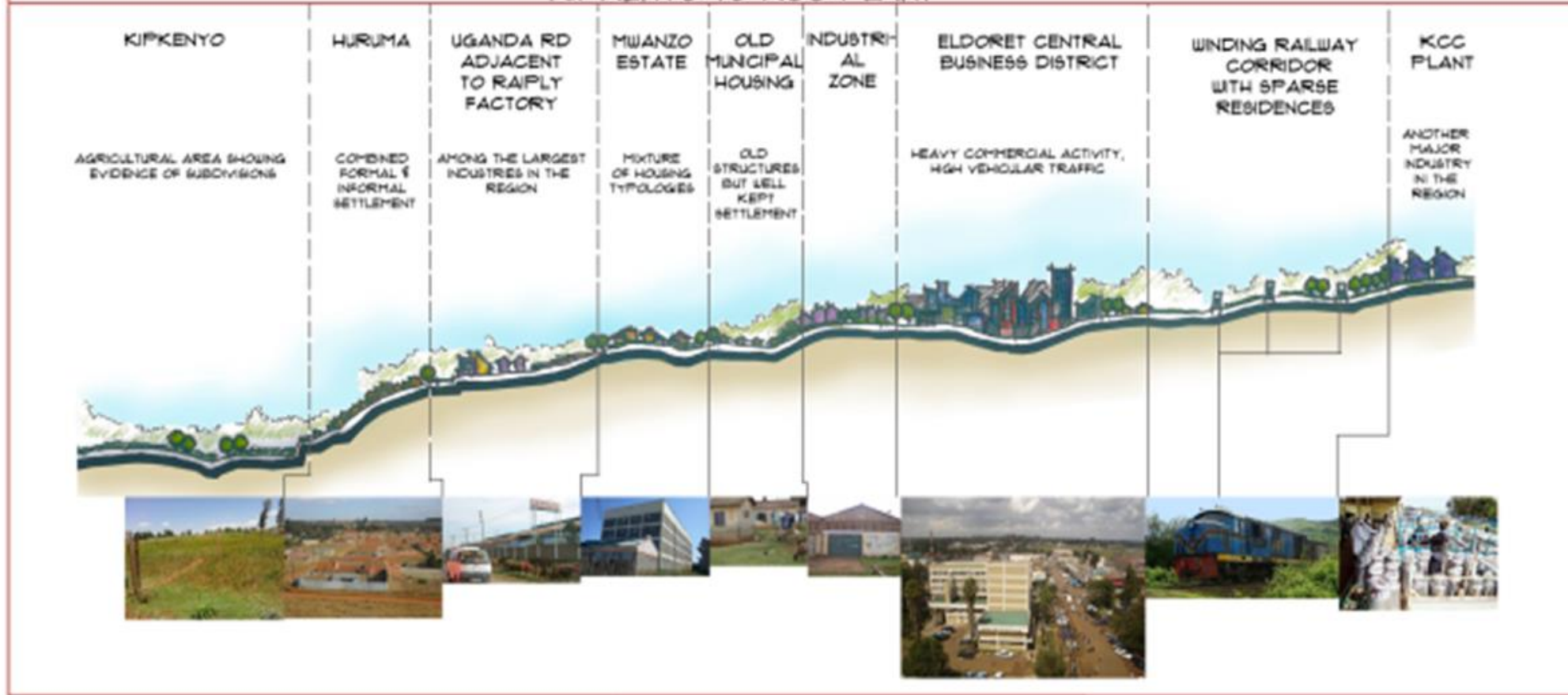
The elevation has also largely dictated the drainage of the town. River Sosian and its tributaries including Munyaka stream, follow the drainage of the town.



Source: Google image

ELDORET CROSS-SECTIONAL ELEVATIONS

KIPKENYO TO KCC PLANT

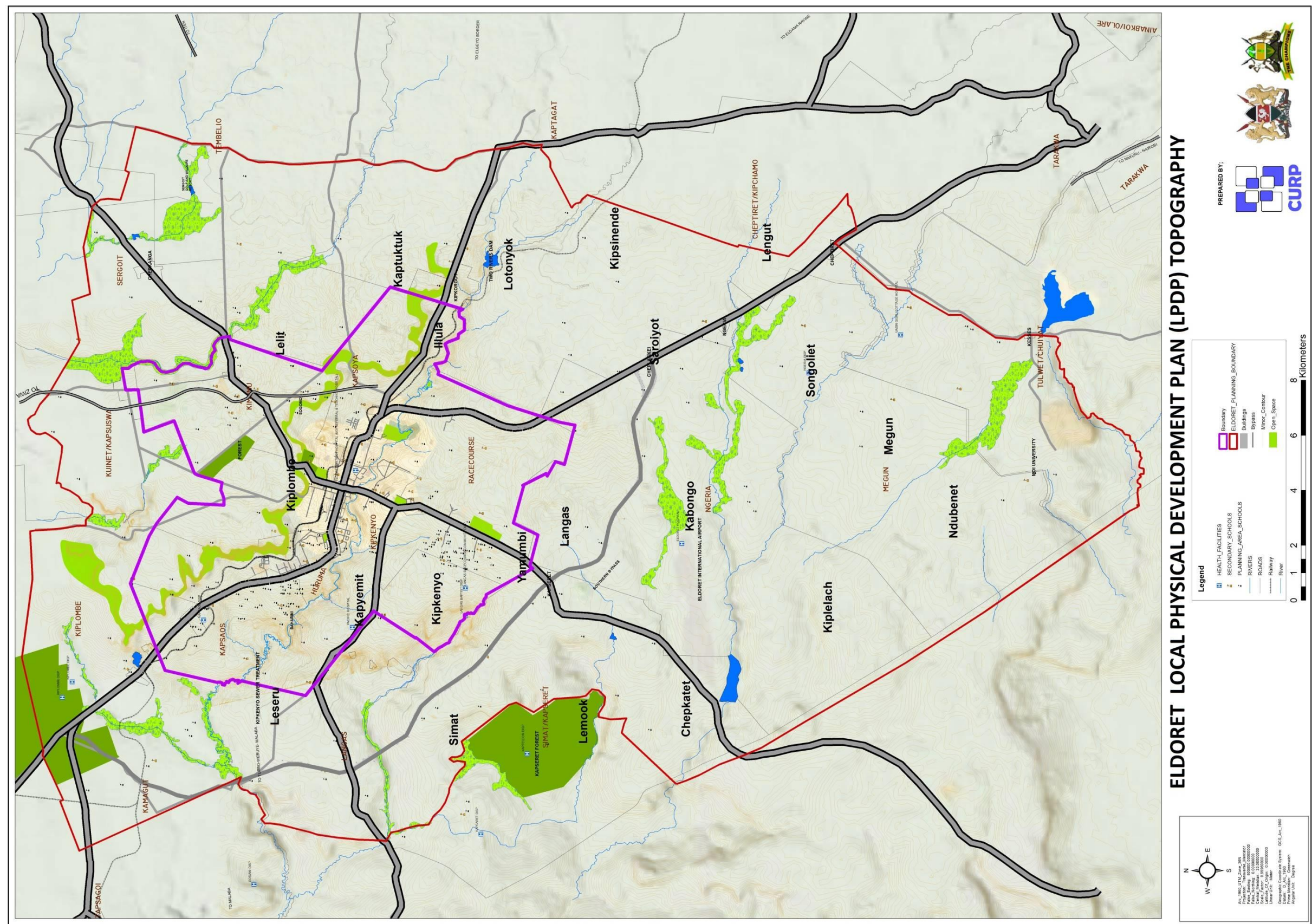


The figures illustrates the elevation of the town; a gentle slope right from KCC Plant all the way to Kipkenyo; from the northern part of the town, there exist a gentle slope to towards the CBD & Sosiani river. From Sosiani River to Langas, the ground rises gently.

The elevation analysis is key in determining infrastructure layouts and building designs.

LANGAS TO UNIVERSITY OF ELDORET





4.2. Geology and soils

The geology comprises of tertiary volcanic Uasin Gishu phonolites lavas. Along the escarpment, are slopes mainly rock outcrops or boulders. Thus today forms a good source of building materials. On the plateau the land form comprises of extensive levels of gently sloping areas with indulations. The soils of the town can be described in various forms as shown in the the Table 3;

Table 5: Soil distribution in the planning area

Zone	Coverage	Soil type
A	Oasis, Annex, Sukunanga, Kipkorgot and KCC	Poortly drained deep and dark grey soils
B	Elgon View, Langas, Yambumbi, and Kipkaren	Dominated by ferralsols/soils found in plateaus. The soils here are well drained dark red souls dominantly used for arable agriculture, livestock and wattle plantations
C	Kapsoya, Munyaka, Hawai and Kimumu	Dominated by basic tuffs, basalts and phonolites which are friable, extremely deep redish soils
D	Huruma, King'ong and Kamukunji	Dominated by cambisols/pegosols/littosols which are well drained shallow reddish brown soils

Source: Adapted from Fednand Etyang and Gelas Simuyi Muse (2016)

Geology and soil formation of the town largely dictates human settlement and human activities as well as drainage of the town. Zones B and D for instances are likely to have increased agricultural activities as opposed to Zones A and C and also likely to experience the consequences of flooding.

Geological formations in the study area has given a rise to quarrying activities. Currently the town has several quarries including, Tai Entepries, Kimilili Hauliers, Eldoret Quarry, Bahati stone quarry,Kaptinya, Eldostone quarry, Washukar investment, Abien Engineering, Ditamn, Milikant, Chemalal and Sirikwa quarr. These are exploited for commercial use and currently regulated by Ministry of Mining, National Environmental Management Authorities as well as County Govenrment of Uasin Gishu.

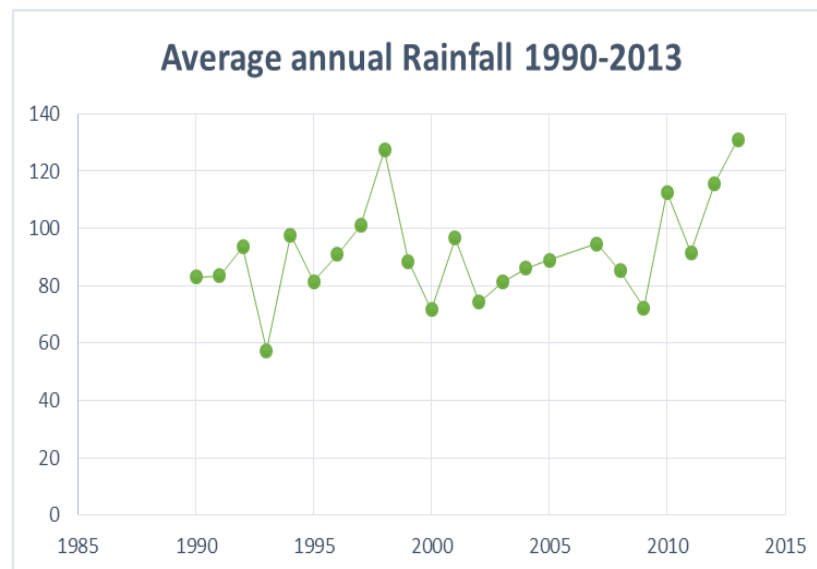


4.3. Climate

a) Rainfall

Uasin Gishu County within which Eldoret lies enjoys two rainy seasons with an annual rainfall ranging between 900 to 1200 mm. The wettest season in Uasin Gishu County is experienced between the months of April and May while the driest season comes between January and February. Since 1990 rainfall have since been fluctuating with more rains as from 2010 onwards.

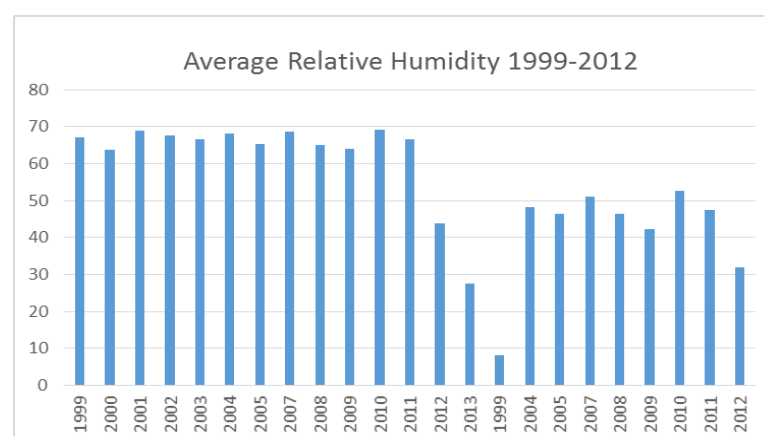
Chart 1: Average annual rainfall 1990-2013



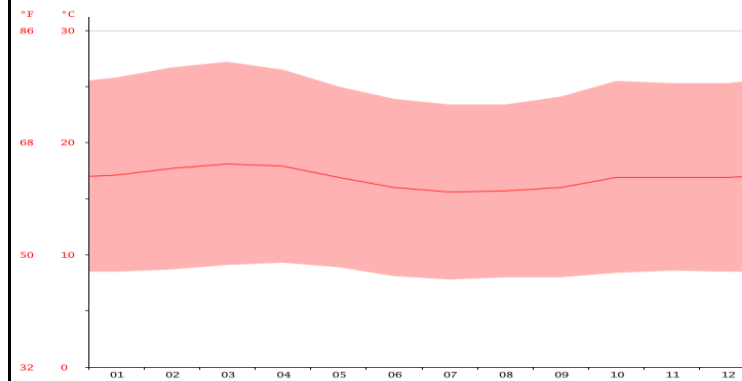
Humidity ranges between 400C to 900C in the afternoon during the dry season and 500C to 600C during the rainy season.

Chart 2: Average Relative Humidity

b) Temperature



Eldoret town have an annual average temperature of 17.3⁰C, lowest at 11.3⁰C and high of 23.3⁰C.



4.4. Hydrology

4.4.1. Underground water sources

a) Boreholes

Water Resource Management Authority (WARMA) is responsible for licensing boreholes in the Country. The data from WARMA office, North Rift branch indicates that the Authority has over total of 50 boreholes within the planning area. The boreholes are a main source of water supply where the ELDOWASCO distribution line does not reach. According to SEURECA, 2017 private boreholes are the most common/preferred water source accounting for 57.94%.

b) **Shallow wells;** These are dug wells that take advantage of the low water table. They are mostly preferred mainly due to its low cost to drill it. Unlike the boreholes, shallow wells are

difficult to establish since regulatory authorities are not party to them.

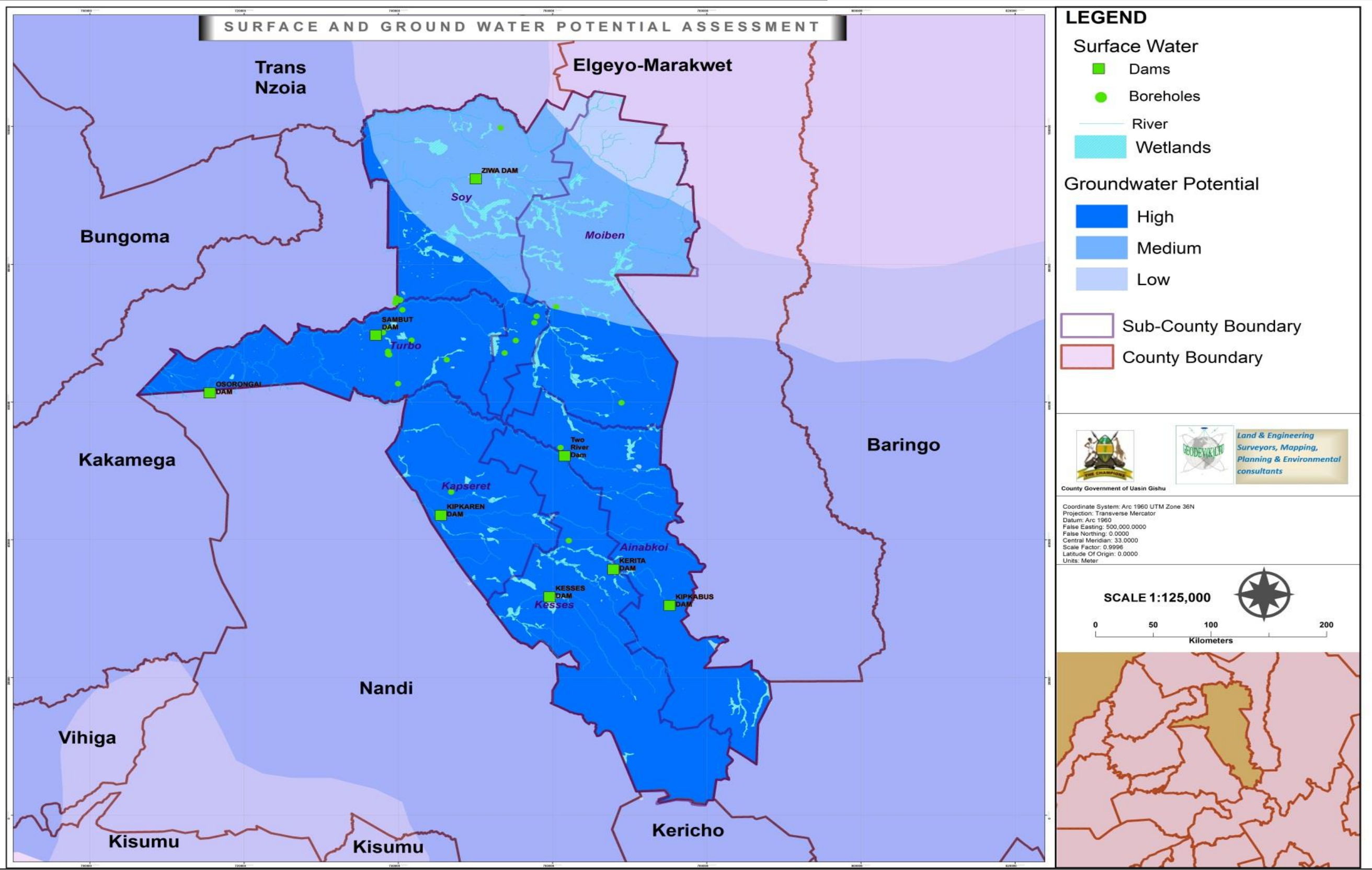
Various concerns have been raised by various stakeholders on the safety of the ground water resources for use by the residents. Borehole/shallow well water sources in close proximity to effluents from industries and sewage will experience some negative effects on water quality overtime. Contamination of borehole/well may arise from pollutants entering the water table some distance from the industries or from sewage entering the bore hole itself through cracked or corroded cases.

4.4.2. Surface water

Surface water sources in the planning area comprise of Rivers, creeks, Dams

- **Rivers:** The permanent rivers include Sosiani, Moiben, Chepkoilel, Sergoit and Upper Kipkaren rivers while seasonal rivers include Elengerin, Sergoit and Olare Onyokie rivers.
- **Streams:** The existing streams within the study area include; Hawaii, Munyaka, Limo among others
- **Water reservoirs;** Include Ellgegrini, Endorot and Sosiani(two rivers).

Map 7 below shows the ground water potential within Uasin Gishu County.



Map 2: Water resource potential with Uasin Gishu County

Source: Uasin Gishu County Spatial Plan

4.4.3. Wetlands

This is a major wetland running south-north, a few kilometers north of Eldoret. It is a permanent, riverine wetland with a high length to width ratio, about 10km long and about 700 m wide at the widest point. The wetland has a catchment of 210 km² and water supply is mainly by Chepkoilel River originating from Kaptagat forest where it is referred to as Misikuri River

The wetland lies at an elevation between 2,110 and 2,140 m above sea level. The dominant vegetation is *Cyperus papyrus* and shorter emergent vegetation *Cyperrus Spp.*

It is presently used for livestock watering, water abstraction for irrigation at Equator flower farm and smallholder horticulture production of vegetables and tomatoes. Domestically, it supplies water for livestock, provides good grazing grounds, and is a

resource for bee keeping. Moi University uses it for its fish farming, and discharge of domestic sewage wastewater.

The wetlands play a significant role in recharging the existing rivers and streams. It also acts as an important wildlife habitat for birds and fish. The wetland serves a major role as it buffers agricultural inputs from the large-scale wheat and maize plantations in its immediate catchment.

4.4.4. Vegetation

The vegetation can be analyzed into three typical patterns; within the CBD and residential areas, those found at the periphery of the estate and estate; along the fragile ecosystem

a) Vegetation within the CBD and settled areas

The vegetation within the CBD is largely minimal with countable tree species in open areas including Nandi Park and along Sosiani

River. The tree cover varies from in various estates within the town. The low density residential areas are mostly covered by thick vegetation as compared to high density residential areas and the informal settlements.

b) Peri-urban areas

Vegetation in the peri-urban are largely characterized by both indigenous and exotic trees. There are also areas with both natural and artificial forests. It is worth noting that the tree cover in the peri-urban areas has declined over time as a result of land sale and increased subdivisions.

c) Vegetation in fragile ecosystem

Fragile ecosystem are discussed in detail in section 7.2



Figure 7: Eastern Avenue

Source: <http://www.eldoretleo.com/picture-demonstration-rich-eldoret-town-better-conservationists/>



Figure 6: Kapsoya Estate



Figure 5: Pioneer Estate

4.4.5. Environmental Conditions/Hotspots

Environmental hotspot in this context are natural goods that are experience the most evident and dramatic change with negative consequence to human health. The key environmental hotspots within the planning area can be categorized as follows;

a) Sosiani River and its tributaries

(i) Pollution

(ii) Encroachment

River Sosiani and its tributaries have been seriously encroached upon by human settlement. This is partly because appropriate river pegging has not been carried out.

b) Wetlands

Eldoret has various wetlands described in Section 3.6. The largest, Chepkolel wetland suffers from the following;

- Shallow and ephemerally flooded section of the wetland have been encroachment by agricultural activities where tomatoes, cabbages and kale are the main crops, human settlements, animal grazing and tree plantations of eucalyptus trees
- Ditches have been dug either to drain water away or to detain water for irrigating these crops
- The section with limited *Cyperus Papyrus* is characterized by human activities including bathing, swimming, fuel wood collection and limited animal grazing
- The section located at Marura Bridge along Eldoret – Iten road is characterized by car washing and animal grazing. Other activities include tree nursery, macrophyte harvesting and crop cultivation. There is also a shopping center in this section

resulting to high human presence. Substance originating from the shopping centre such as waste waters, and parking papers are deposited into the swamp

- The section close to University of Eldoret is protected or buffered from external disturbance due to restriction of access. The major human activities at this site include papyrus harvesting, animal grazing (sheep), and recreation activities
- The section close to Limnyomoi School about 600 m after the discharge point of the University of Eldoret's sewage

treatment points are characterized by animal grazing, and relatively large maize farms and irrigated vegetable farms

- The section near Kaprobu Bridge along Eldoret – Ziwa road is characterized by large farms of wheat and maize at the catchment, animal grazing and watering of animals

d) Air pollution

Industrial Air Pollution;

There are a number of factories within Eldoret Town as highlighted in section 5.5.5. Most of these industries emit smoke to the Environment and in the process affects the air quality within the town. It is worth noting that there are a number of other factories that have set base in the town and the concern they pose to the Air Quality require being address.

Location	Pollutants	Description
Huruma	Huruma Dumpsite and the sewerage plant	The dumpsite and the oxidation ponds discharge semi-treated sewage and sludge to the River
	Settlements	The inhabitants of the settlement dispose plastic bags and organic waste into the river
CBD - Between Uganda Road and Hospital Road - Adjacent to the Zion Mall - Behind Unga milling factory	Garages:	There are numerous garages within the tributaries of River Sosiani passing through town. Used oil and metallic pollutants are disposed on the river channel
	Car wash	Used oil and other inorganic waste into the river.
	Industries	Some industries are located along sosini river are among agents of water and air pollution

Air pollution from the Vehicles

The production of carbon dioxide is linked to motor vehicles. It is estimated that in Eldoret vehicles emit 4693 tons of carbon dioxide annually and the major source is through idling which contributes 4350 tons per annum, running emissions contribute to 342 tons per annum. Due to the growing town size and expanding economic base more cars –vehicles ownership increased by 100% from 2001-2009-more build up less trees, low sinking potential more carbon dioxide in the atmosphere.

e) Quarries

Active

There are approximately 12 quarries within the project area. The immediate impact the quarries is air and noise pollution especially to the immediate population.

Abandoned quarries

There are numerous abandoned quarries those possess a hazard to the humans. These are as described in the table below.

Table 6: Environmental concerns with regard to the active quarries in the study area

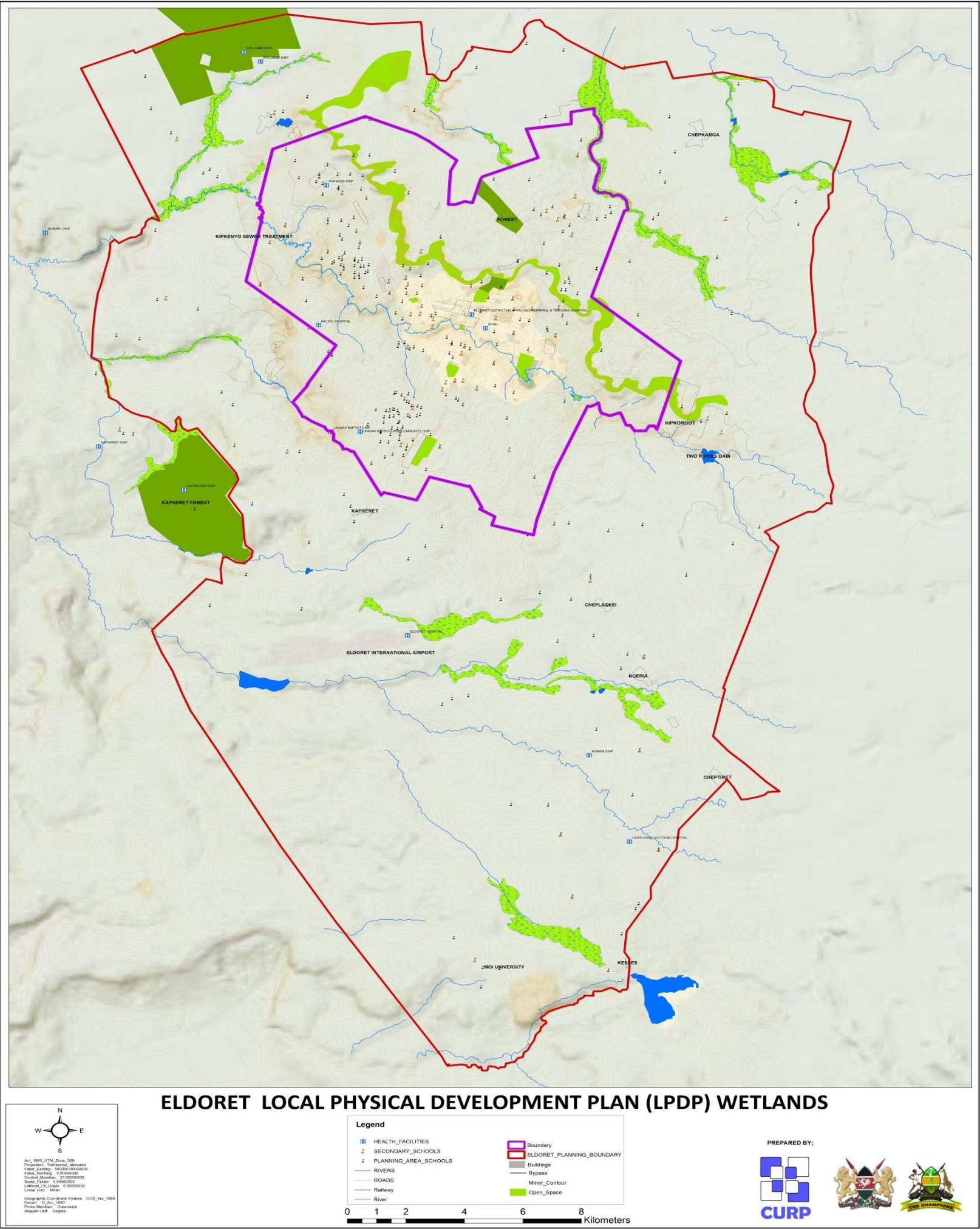
Quarry name	Description	Environmental Concern
Mugoya quarry ²	The quarry is situated in Mwanzo area It came into being as a result of mining of stones used to construct roads and Moi Army barracks The quarry has accumulated water that is hazardous to the people.	It was lead to the death of several people and cattle, goats and sheep
Ngeria ³ Quarry ⁴	The quarry is situated in Ngeria. It was came into being as a result of mining of roads to construct Eldoret Nairobi Road. The quarry has accumulated water that has formed an artificial dam being used and therefore used as a source of water to the residents	It has led to the death of persons and livestock through drowning.
Quarry at Kambi Thomas ⁵		It has lead to the death of persons

² <http://www.ebru.co.ke/residents-in-mwanzo-eldoret-worried-over-killer-quarry/>

³ <http://www.nation.co.ke/counties/eldoret/Divers-fail-to-find-drowned-boys-body/1954186-3091940-2u53nyz/index.html>

⁴ <http://allafrica.com/stories/201602100128.html>

⁵ <https://www.standardmedia.co.ke/business/article/2000033155/mother-drowns-children-commits-suicide-after-row>



f) Settlements on the Ridge

The town has a ridge. The ridge provides a vantage view to observe the town at a glance. The ridge has however been encroached by human settlement. Kamkunji settlement is situated on the slopes of the ridge.

g) Eldoret Municipal Dumpsite

The EMC dumpsite is an open land disposal site, located in Huruma area, where the indiscriminate deposit of solid wastes from the town takes place with no measures to control the operation and to protect the surrounding environment. This dump site is visually characterized by widely spread un-covered wastes. The waste is dumped into an abandoned quarry where they are left uncovered or simply burnt. All garbage from Eldoret's industries, hotels, restaurant, and residential areas is dumped here.

The dumpsite has a number of cooperatives of youth and women which have come up to sort out and recycle some of this waste.

The environmental impact of the dump site arise from the type of waste including; industrial wastes (used chemicals, raw materials, expired products) agricultural wastes (fungicides, herbicides) and

hospital waste (packaging materials, containers, used syringes and other sharp, biological waste and pharmaceuticals). It is therefore feared that the soil adjacent to and within the dumpsite is likely to be contaminated with heavy metals, putting at risk the lives of nearby Huruma residents. It was also observed that the site poses a serious air pollution problem, which affects the health of human beings and scavenger animals. This is evident in the huge amounts of smoke emanating from the dumpsite. This particularly affects the residents from the neighbouring Huruma, Mwenderi and Shauri settlements. Additional problems from leachate, could affect ground water systems.

The dumpsite equally poses serious social and political threats. Being an open space the dumpsite encourages and attracts many children to turn to street life since they scavenge for items from the dump site which they sell. Due to high poverty levels in Huruma slum and its neighbouring settlements, some parents encourage their children to go to the dumpsite to fend for themselves and also support the family. While some critics will defend this habit, it is a disastrous short term solution to a larger, complex and longer social and economic problem.

Groups of people particularly street boys and those working at the

dumpsite select items and food stuffs dumped by Lorries and sell them back to slum residents at prices lower than retail rates. Hygiene is not observed, the products could be contaminated and sometimes the food is expired. This puts at risk the lives of many slum residents

4.5. Natural resources

4.5.1. Forests

Forests beings the lungs of an urban area, they need attention, protection and conservation. The planning area has one gazetted forests namely Kapseret forest. The forest has an area of 281.5 acres. It was declared to be forested areas by proclamation No. 44 of 1932, plan No.75/18.

The forest, like others within the County, has been deforested. There has been wanton felling of trees, including indigenous species for monetary gains



CHAPTER 5: POPULATION AND DEMOGRAPHY

5.1. Introduction

Population and demography characteristics are an important fulcrum against which all planning efforts are directed for social

Year	Eldoret Town		Uasin	Gishu	Kenya	
	County/District					
	Total Population	Growth Rate	Total Population	Growth Rate	Total Population	Growth Rate
1979	50,503		300,766	-	15,327,061	3.37
1989	111,882	7.9	445,530	3.9	21,448,774	3.34
1999	197,449	5.7	622,705	3.42	28,686,607	2.9
2009	289,380	3.8	894,179	3.68	38,610,097	3.02

economic improvement of people in any given jurisdiction.

This chapter focuses on the population growth of the town over the years, its characteristics, projections up to the end of the planning period within the town boundaries.

5.2. Population of Eldoret Town

Eldoret has over the years exhibited continuous expansion in terms of size, structure, distribution and density. Its urban population growth is above over spilling to its peri-urban areas and it is expected to be more than half a million in the next 15 years.

The town had a total population of 289,380 persons as per 2009 population and housing census. This comprised of urban population (252,061) and rural population (37,319). It as a growth

rate of approximately 3.8%, higher than Uasin Gishu County and country's growth rate of 3.68% and 3.02% respectively (Table 5).

Table 7: Population growth rate of Eldoret Town

Year	Male	Female	Total
1948	-	-	8,193
1962	11,292	7,313	19,605
1969	10,330	7,862	18,192
1979	28,930	21,573	50,503
1989	61,574	50,308	111,882
1999	103,402	94,047	197,449
2009	146,596	142,784	289,380
2016	190,328	185,379	375,707*
2020	220,949	215,203	436,152*
2025	266,243	259,319	525,562*
2030	320,822	312,479	633,301*

Source: Kenya National Bureau of Statistics, 2009

5.3. Population size and projection

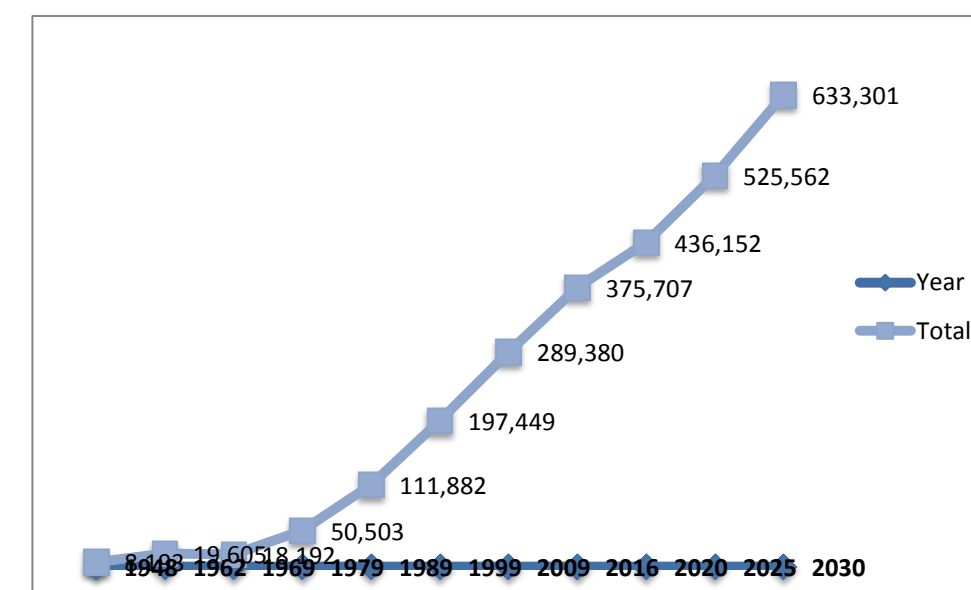
The town's changing boundaries and emerging functionalities such as administrative headquarters -NOREB, County among others, the population is expected to change significantly. Table 6 below shows population projections since 1948 to 2025 basing on the growth rate of 3.8%.

Table 8: Population Growth Trend and projection in Eldoret Town since 1948-2030

In reference to the Kenya population growth trend it shows the tremendous increase in population as years goes by. This

therefore shows that in future the population will be considerably high due to its increase in density every year.

Chart 3: Population trends and projection



5.4. Population distribution

The table below shows the population distribution within various locations within the town.

Table 9: Population distribution within the various locations

Location	Male	Female	Total
Kibulgeny	26,072	25,763	51,835
Chepkoiel	7,765	7,318	15,083
Simat	6,018	6,098	12,116
Pioneer	47,684	45,752	93,436
Kapsoya	16,121	17,317	33,664
Kipchamo	6,648	6,460	13,108
Kapyemit	34,403	35,735	70,138
Total			289,380

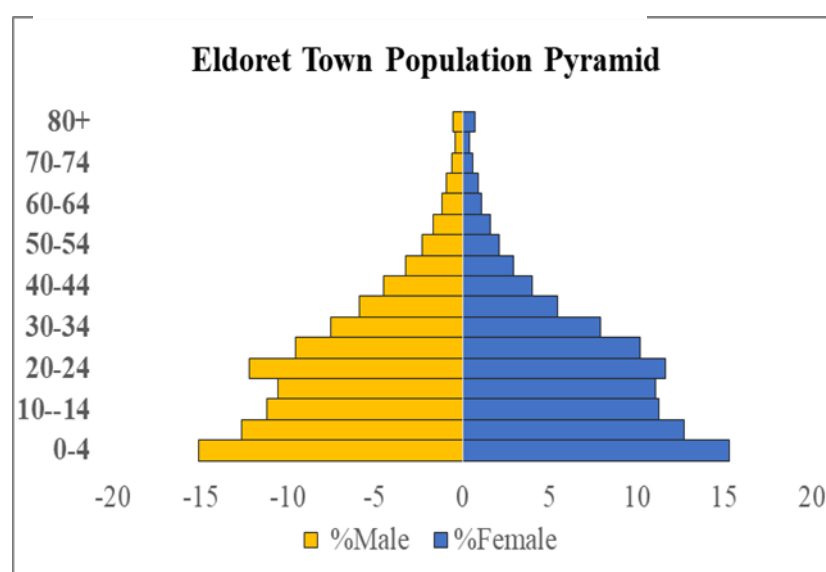
5.5. Sex Ratio

Sex ratio is defined by KNBS as the number of males for every 100 females in a population. In reference to the 2009 Population and Housing Census the sex ratio in Eldoret town is 97 as shown in the table. This indicates that the female population is high. For the whole county the sex ratio is at 101. The same scenario is observed at regional level where the sex ratio is 101. However, at the national level the sex ratio is 99 indicating that female population is higher than that of the male.

	Female		Total population	Sex Ratio
Kenya	19,192,458	19,417,639	38 610 097	99
Rift Valley Region	5,026,462	4,980,343	10,006,805	101
Uasin Gishu	448,994	445,185	894,179	101
Eldoret Town	142,784	146,596	289,380	97

5.6. Age Distribution

Figure 8: Population pyramid of the town



The age structure of the population in Eldoret Town shown in Figure 8, provides a breakdown of the age and sex profile of the town in 2015. The bottom on the pyramid shows more 0-4 year old and more 20-24 year olds. Secondly, the number of males to females is almost the same.

5.7. Age Cohort Characteristics

5.7.1. Under 1

In 2009, the total population under 1 was estimated at 9,433. This accounted for about 3.26% of the total population. In 2016, the population under 1 as is 12,249 which is projected to 17,133 by 2025.

5.7.2. Under 5

The population under 5 was 44,072 in 2009. This constituted a proportion of 15.23% of the total population. The planning area has a total of 115 ECDEs with an enrollment rate of 26.9%; less than the national ECDE enrollment rate of 35%. This means that only 11,458 out of the total 44,072 are undertaking pre-primary education. This cohort is projected to be about 80,043 in 2025 and there is therefore need to increase the pre-primary school facilities to cater for this shortfall in the enrollment rate. Health and recreational facilities also ought to be improved or increased to ensure the proper development of this age group.

5.7.3. Primary School Age (6-13)

This cohort had a total of 66,557 persons according to the 2009. This accounted for 23.04% of the total population of Eldoret. There are 115 primary schools in Uasin Gishu. Primary school enrollment rate is currently high at 89.5%, although the transition rate is only 59.9%. The current facilities will be insufficient to cater for this population in future since this cohort is projected to be 157,668 in 2025. Hence there is a need for increased number of primary schools to absorb the rising primary school population. Initiatives to increase transition rates into secondary school should also be taken.

5.7.4. Secondary School Age (14-17)

The total number of persons of secondary school age in 2009 was 39,471 accounting for 13.64% of the total population. The enrollment rate of 65%; quite lower than the national secondary enrollment rate of 78%. Secondary schools should be increased considering that this cohort is projected to be 71,686 in 2025.

5.7.5. Youth (15-35)

According to the 2009 population census, this cohort had a total number of 118,645 persons accounting for 41.73% of the total the area. This group is projected to be 229,828 in 2025 and despite the presence of several tertiary education facilities in area; there is an imminent need for more facilities to meet future demand. Other facilities needed for adequate youth development include hospitals, recreational and social facilities among others.

5.7.6. Female Reproductive Age (15-49)

The total for this cohort in 2009 was 73,502. This constituted a 25.4% proportion of the total population. It is projected to be 133,492 in 2025 signifying huge population growth potential. This calls for improved maternal health care to cater for the needs of this age group.

5.7.7. Labour Force (15-64)

The labour force consists of 161,097 persons accounting for 55.67% of the total population. This cohort has the largest proportion of the total population. The labour force is projected to be 292,583 in 2025 implying a need to provide employment opportunities in the county. Access to credit facilities should be boosted to promote self-employment in area.

5.7.8. Aged Population (65+)

The people above 65 were 8,131 in 2009. They constituted 2.81% of the total population, the least proportion among all the age cohorts. The aged population is projected to be 14,768 in 2025. Therefore, there is need to provide homes for the aged in area as well as advocacy on saving to reduce dependency levels in the county.

The table below shows the projection of the Uasin Gishu County population according to different age cohorts.

Table 10: Population Projection by Age Cohorts

Cohort	Total Number (2009)	Projection (2016)	Projection (2025)	%
Under 1	9,433	12,249	17,133	3.26%
Under 5 including Pre-Primary School Age	44,072	57,220	80,043	15.23%
Primary School Going Age (6-13)	66,557	86,562	157,668	23.04%
Secondary School Going Age (14-17)	39,471	51,246	71,686	13.64%
Youth (15-35)	118,465	156,782	229,828	41.73%
Female Reproductive Age (15-49)	73,502	95,429	133,492	25.40%
Labour Force (15-64)	161,097	209,156	292,383	55.67%
Aged Population (65+)	8,131	10,557	14,768	2.81%

Source: Kenya National Population and Housing Census, 2009

5.7.9. Observations and Issues:

- population growth rate of Kitui town has been on an increasing trend,
- up-gradation of status of the town to the County Head quarter, offers more opportunities for employment, and
- sex ratio is a bit skewed as male population is less than the female population.

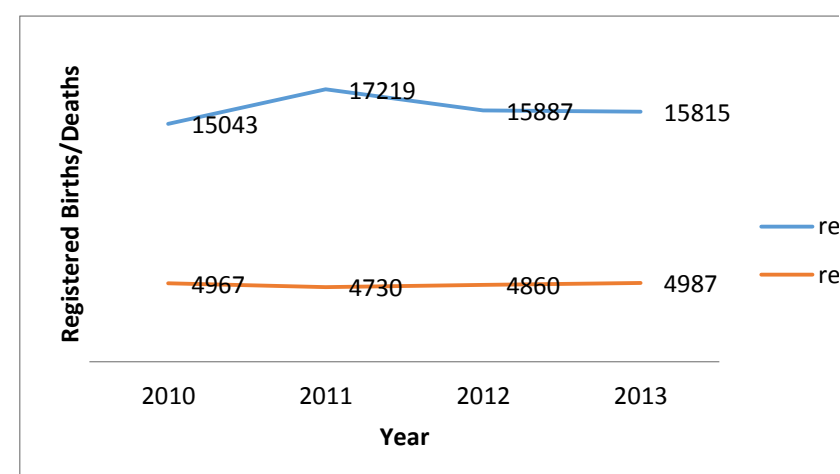
5.8. Demographic Characteristics

The data presented in this section relates the entire Uasin Gishu County and has close correlation with the planning area.

5.8.1. Crude Birth and Death Rates

The CBR for Uasin Gishu in 2012 was 49.4/1000 whereas the national CBR was lower at 38.4/1000. In the same year, the CDR for Uasin Gishu was 7/1000, lower than the national CDR of 10.4 deaths per 1000 population annually. The number of births registered in the County from 2010 to 2013 was higher than that of deaths registered for all years. The number of births fluctuated significantly from 2010 to 2011 but remained relatively the same in 2012 and 2013 whereas the number of deaths remained relatively constant throughout the period. This is as shown in the chart below.

Chart 4: Number of births and deaths registered in Uasin Gishu from 2010-2013



Source: Statistical Abstract, 2014

5.8.2. Infant and Child Mortality Rate

IMR in Uasin Gishu in 2012 was 48/1000 whereas the national IMR was higher at 52/1000. CMR on the other hand was 12/1000 in that year compared with the national CMR of 24/1000.

5.8.3. Maternal Mortality Rate

The MMR for the county was 41 deaths per 100,000

women; much lower than the national MMR of 495/100,000.

5.8.4. Life Expectancy

Uasin Gishu County has a high life expectancy of 65.9 years. This is higher than the national life expectancy (58 for males and 61 for females).

5.8.5. Average Household Size

In 2009, the average household size for Uasin Gishu was 4.4 which rose to 5.2 in 2012. The national average household size was 4.4 in 2012.

5.8.6. Sex Ratio

The sex ratio for the county in 2009 was 100.9:100 indicating that males were more than females during that period. The sex ratio for Kenya was 99:100 in 2012.

5.8.7. Dependency Ratio

There are 79.5 dependents for every 100-working population in area. This is significantly better than the national dependency ratio of 92 dependents per 100 working population.

5.8.8. Total Fertility Rate

The TFR for the county in 2012 was 4.7, higher compared to the national TFR of 3.9 in that year. By 2014, the TFR for Uasin Gishu County had dropped to 3.6 while that for Kenya remained constant (Kenya Demographic Health Survey, 2014).

5.8.9. Household Headship

In Uasin Gishu County, male headed households are 75.6% whereas female headed households were 24.4% (Kenya

National Housing Survey, 2012/13). During that period, male headed households constituted 72.1% while female headed households took a 27.9% proportion of the households at the national level. The demographic characteristics of Uasin Gishu County are summarized in the table below.

Table 11: Demographic Characteristics in Uasin Gishu

Attribute	Uasin Gishu County (2012)	National (2012)
Crude Birth rate	49.4/1000	38.4/1000
Crude death rate	7/1000	10.4/1000
Infant mortality rate	48/1000	52/1000
Child mortality rate	12/1000	24/1000
Maternal mortality rate	41/100,000	495/100,000
Life expectancy	65.9	Males: 58 Females: 61
Average household size	5.2 (4.4-2009)	4.4
Sex ratio	100.9:100	99:100
Labor force	55.67%	51.9%
Dependency ratio	79.5:100	92:100
Total Fertility rate	4.7	3.9

Source: Uasin Gishu County Development Profile, 2013

5.9. Education/ Literacy

There are two public universities namely Moi University and University of Eldoret, and campuses of the major universities, 1 polytechnic and a number of technical colleges and several private

commercial colleges. There are 471 public and 419 Early Childhood Development (ECD) centres, 458 public and 327 primary schools and 171 public and 38 private secondary schools.

5.9.1. Primary Education

Majority of the ECD Centers within the planning area are attached to the existing public primary schools. As such, there are approximately 115 ECDE centers as per existing primary school within the planning area.

As per the County's CIDP (2013) it highlighted that about 89.5% of the total population within the age group 6-13 years have been enrolled into primary schools. It further indicates that the enrolment rate of boys and girls is 88% and 91% respectively. Compared to the recommended standard of teacher-pupil ratio of 1:40, the county's teacher-pupil ratio is 1:33.

5.9.2. Secondary Education

At secondary level there are total 209 schools in Uasin Gishu County including 171 public secondary schools and 38 private secondary schools. The teacher pupil ratio in secondary schools stands at 1:41. Private secondary schools also have significant presence in county, especially those funded by religious organizations.

5.9.3. Tertiary Education

There are 2 public universities within the planning area that is Moi University and University of Eldoret commonly known as Chepkoilel. There are also 2 polytechnics, 7 technical training colleges, one medical training college and 21 ICT colleges.

5.9.4. Literacy Rate

It stands at 81.5% of the total population in the county. This is higher compared to the national literacy rate of 66.4%. Children in the school going age bracket of 15-18 years forms 83.0% of the

entire population. This is also 12.1% higher than that of national level (70.9%).

5.10. Socio-Cultural

5.10.1. Tribe Composition:

Eldoret town is largely a multi-ethnic city with each tribe heavily represented. However majority of the population are the Kalenjin tribe, which belongs to the Nilotic ethnic group. These highland Nilotes include eight culturally and linguistically related groups or tribes, namely Kipsigis, Nandi, Tugen, Marakwet, Keiyo, Pokot, Sabaot and Terik. The Kalenjin languages spoken by these groups include the Keyo (Keiyo), Cherangany, Tugen, Nandi and Kipsigis (Kipsikiis, Kipsikis) languages. They are Kenya's fourth largest ethnic group, with the Kipsigis being the largest of the Kalenjin group. Other communities who refer Uasin Gishu County as their home include Kikuyu, Kamba, Luhya, Kisii and Luo among others.

5.10.2. City of Champions:

Kalenjin are renowned for their athletic prowess at international and national level. They are sometimes referred to as Kenya's running tribe. Some of legendary Kenyan long distance runners includes world-renowned athlete Kipchoge Keino, who was the first African to clinch a gold medal in the 1500m race in 1968, Mike Boit and five-time world cross-country champion and world 10,000-meter record holder Paul Tergat. Majority of these athletes invest in this town especially Real Estates.

5.10.3. Religion:

All religions are represented in this town with majority being Christians (Africa Inland Church (AIC), the Church of the Province of Kenya (CPK) and the Roman Catholic Church). Muslims and Hindus are relatively few.

5.11. Emerging issues

- The rapid population growth of the town has intensified pressure on existing infrastructure.
- The town's population catchment for economic activities has increased tremendously to include the neighbouring Counties of Baringo, Elgeiyo-Marakwet, Trans Nzoia, Nandi and Kericho.
- The demand for housing has dictated the type and pattern of settlement in the town.
- There is higher population concentration in the western and southern parts of the town which calls for immediate settlements densification strategies. These areas include residential neighborhoods' of Huruma, Kidiwa and Langas.

Table 12: Emerging Issues-Population and Demographics

Housing	• High population growth (3.8% per annum) leads to increase in demand for housing • Emergence of slums and informal settlements in urban areas
Employment	• Availability of skilled and unskilled labour • High rate of unemployment due to competition for available job opportunities
Social Amenities	• Strain on existing facilities: health, education, recreation etc.
Land use	• Population pressure has led to subdivision of land into uneconomical sizes • Urban sprawl has been brought about by urban population growth
Infrastructure and Utilities	• Traffic congestion occasioned by rising population • Encroachment into road reserves • Strain on existing water supply and sewerage facilities

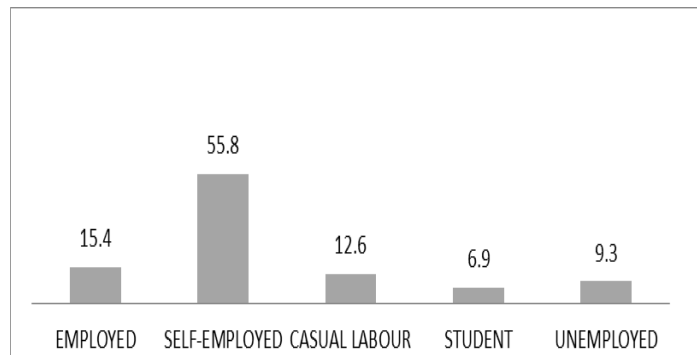
CHAPTER 6: ECONOMY AND EMPLOYMENT

The economic base of every town affects its prosperity and plays a critical role in its overall sustainability. This Chapter focuses on major economic activities and occupational patterns of Eldoret Town.

6.1. Employment and occupation

In a field survey carried out by Geodev (K), most of the people in Uasin Gishu and planning area (approximately 55.8%) are self-employed. These people either run businesses or practice agriculture. Approximately 15.4% are formally employed while 12.6% undertake casual labour. Approximately 9.3% of the people in the County are unemployed. This is as shown in the bar graph below.

Chart 5: Occupational Characteristics

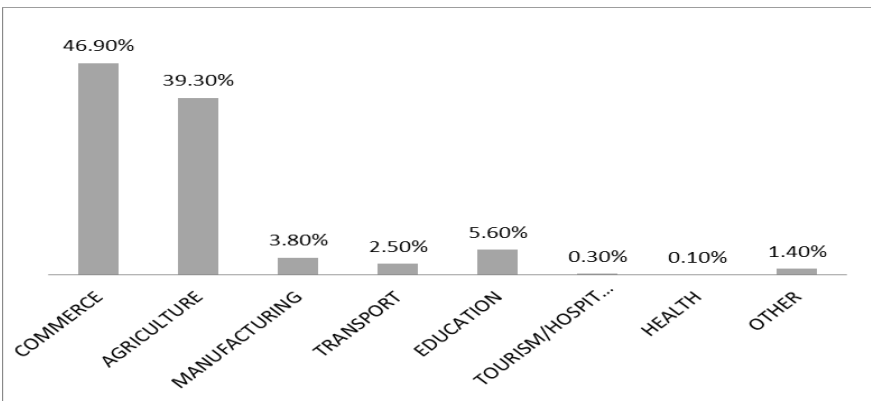


Source: Geodev (k), 2015

6.2. Income Sources and Levels

Most of the people (about 46.9%) within the County obtain their household income from trade and commerce. The agriculture

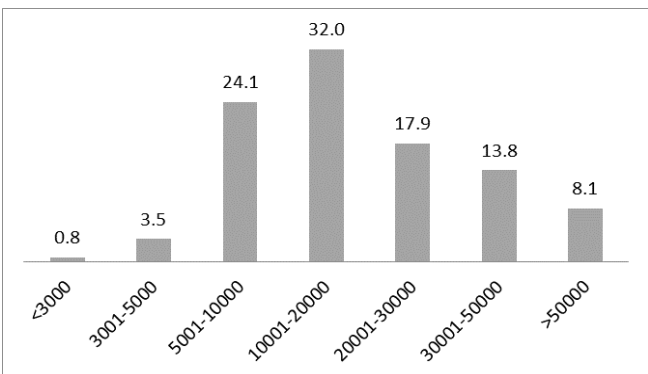
Chart 6: Household Income Sources



Source: Geodev (k), 2015

A majority of the households in Uasin Gishu (about 32%) earn between 10,000 and 20,000 shillings monthly. The least earn below 3,000 shillings per month and represent approximately 0.8% of the households. The chart below shows population distribution by income level (County Spatial Plan 2015-2015).

Chart 7: Average Household Income



Source: Geodev (k), 2015

6.3. Industries

i) Formal Industries

There are various industries in planning area e.g. agro-industries, urban based industries and market based industries.

ii) Agro-Based

These are mostly involved in value addition an include milk cooling plants e.g. KCC. There are other large scale agro-based industries e.g. Ken-Knit, Paul’s Bakery, and Unga Millers Limited.

iii) Urban Based

These are industries that mainly apply technological innovations in production and processing in large scale. They are characterized by use of heavy machineries in processing and value addition. Industries under this category in the county include Steel Mills, Buffalo Millers and Jumbo North EA Ltd. The table below shows some of the major industries found in planning area.

Table 13: Major Industries in planning area

Name of Industry	Physical Location	Activity	Product
Eldoret Grains	Iten Road	Milling	Unga (Dola)
Unga Limited	Muliro Street	Milling	Unga (Exe)
Seven Hills Mineral Water	Eld-Nrb Highway	Water Bottling	Bottled Water
Sirikwa Quarry	Baharini	Mining	Gravel
Sisibo Millers Ltd	Eldoret Town	Milling	Animal Feeds
Skyline Pure Water	Mois Bridge	Water Bottling	Bottled Water
Unik Valley Spring	Eldoret Town	Water Bottling	Bottled Water
Ken-Knit Ltd	Eld-Nrb Highway	Knitting	Garments
Feed Masters	Cheptiret Centre	Milling	General Feeds
Jumbo North EA Ltd	Iten Road Kimumu	Scrap Metal	Metal
Buffalo Millers	Kimumu	Milling	Maize Flour, Animal Feeds
Donny Feeds	Pioneer	Milling	Animal Feeds

	Estate		
Eldomatt Bakery Ltd	Eldoret Town	Bakers	Bread Products
Raiply Wood Ltd	Uganda Road	Milling	Wood Products
Rivatex Ltd	Kisumu Road	Textiles	Cotton Products
Paul's Bakery	Uganda Road	Bakers	Bread products
KCC Eldoret	Dakar Road	Processing	Milk products
Rupa Mills	Uganda Road	Textiles	Cotton Material
Wareng Saw Mills	Industrial Area	Processing	Wood Products
Steel Mills	Industrial Area	Processing	Steel Products
Mace Foods	K.I.E Sheds Eldoret	Processing	Chillies, Vegetables
Tshusho East Africa⁶	Ngeria	Processing	Fertilizer

Source: Department of Trade, Tourism, Industrialization and Wildlife, 2015

iv) Eldoret ICDC Industrial Park

The industrial park is being developed about 3 km from Eldoret CBD along Eldoret-Kisumu road and occupies 135 acres of land. The predominant land use in the park is basically light industrial activities - Has been categorized into two - light heavy industries and basic light industries - based on the nature of industrial activities envisaged. - Light heavy industries are perceived to be of higher energy consumption, high turnover and likely to generate more toxic waste and byproducts compared to light industries - Other functions include logistics and incubation center.

⁶ Located in Ngeria, the fertilizer plant, has been constructed at a cost of 103 billion through a partnership between the national government and Tsusho East Africa Limited. It is expected to manufacture 150,000 tonnes of subdivided fertilizer annually.

The park is being premiered as Eldoret Special Economic Zone and is being put up through a partnership between Chinese firm (Guangdong New South Group Ltd) and Kenyas's Africa Economic Zones Ltd. Over 40,000 direct jobs are expected to be created for the youths within the region through the agreement and another 150,000 indirect jobs. Improved infrastructure, resurgence of various economic activities around Eldoret, positioning it as an industrial and manufacturing hub is also expected from the investment deal.

The Economic Zone will be comprehensively 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.

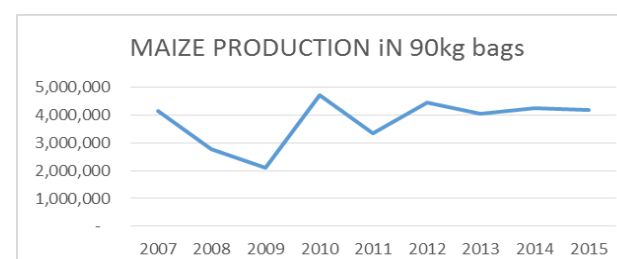
Once fully operational, production output is expected to reach \$3 billion annually and grow exponentially.

6.4. Agriculture

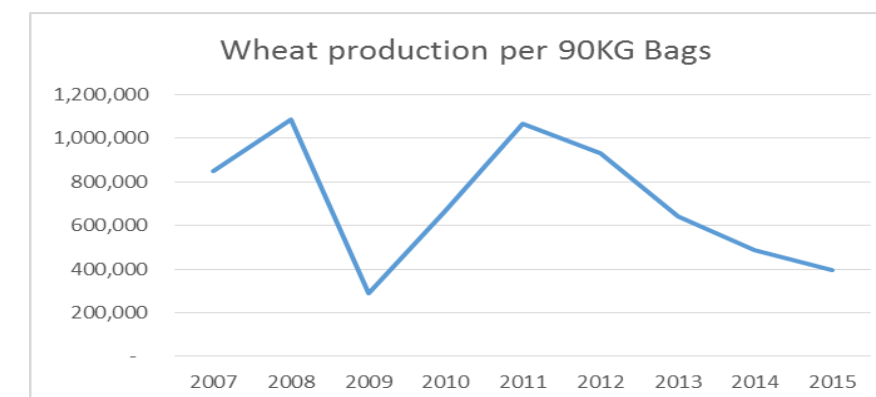
The main cash crops grown are mainly crop farming, horticultural, vegetables among others. Cultivation of horticultural crops is done through green houses and irrigation farming.

6.4.1. Crop farming

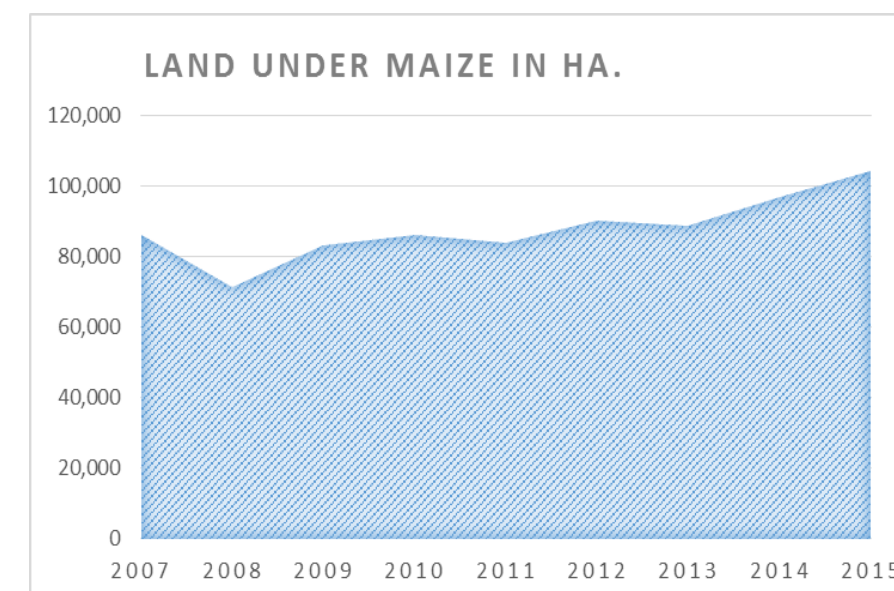
The main crops under cultivation in the county include Maize, Wheat, Barley, Potatoes, Beans, Sunflower and pyrethrum.



There have been decrease and significant increase in production of some major crops due to increased subdivision and change in agricultural technology (Chart 7 & 8).



Decrease in productivity in some years is attributed climate variability and change i.e inadequate rains during cropping season



Source: County Agricultural office 2015

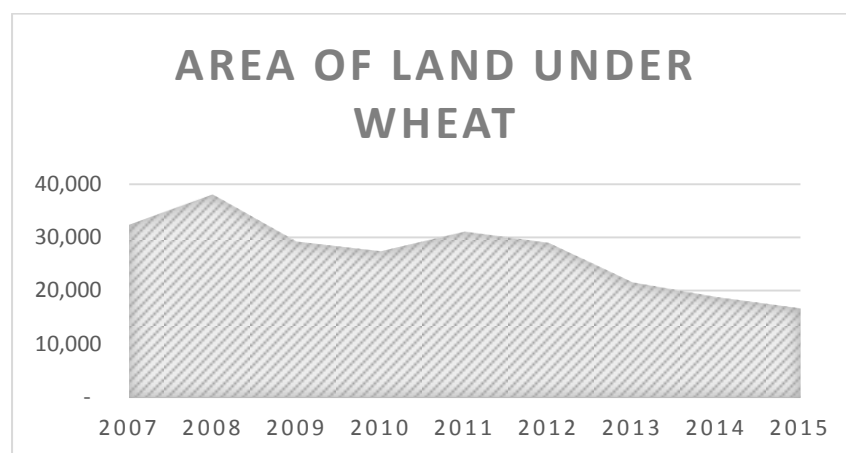
Chart 8: Wheat production

Source: County Agricultural office 2015

6.4.2. Average farm sizes

Small scale farming accounts for 75% of total arable land with land sizes ranging 0-30acres. Above 30 acres contributes the remaining 25%.

Land under wheat within the county has been on the decreasing side where farmers have moved from wheat farming due to expensive inputs and diseases to Maize farming. Other factors also include land subdivision.



Source: County Agricultural office 2015

6.4.3. Main storage facilities

Storage facilities are located right in town which has been seen to be one of the contributors of congestion within the town especially during harvest seasons. Drying fields for maize has been moved closer to these storage facilities at Kipchoge stadium. The County Government therefore should consider relocating the storage facilities away from town



6.4.4. Livestock

Livestock production in Uasin Gishu County is practiced on large scale in the outskirts of the CBD due to imposition of a by-law restricting the practice within the urban centre by the county government.

Types of livestock reared: the main livestock reared in the county includes dairy cattle, beef cattle, sheep, goats, pigs, rabbits and poultry among others.

Types of livestock farming practices: various livestock farming methods are applied within the study area. These include Zero grazing, Semi zero grazing, Road side grazing, Tethering, Free range, Deep litter and intensive rearing of rabbits and pigs among others.

6.5. Tourism

The county boasts of several beautiful sceneries and tourist attractions sites such as Kapsurriet Falls, Kesses dam, Two Rivers Dam amongst others. These attractive sites are closer to the town and can be accessed easily. Its position regionally has placed it as a significant town in the Kenya's tourism circuit. It has approximately 200 hotels which overs accommodation, food and entertainment to the tourists travelling to the western tourism circuit including the northern Region which covers the areas up to Turkana and the South Rift region.

International athletes also reside in the town due to favorable training grounds. It is connected to North Rift and western tourist route. Below is a map showing some of the aspects mentioned above. The county's rich potential in sports (athletics) such as Naiberi Camp site, Lonah Kiplagat training grounds and cultural practices can be exploited for tourism.

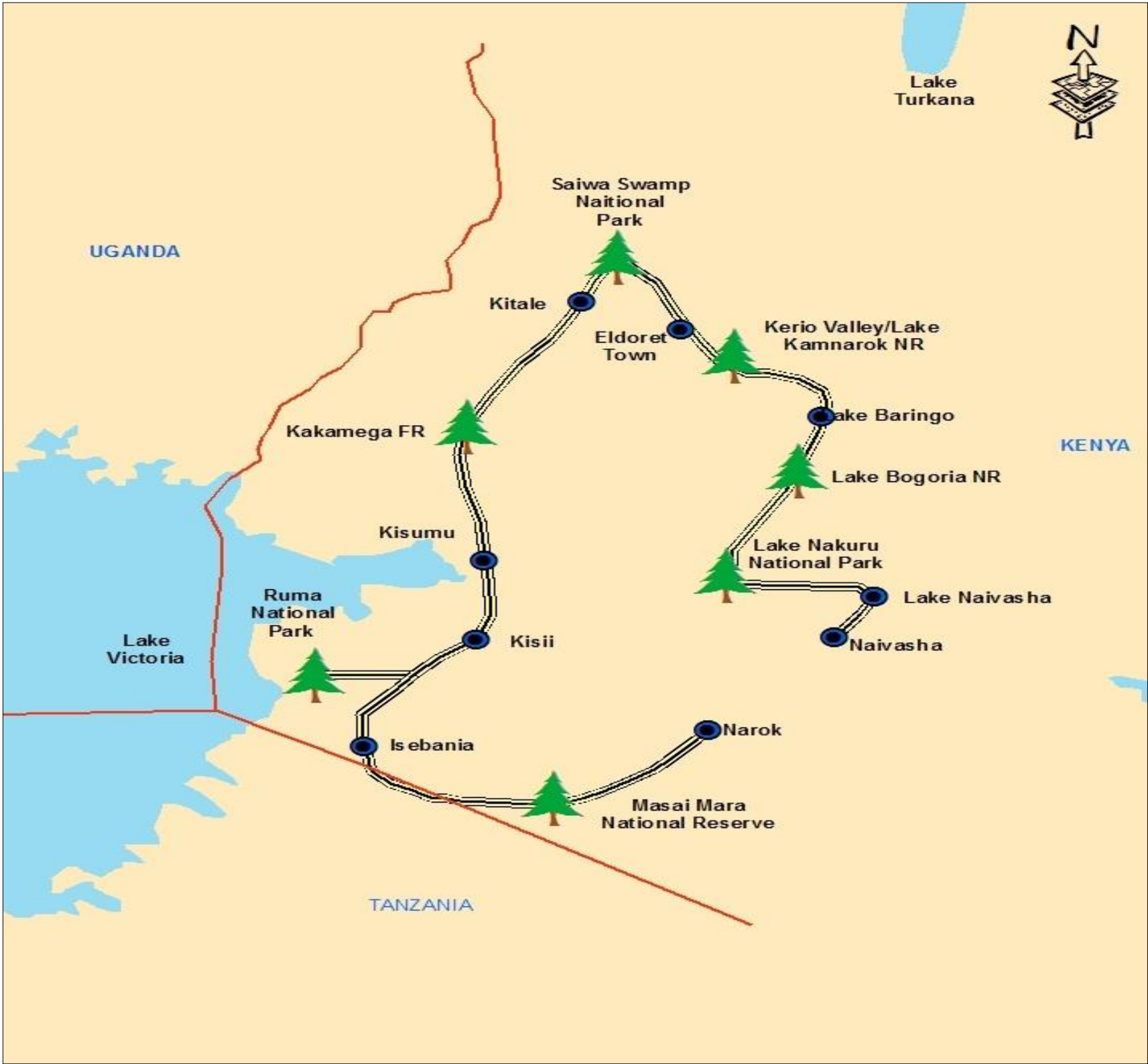
The high altitude provides excellent training environment hence attracting foreigners from different countries which can be tapped for Sports tourism.

Map 4: Western Kenya Tourism Circuit

Table 14: Tourism attraction sites within Eldoret town

Attraction site			Distance from Eldoret town
1	Kormosho Waterfalls	Waterfall	10km from off webuye road
2	Nandi great Cultural centre		11km from Eldoret town. Along kapsabet road
3	Kruger farm ltd	Game range with giraffe, reedbuck,	Sergoit farm off Iten road
4	Cheptik falls	Water fall	4km from Eldoret international airport

Source: CURP,2015



NTS

Legend

 Tourism circuit

 Attraction site

 Towns

Source: Kenya Tourist Itineraries

6.6. Trade and Commerce

The main commercial activities are concentrated in the Central Business District (CBD) of the town. Commercial interest within the town includes, but not limited to, product distribution, banking, insurance, legal, education, wholesaling and retailing.

Commercial nodes (Map 9) around the county are strategically positioned along major spines and residential areas so as to serve the population in the surrounding locations and also passersby. These include; Sogomo, Maile Tisa, Kapseret, Naiberi, Kipkorgot, Marura, and Kimumu.

6.6.1. Retailing and wholesaling

The retail and wholesale Market in Eldoret town are distributed within commercial nodes. There are several retail outlets (shops) concentrated within the CBD, with several others distributed at the commercial nodes.

a) Malls

The Town remains undersupplied with retail space/ malls with Zion Mall being the major mall in the area. Nonetheless, the towns potential has attracted has new mall investors. Construction of RUPA's Mall, along Eldoret – Nairobi Highway which is spread on 8.5 acres will provide approximately 35,000 square meters making it one of the biggest mall in the town.

Buffalo Mall Eldoret, located along Kisumu Road, is also on the pipeline to serve wide catchment area including Pioneer and affluent Elgon View Suburbs. It shall provide a gross lettable area of approximately, 14,259 square metres.

The location of the malls has been seen as one of the congestion agents within the town especially during weekends and evening hour. There is need to be located away from the CBD for convenience.

b) Supermarkets

The town has at least ten (10) supermarkets. As shown in the table below, majority of these are located within the Core Central Business Districts

Name of the Supermarket	Location	Street
Khetia's	CBD	Khetia's Building, Ronald Ngala Street
Tuskys Supermarket (Wareng)	CBD	Elijah Cheruiyot Street, Kimalel Street
Tuskys Supermarket (ZION)	CBD	Ronald Ngala Street
Tuskys Supermarket (Komora Center)	CBD,	Market
Naivas	CBD	Kimalel and Nandi Road
Ukwala B	CBD	
Eldoret Mattressess Ltd	CBD	Oloo Street
Eldo Matt	CBD	Elijah Cheruiyot

6.6.2. Informal trading

These are the small business enterprises belonging to informal sector or micro enterprises (mama mboga, Hawkers among others). Millions of people are participants in these sector in Kenya and it has act as a big economic boosters though not recognized.

This section will analyses key informal sector activities in the town namely; Jua Kali Artisans, Street Vendors (Hawkers), Shoe shiner, Boda Boda/Motorcyclists. Their significance to economic growth of the town means that they need to be planned for to maximize their input.

a) Jua Kali

In Kenya, the Jua Kali ("hot sun," in Swahili) industry is a major economical component of the urban informal sector. It consists primarily of manufacturing and repair shops. These activities take place in open yards, undeveloped urban plots, or even on street pavements. Often the facilities provide merely a roof, sometimes not even this. Usually, Jua Kali enterprises are concentrated in designated areas in or around towns, where hundreds and sometimes thousands of workers pursue their economic activities.

Observation

- It can be observed that majority of the Jua Kali activities in town are for motor repair.
- These sheds are located along the riparian land and therefore pollute the river channels
- Majority of these Jua Kali activities are not provided with requisite basic infrastructure. Infrastructures (shelter, roads, drainage systems, electricity, and water supply) are at a bare minimum

b) Shoe Shiners

The shoe shining is an increasing urban entrepreneurial trend in Kenya. Their employment base are those individuals in Kenya's

formal sector who are largely concentrated in the urban areas. It is lucrative business that employs several individuals and can easily be carried out with limited capital outlay and can generate between Kshs. 200 to Kshs. 1,000 in a day⁷

The County estimates there are a total of over 200 shoe shiners in Eldoret town. These are largely distributed mostly on the verandas, pathways and back streets, and pavements.

Bicycle Boda boda and Motor- and Tuk-tuk Transporters

(i) Bicycle and Motor-Cycle Boda Boda

Commercial transport pedal bicyclists, known locally as pedal bicycle boda boda riders, hereafter referred to as riders, started operations in the town around the year 2000. Presently there are over 1000 riders within the town. Most of them are organized into over 25 registered groups.

6.6.3. Observations

- All town centre and peri-urban road network is estimated at 300km, of which 40 km were constructed with tarmac. Most of the roads are narrow (9m width), had uneven surfaces and steep gradient which made them relatively unsuitable for safe and easy pedal cycling.
- The town roads are shared by all types of road vehicles, which included: Lorries, cars, buses, bicycles, motor cycles, tuk tuks, hand carts, matatus, among others. Traffic calming has been attempted by various means, including targeted control of traffic flow by police, enforcement of the mandatory 50Km/hour urban road speed limit, bumps and even reorganization of traffic flow. Despite the measures, roads remained congested.
- There are increased cases of accidents associated with the cyclists

⁷ <http://kenyanewsagency.go.ke/en/eldoret-shoe-shinners-reap-over-the-rains/>

- Recently there has been increased tension between groups over fight for operating spaces⁸

c) Motor-bike/Tuk-Tuk

Motor-bike/Tuk-Tuk transporters are a recent development that people prefer to boda-boda mode. It is a three-wheeled vehicle that carries four passengers. It uses diesel fuel to run the engine. It has a built body and covered with canvas.

There are particular routes for tuk-tuk to operate, such as Elgon view and Pioneer estates but they go to other estates on hire. Passengers pay Ksh30 to Elgon view estate but one can pay Ksh70 for the same distance for hiring from Eldoret town.

d) Street Vendors

Informal sector activities in Eldoret are concentrated in the Central Business District around the Municipal markets, Bus stands and along streets especially Ngala, Arap Moi, Kenyatta and Nandi roads.

It is estimated that there are approximately over 2,000 street vendors within the CBD with a daily approximate capital stock worth Kshs. 45 million line the streets and alleyways selling their wares.

There exists a diversified mix of informal sector activities along these roads. Informal activities are also to be found in the high density residential areas of Langas, Kamukunji, Huruma, Munyaka, Kingongo and Mathare. In the residential areas, vendors operate along the streets especially at junctions.

At such junctions temporary kiosks, open air vending, and temporary shelters for farm produce are a common site. Other hawkers move with their trade wares within the residential areas

⁸ http://www.the-star.co.ke/news/2017/03/02/boda-boda-riders-clash-in-eldoret-10-injured_c1516482

in search of customers. Surprisingly, informal activities especially foodstuff retailing are slowly filtering into the medium and low density residential areas. The explanation for this is that these areas are slowly being invaded by low income workers on account that they are being sublet unused car garages and servants' quarters for residential purposes. This is testament to the fact that informal trade has become an important source of extra income even for medium class households.

Observations

Some of the challenges in the informal commercial activities in Eldoret include;

- There is high rates charged by the County
- They face challenges of space a place where they can be based on, so they are being chased by the council askaris.
- Some of the structures to shelter their business are poor and hence challenge during the rainy season.
- One of the contributor to pollution especially car wash and food vendors.

6.7. Markets

Uasin County hosts major markets both wholesale and retail markets. West market being one of the unique market with wholesale second hand clothes which serves greater rift valley region. It is characterised by traders from all over the country and East Africa. Main market is specialised in the retailing of fish and fresh agricultural produce. The other markets are not specialised in the sale of specific goods or services. There are other abandoned markets like 64 market which were poorly position and has then served as clothes repair shades.

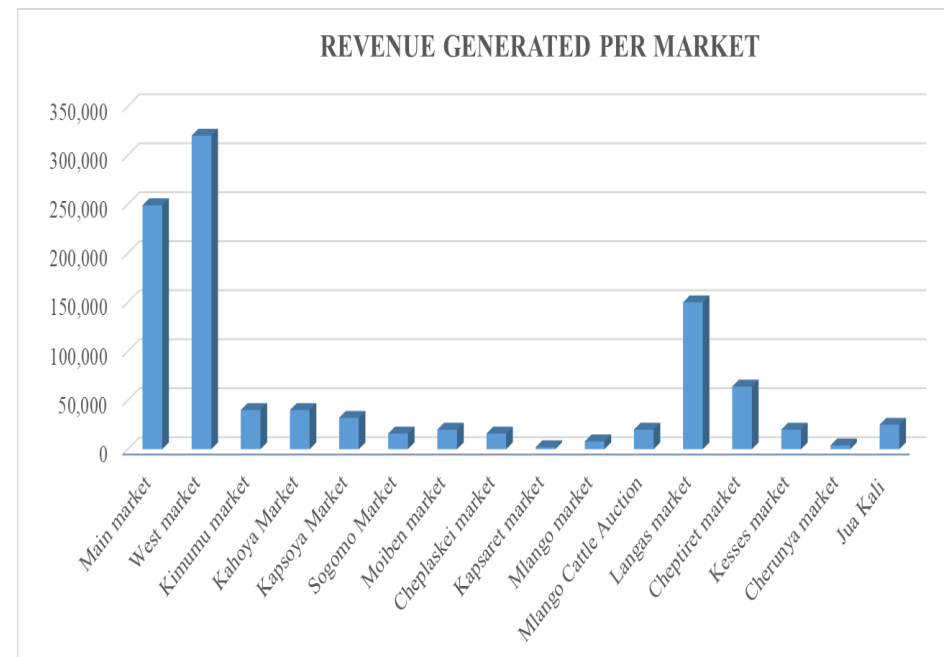
The other markets are poorly planned and movement of people within these markets is difficult. Below is a list of various markets within the planning area.

Table 15: Markets within the planning area

Location name	Markets
Central Business District	• Retail and wholesale market • Main market • West market • Hawkers market
Soy sub county	• Sogomo Market
Moiben sub county	• Cheplaskei market
Kapsaret sub county	• Kapsaret market • Mlango market • Langas market • Kipkarren Market
Kesses sub county	• Cheptiret market
Ainabkoi sub county	• Kapsoya market
Turbo Sub County	• Jua kali market • Kipkaren market • Kahoya Market

There are also CDF markets which have currently been deserted by traders due to improper allocation of trading spaces within the

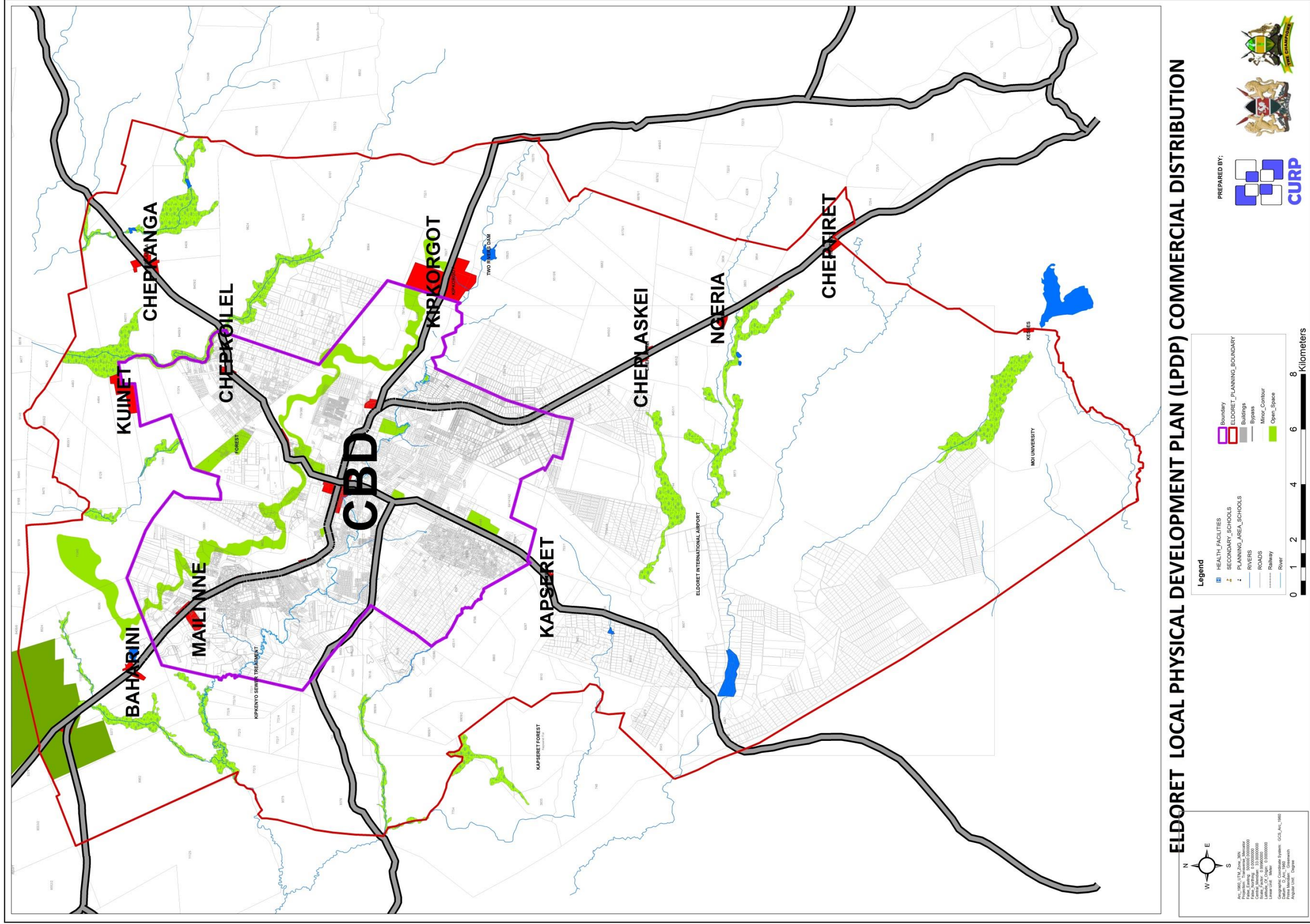
markets which was politically driven and poor locational sites of these facilities. These markets include one in Naiberi, Maile Tisa among others.



6.8. Cooperative societies and banking

A sharp increase in businesses has triggered fierce competition for clients in the banking sector in Eldoret Town. Different banks have set up a total of over 40 branches within the town. These include;

Equity Bank Limited, ABC Bank, located in Zul Acarde; Bank of Baroda, located at Charotar Patel Plaza, Moi Street; Bank of Africa, located at River Road; Barclays Bank; Central Bank of Kenya, located at Kiptagich House, Uganda Road; Guardian Bank Ltd, Located at Biharilal Hse, Uganda Road; Family Bank, located at Aziz Akibar Hoseetta street; Kenya Commercial Bank located; SIDIAN Bank; Southern Credit Corporation, located at Simphi House; Fina Bank Limited, Located at Charotar Patel Plaza, Kago St South, Transnational Bank Ltd, Located at Hughes Building, Uganda South; Prime Bank; Standard Chartered Bank; Cooperative Bank; National Bank of Kenya; Housing Finance Corporation Ltd; Equatorial Commercial Bank; Eco Bank; Consolidated Bank; Commercial Bank of Africa; Oriental Bank; Chase Bank; NIC Bank; CFC Standbic. Other cooperative societies are aligned to agricultural activities include Kenya Farmers Association among others.



6.9. Conclusion

From the analysis above, it is clear that despite the decline of industrial growth at the beginning of the Millennium, has been reversed. New industrial developments are in the inception and others at the take off stage. These developments puts the town as a potential and strong industrial hub with corresponding economic generation.

The town also has huge potential for other agro-base industries for animal feeds, meat among others. This is mainly because of the following factors;

- a) Relatively established transport system
- b) Availability of relatively adequately water and electricity suppliers
- c) Adequate supply of raw materials and hinterland;
- d) A diversified and growing market for industrial products



CHAPTER 7: TRANSPORT AND MOBILITY

7.1.Introduction

In urban areas, the most significant linkages come in the form of transportation and communication networks. In Eldoret the latter group of linkages would include the grid iron street layout of the CBD, while the former would comprise of the ribbon-like layout of the Nairobi- Eldoret highway, and other key regional transportation channels, Eldoret-Ziwa-Moiben, Iten, Eldoret-Elgeyo border-Kaptagat, Eldoret-Nandi-and Eldoret-Kapsabet-Kisumu roads.

The Uganda Road ribbon is seen as both a strip of development and the most important linkage element of the town. It has clearly become the spatial backbone of the town fixing other activities in space. There is need however, to restructure this linkage in order to improve the efficiency of its functions. The restructuring would be in the creation of a by-pass for the A104, and converting Uganda Road to be an Urban Road. The layout of the roads in the town was well planned out. However, this network seems to have been surpassed by the population and needs of the town.

7.2.National and Regional Linkages

Eldoret Town is one of great significance both nationally and internationally. This is demonstrated by its location along the Trans-African Highway Mombasa-Lagos highway and the proposed Lamu-Malobo linkage (Refer to Chapter 2). Apart from its international significance, Eldoret is also a hugely significant town to Kenya and as such it features prominently in the existing (A104) and proposed transport networks like the LAPSET corridor.

Further, Eldoret is joined at a regional scale by a number of principal Class B roads including the following;

Class	Road Name	Description
C39	Eldoret – Kisumu Road	This road links Eldoret to Kisumu City through Kapsabet and Nandi Billa The road is a dual carriage way
B2	Eldoret - Kitale	This road links Eldoret to Kitale.
C 51	Eldoret - Kabarnet	Links the town to towns including Iten, Kabarnet and Kapsowar among others.
B54	Eldoret - Eldama Ravine	Links the town to Nyaru, Eldama Ravine and finally to Nakuru

7.3.Missing links

Presently, the town is facing traffic congestion. This can be largely attributed to missing links that forces the traffic to the various parts of the adjacent towns and those within the region to pass through the town.

The following can be identified as missing links within the planning area.

- Eldoret by – pass: Plans are underway to construct a 30 km road that starts from Cheplaskei to Lesseeru junction. Once completed, the road will divert traffic, mainly trucks headed to and from western part of the Kenya from passing through town. This road is equally critical in linking the traffic to the proposed logistical hub
 - Connection from A104 to B54 and eventually to C 51: This link is critical in diverting traffic destined to Northern parts including Iten and Kabarnet from going through town. These links is critical in establishing linkage for the proposed Africa Export Zone and the proposed Sergoit Golf Resort City and thus ease traffic pressure into the city.
8. Connection from Kitale – Cherangany Road (D32) to Lesseru Junction. This is another important link that diverts traffic emanating from Kabarnet, Eldama Ravine among others to western region and vice versa from passing through town. It is also critical in easing traffic pressure to and from the proposed Sergoit Golf and City Resort

8.1.Road Networks within Eldoret Central Business District (CBD)

The general structure of the road network within the CBD is the grid-iron pattern, and includes a series of streets joining Uganda Road at right angles including Oginga Odinga Street, Kenyatta Street, Uhuru, Kago and Oloo Streets.

a) Uganda Road

Uganda Road now acts as both the primary distributor of traffic within town for local traffic and the main entry and exit for international transit traffic from Mombasa through Nairobi to Uganda. This dual function is accompanied with the consequences of high traffic congestion and conflicts for most of the day. The design of the road is therefore difficult as it is being used also for filtering of traffic (a secondary distributor) and as an access road. Furthermore, businesses have direct access to the road, with provisions for on-street parking, unrestricted pedestrian crossings, public transport lay-bys, and street trading.

b) Kenyatta Street

Kenyatta Street connects Uganda Road to Nandi Street and is popular with banking services. Banks located along this street include; Barclays Bank, Standard Bank, Family Bank and Kenya Commercial Bank of Kenya.

c) Oloo Street

Oloo Street is an important road in the CBD. It traverses in a north-south orientation, starting from Somali Road, meeting at a T-junction with Uganda Road. It connects government offices around the Railway station and the industrial area to the commercial part of the CBD.

d) Oginga Odinga Street

Oginga Odinga road is a classified road connecting Iten Road and Kisumu Road. It joins the Uganda Road at right angles, and is a 24-hour street with most major commercial enterprises located along it like Nakumatt Supermarket, Ukwala Supermarket, several bars and restaurants, and retail and wholesale shops. There is a bee-hive of commercial activities following the licensing of several lock-up business premises.

a) Nandi Road

Nandi Road is a tarmac road. It is an alternative route for motorists who want to avoid the section of Uganda Road passing through the CBD, or for traffic headed for Moi Teaching and Referral Hospital. It joins Uganda Road close to the Poa Place and petrol service station at Kaptagat Road Junction. The road is maintained by the Eldoret Municipal Council and is in fair condition. Carries traffic from Eldoret Eldama Ravine road to its terminus (Sosiani Buss Stage) which is situated inside the town.

b) Ronald Ngala Street

Ronald Ngala Street is the road in the CBD that connects Uganda Road to Nandi Road. It is maintained by the EMC, and is in good condition.

c) Elijah Cheruiyot Street

Elijah Cheruiyot Street is a one-way street from Ronald Ngala, traversing the CBD and joins Tagore Road via Moi Street. It is a very important road, especially for pedestrian circulation, having very high pedestrian traffic volumes.

d) Arap Moi Street

Arap Moi Street is a former Eldoret Municipal Council maintained road that runs parallel to Uganda Road, connecting the main bus station to Tagore Road. The road is wide and in good condition, and does not have much traffic.

e) Tagore Road

Tagore Road is another busy road linked too much activity that attracts a lot of traffic. The road is generally narrow and attracts high volumes of pedestrians, *boda-boda* cyclists, motor cycle taxis, as well as motorized traffic. Matatus, light goods vehicles, and private cars are the most predominant modes along this road. It is an exit route from the main bus terminus within the CBD to the western part of the town. The road is characterised by small and medium scale commercial activities such as sale of miraa, fish, tyres, and other retail businesses.

f) Mitaa Road

Mitaa Road links Uganda Road and the Municipal housing Estates like West, Macharia and other areas of 64/Industrial Ward. There are high volumes of pedestrians and other Non-Motorized Traffic (NMT) volumes on the road as the road connects low/medium level income residential areas and a large market to the CBD. It intersects with the Uganda Road at Paul’s bakery, which has been identified as an accident black spot for NMT users. There is high use of

human drawn carts on market days (Fridays) to haul goods which reduce traffic flow causing high level of congestion.

8.2.Emerging Issues

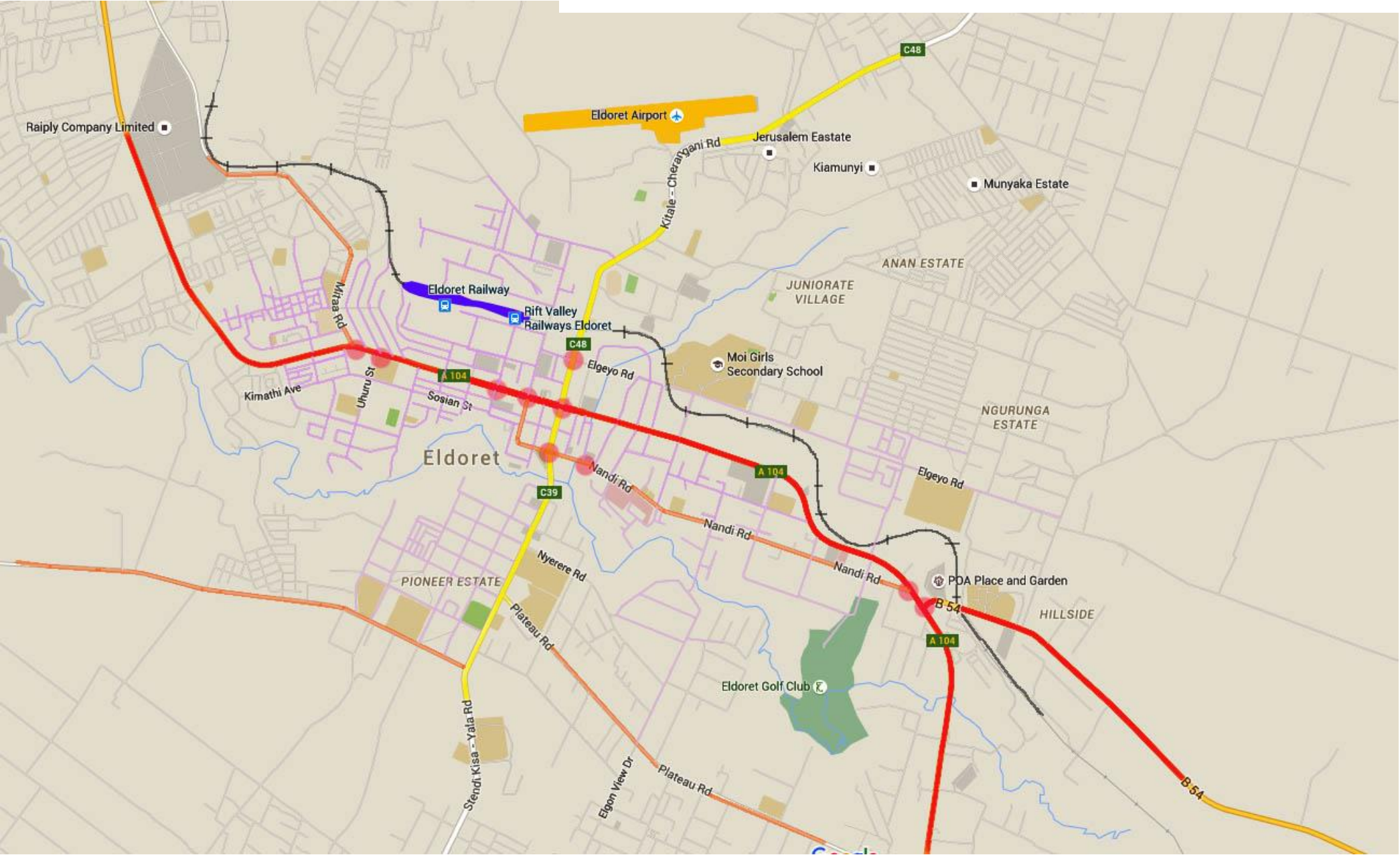
- a) Traffic Congestions, particularly at the following cross junctions with Uganda Road; Oloo Street; Iten Road; Ronald Ngala Street and Muliro Streets among others (Map 15). Intersection conflicts are not only exacerbated by the lack of traffic lights, but also by the intermittent disregard to simple traffic rules on the part of the motorists and pedestrians alike, made worse by the configuration of the ECBD.
- b) Poor traffic control
- c) The major roads taking traffic into and out of the CBD, explained in section 6.1 are single carriage way and unable to cope with increased traffic
- d) The junction with Uganda Road is one of the accident black spots in the CBD.
- e) Inadequate off street parking
- f) Encroachment of road reserve by informal business activities and *Boda Boda* among others.
- g) Limited NMT facilities within the town

Table 16: Summary of the conditions of existing road network in the other areas

Area/Estate	Description	Remarks
Kimumu, Jerusalem, Munyaka and Chepkoilel	The Estates are served by Eldoret – Iten Road (C51). This carries traffic from the estates to the CBD The road has a single carriage way with a road reserve measuring 36 metres. The road reserves within the estates range between 9 metres to 12 meters	The proposed Sergoit Golf Resort city is anticipated to increase significantly the traffic into the and out of the CBD
Kapsoya	Accessible from CBD through Elgeiyo Road	The road network is bound to

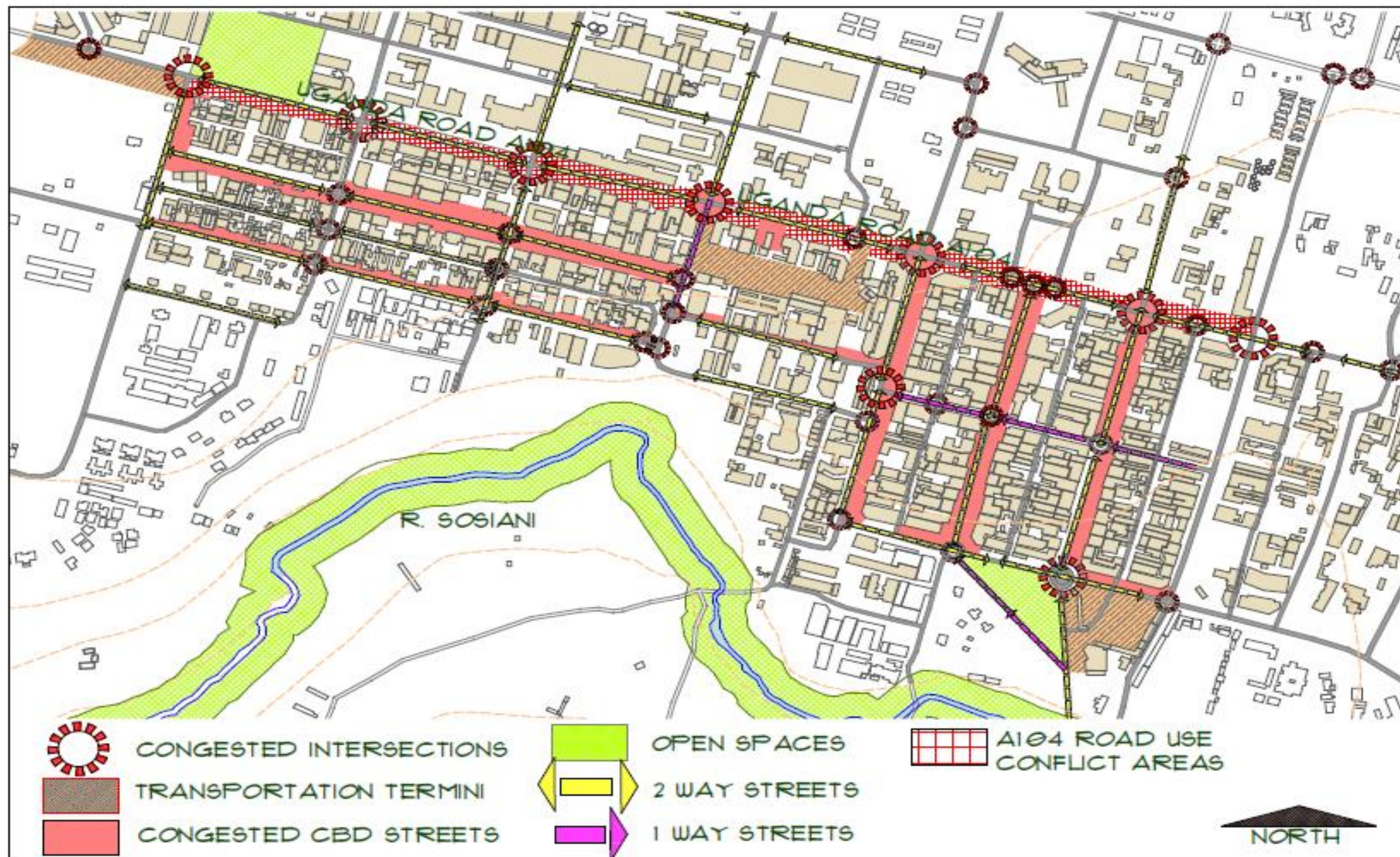
	off A104. The road has a single carriage way with a road reserve measuring 18 metres The road reserves within the estate range from 9 metres and 12 metres	become busy owing to the population the increasing population within the estate
Kiplombe/Kamkunji	The road reserves within the area is 9 metres	With the expansion of the town, these areas is set to experience increased development pressure which shall be transferred to the existing infrastructure.
Ngeria/Moi University	Accessible through A109 road. The road is a single carriage way with road reserve of 60 meters. The road reserves within the area from 9 metres and 12 metres	The proposed AEZ is definitely going to increase pressure on the existing road network in the area
Langas	Accessible through Eldoret-Kisumu Road. the road is single carriage	The road network is quite busy and subject to congestion
Kipkenyo, Kapsaos, Kipkaren	The road reserves within the estate range from 9 metres and 12 metres	The pressure on the road network is set to increase especially due to the proposed logistical hub at Lesseru and prposed Eldoret By-Pass.

Map 6: Road Networks within CBD



The Map Layout depicts the transport network within Eldoret town, they include roads, railways Eldoret Airstrip to the north..

-  A104 International Trunk Road (Uganda Road): Primary distributor
-  Railway line
-  C39 and C48, major roads cutting through the town. Their junction with the A104 is one of the most troublesome traffic hotspots
-  Traffic hotspots: traffic build up is especially bad at cross junctions along the A104
-  Grid iron structure of access roads within the town. This is also a cause of traffic, due to numerous direct entries onto the A104
-  Major access roads



Map 7: CBD Congestion & Traffic Hotspots

Some of the traffic hotspots are as indicated in the map layout; they include the cross sections, underutilized and overcrowded streets, traffic flow conflicts among others. Notably, Uganda road cutting through the town is another major contributing factor.

8.3. Railway Line

The Kenya-Uganda railway passes through the town and plays a major role in the transportation of raw materials to factories and finished goods to their respective markets. The line passing through the town is part of the Mombasa – Malaba railway line (Map 13). The total length of Kenya railway network is 2,210 km. It runs from Mombasa through Nairobi, Nakuru, to the Uganda border at Malaba, a distance of some 1,083 km. A branch line of 217 km is going from Nakuru to Kisumu, where it links with a ferry service on the Lake Victoria.

This line had been privatized through a concession agreement in 2006 with the Rift Valley Railways (RVR) for a period of 25 years.

Freight traffic on the Kenya and Uganda's railways in 2008 was only 1.65 million metric tons. Nearly 60% of the total tonnage has Mombasa as its origin. Traffic has dramatically dropped over the past twenty years. While the traffic of Kenya Railways only was 4.5 million in the early 1980s, the current Northern Corridor rail traffic represents one third of that tonnage now. At that time, the railway market share of freight transport exceeded 40%. Now, this share is about 6%.

In its present condition, the capacity of the Northern Corridor main railways could be estimated at less than 5 million tons a year. With significant infrastructure investments it could be increased to 15 million.

The town hosts one of the eight operational railways stations in the county. The facility was designed as an Inland Container Depot with approximately 18 000 m² designed to accommodate a throughput of 25,000 Twenty-foot Equivalent Unit (TEUs) per annum, however it is currently not operational.

8.4. Eldoret Railway Station

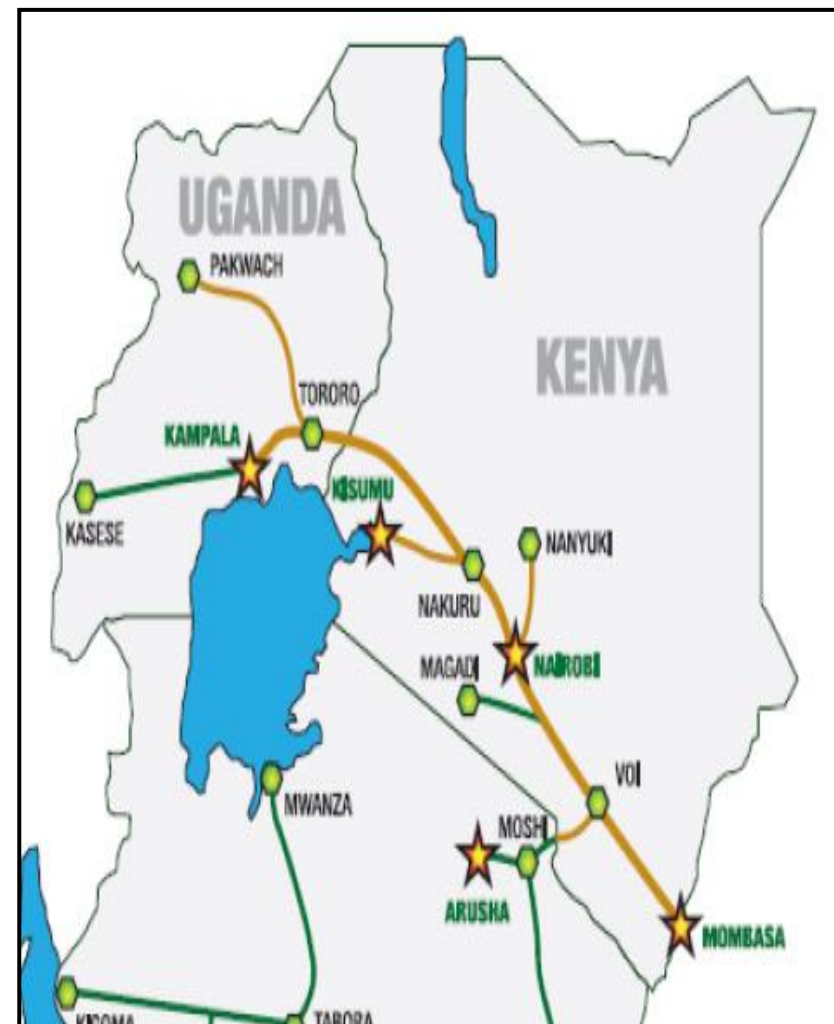
The town hosts one of the eight operational railways stations in the county. The facility was designed as an Inland Container Depot with approximately 18 000 m² designed to accommodate a throughput of 25,000 Twenty-foot Equivalent Unit (TEUs) per annum, however it is currently not operational.

The station is located along the busy Oloo Street on the Eastern side and the Eldoret Industrial area on the South Western side. The existing railways station serves as an important terminus for local

freight as well as transit town from Mombasa and into Uganda. The site is primarily on relatively gentle terrain. The site is located very close to the commercial and industrial centre of Eldoret town and as such is also strategic for other commercial activities that may produce an income for the Corporation (Kenya Railways Corporation).

Existing buildings within the Corporation owned-land includes the railway station, marshalling yard, housing facilities, sports facilities, police offices and quarters. These and additional facilities are scattered throughout the site. The buildings are old and dilapidated; as such it is proposed that they be completely replaced in the new state of the art modern railway city.

The Station covers approximately 150 acres of land.



Map 8: The Kenya-Uganda Railway line

8.5. Air Transport

a) Eldoret International Airport

Eldoret International Airport was started in 1995 after the government acquired land from East African Extract Company (E.A.T.E.C). It is located approximately 15 km south of Eldoret town on the Eldoret Kisumu highway. The construction of the airport was completed in 1997 and went into operation the same year.

The Airport is a category (6) airport and lies on latitude 0° 24' 24''N and a longitude 35° 14' 09''E. Its height above sea level is 6877 feet.

The Airport has a 3500 long and 45 m wide run way connected to the upfront run by 2 cross taxiways each measuring 400m long by 23m wide. The strength size and conditions of the pavement is such that the facility can handle aircrafts such as the size of a medium haul jet such as Boeing B767 or Airbus 310. The up-front run area is such that it can park at any one time 7 aircrafts, one medium haul aircraft such as (A310), two short haul aircrafts e.g. Fokker 50 and four general aviation aircrafts such as the (C402 or BE 200).

The freight terminal with 2000 sqm up front and 220 sqm freight was built with expansion of business volumes in mind. The Airport exists primarily to serve as centerpiece of North Rift and western region on large potential of agriculture. It was later upgraded to an International Airport to facilitate the airlifting of perishable goods like flowers directly to foreign markets.

b) Eldoret Airstrip

Apart from the international airport, there is also an airstrip in Action area along the Eldoret-Iten (C48) road.

8.6. Non-Motorized Transport Facilities

There are a number of facilities for pedestrian use. They include the underground tunnel, the railway crossing close to the Cereals Store linking Kamukunji and the industries like Steel Mills and Cereals store to the West.

There are newly installed NMT Facilities such as walkways along the major roads as shown in the table below.

Table 17: Extent of NMT Facilities along Major Roads NMT

Facility	Length
Kisumu-Kapsabet road	10Km
Iten Road	12Km
Uganda Road (A104)	8 Km
Nandi Road	2 Km

Along Uganda Road, there is ample space for pedestrian movement on the shoulders of the road, and on the sections where it is a dual carriageway, on the median. However, there is a lot of conflict arising from traders who have encroached on the pedestrian walkways to trade, the use of carts, and parking for shuttles, particularly on the section of Uganda Road fronted by white Castle

Hotel and Mahindi Hotels. Security for pedestrians and cyclists is very poor as street lighting is inadequate and/or not provided at all on many routes.

Though there is clearly an effort to install NMT facilities in the town, these facilities are inadequate. Further development of these facilities would aide in easing traffic especially along the busiest routes by encouraging more people to walk and cycle.

8.7.Terminal Facilities for Public Vehicles

There are 4 planned terminal facilities in Eldoret, all of them located in the CBD. Main Bus Stage is located centrally in the ECBD for parking of both regional and local urban transport. This offers parking for public transport buses and matatus transporting

passengers to Nakuru, Kisii, Kisumu, Kericho, Bungoma, and many other regional destinations.

Sosiani bus station is also located in the CBD. It is also of bituminous paving and unmarked parking lots.

Other parking lots created out of demand include the Kimumu and Kapsoya ones out of the town, and within CBD road-side and petrol station parking of Nairobi and Nakuru Shuttle Service Vehicles like those of North-Rift and Rift-Valley Shuttles.

8.8.Parking

There is over 400 on-streets parking within the planning area. However, but it is not sufficient for the needs of the town.

Item	Emerging Issue
Railway Line	Rail transport in Eldoret is not widely explored for local use.
	The railway has large junk of land with great economic potential that can be utilize to enhance economic potential of the town.
	Exploration of the best ways for integrating rail transport into the general urban transport for Eldoret remains one of the possible long-term options for easing the transport problems, especially if linked to the airport. Such a link can also be developed to serve densely populated areas such a Langas.
Air Transport	Air Transport has great potential for growth as Eldoret International Airport forms the international gateway to the region. Access to the airport is through the Kisumu Road. To ensure that the airport is effectively accessed, the traffic flow on Kisumu Road should be efficient, and all aspects of public transportation on that road need to be managed to include the additional need of passengers whose aim is to achieve speed, convenience, comfort, efficiency and reliability all in a package that does not break the schedules of the local and regional road users.
Non-Motorized Transport facilities	NMT facilities are largely absent within the town, even in the central areas. In cases where they are provided, they are of poor design, poorly maintained, not continuous, indirect, and have several hindrances like street trading, garbage dumps, and fast motorized traffic. Cyclists share the same space, and are often in conflict, with motorized traffic.
Parking	The bus termini in Eldoret are located within the central business district and are a source of traffic build up. The facilities apart from their inconvenient location have informal parking facilities and are crowded by vendors of clothes and other goods.
	The current location of the termini means Park and Ride Concept cannot be implemented to decongest the central business district.
	The paratransit regime in Eldoret and other towns in Kenya means that vehicles of different shapes and sizes are used and they do not subscribe to a fixed route and fixed schedule thus further contributing to the congestion both of the termini and the roads within the business district.
	Most of the transport nodes are cross junctions which generate traffic conflict and jams
	The narrowness of some of the streets means that even though there are spaces designated for parking, these streets are congested. Many buildings which had basement parking have converted these spaces into commercial spaces like clubs and restaurants. As a result, the delays caused by drivers parking and getting out of parking ties up free flowing traffic. The town may benefit from a re-organization of terminal facilities which would encourage ‘Park and Ride’.
	Though major spines are covered with NMT some areas lack them especially along Uganda road-KPA areas,
	Inadequate storm water drainage infrastructure resulting into flooding on roads and urban communities,
	With rapid growth in road transport; an undesirable and disruptive pattern of road-side development has happened which affects the main roads of the town like; Parking and servicing of Trucks at any piece of vacant land adjacent to the road, penetrating of big vehicles into the central area especially along Uganda,
	No transport facility in the town, public or private has taken into consideration the needs of persons with physical challenges, thus limiting their access to both government and non-government services,

CHAPTER 8: INFRASTRUCTURE AND UTILITY SERVICES

8.1. Water

Water supply is an important basic need affecting the quality of life and productive in a town. Water is essential for economic development and hence the high demand for water in the region. The Eldoret Water Supply and Sewerage Company (ELDOWAS) is responsible for providing water supply through proper planning, implementation, operation, maintenance and monitoring. It is also an obligatory function of local body to provide safe drinking water to the citizens.

8.1.1. Water Supply

At present, the main water supply in Eldoret town is from Chebara reservoir, Kipkaren, Elegerini and Sosiani Dam. Among others sources are borehole and Shallow wells.

ELDOWAS is accountable for adequate water supply in the town but the peripheral areas are not provided piped water and the people of these areas have to depend on the private vendors for water supplied through tankers.

8.1.2. Household Water Sources

The figure 5 below illustrates the proportions of the respondents who use the different sources of water in the planning area⁹, 80% have piped water services, 10% from boreholes and, 8 % obtain the water from vendors kiosks, while 2% get their daily water from rainfall by harvesting during rainy season and storing in large water containers

The percentage of respondents that depend on untapped water is lower compared to those that have tapped/ piped water source despite that the water is often not available. The piped water is either provided by Eldoret water and sewerage company (ELDOWAS) or is personally installed from other sources

(boreholes). With 95.2% have their water supplied by the County while 4.8% get it supplied in their systems by other providers.

In study by Kimutai et al, 2009, the respondents who relied on County for water supply have it available in the taps for few days per week. The analysis shows that most respondents depend on county for water supply but the water availability on the taps is very limited. The respondents have water available in the systems/tap between mostly in the evenings and early in the mornings.

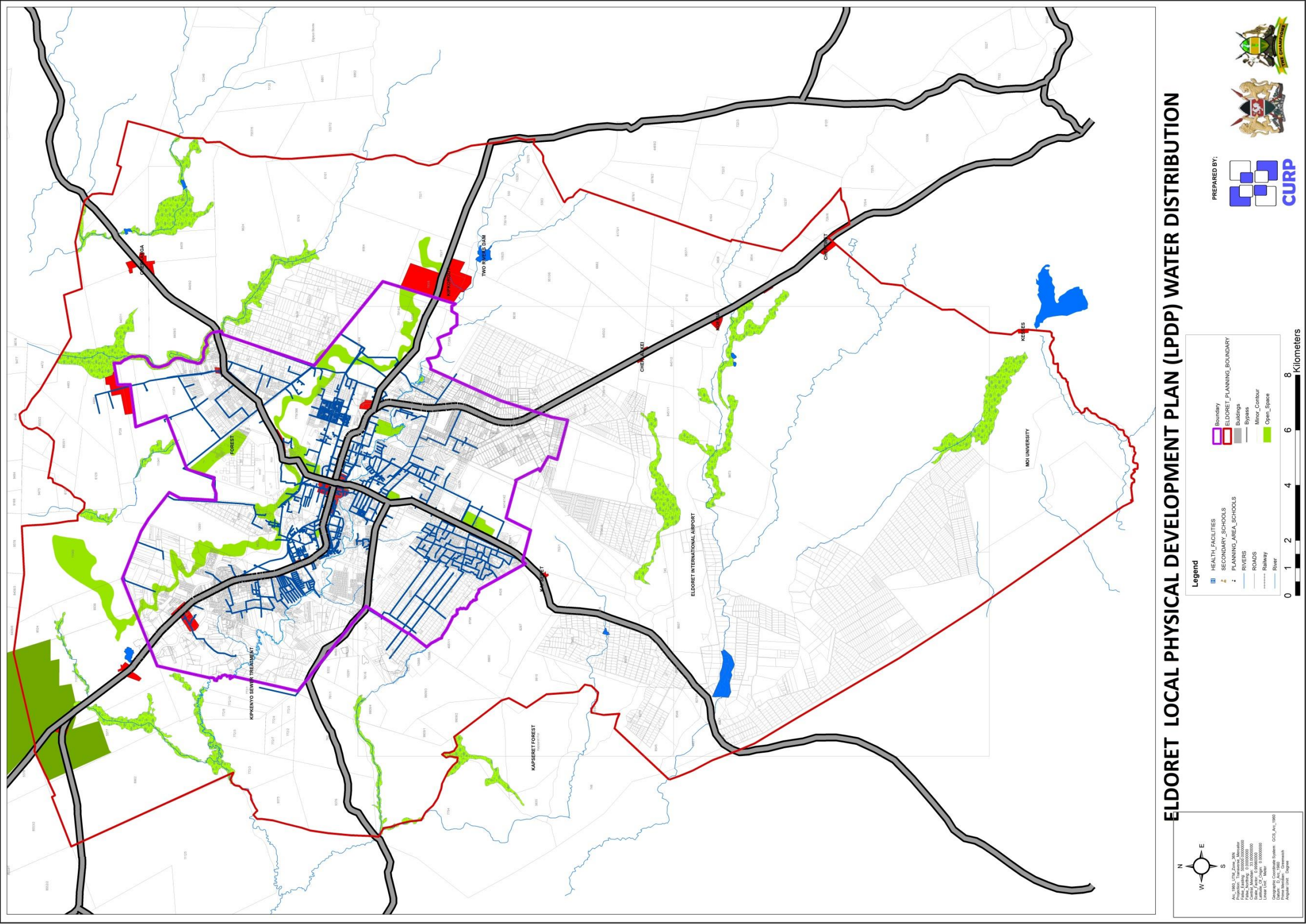
8.1.3. Current Water supply/coverage

Eldoret Water and Sanitation Company (ELDOWAS) currently supplies water to Eldoret town and its environs. ELDOWAS is a service provider contracted by Lake Victoria National Water Services Board (LVNWSB). It was established in 1997 by the then Eldoret Municipal Council to manage water services on its behalf.

The number of households according to ELDOWAS covered by the water reticulation system is about 180,000 households. The areas that are covered including those that are adequately served; and/or underserved include; Eldoret CBD, Kapsoya South, Elgon view, Huruma, Industrial Area, Sukunanga, Siani farm, Highlands, Maili Nne, Kipkaren, and Eldoret West. Areas underserved include; Chepkoilel University, Kimumu, Munyaka, Kamukunji, Ngomongo, Kapsoya North, King'ong'o, Mwenderi, Mwirutu Yamumbi, Langas and Outspan. These areas represent about 40% of our Planning Area (Map 14).

⁹ <http://iosrjournals.org/iosr-jestft/papers/Vol12-%20Issue%203/Version-3/HI203035771.pdf>

Map 9: Water distribution in the planning area



8.1.4. Metering, billing and revenue

Although revenue collected from water is still low, about 70% of the total connections pay their bills. The rates depend on the amount of water consumed by a customer. For domestic consumption, consumers are charged Ksh 110 for up to 10 m³ of water consumed. The tariff structure is progressive – the more water one consumes, the more one pays. ELDOWAS water kiosks charge Ksh 0.50 (fifty cents) for a 20-litre container of water while individually run water kiosks charge Ksh 5 for the same amount of water.

8.1.5. Water demand projections

Based on the 2009 National Census, the projected population of Eldoret Municipality boundary and its environs will be about 1,105,499 people by 2030. Given the current demand for water at 56,000 cubic meters against a supply of 36,000 cubic meters, the demand of water will continue to rise to about 130,000 cubic meters by the year 2030. In 2016, it was projected that the population of the town of 532,246, would have demand of 53,224m³/day served by a production of 39,450m³/day bringing the deficit to 13,774m³/day. All of the above data is based on a per capita consumption of 100 liters per day and a population growth projection at a rate of 6% p.a.

8.1.6. Bridging the gap

To arrest the water problem, Lake Victoria North Water Services Board in collaboration with ELDOWAS intends to build another dam (Kipkaren dam) which will produce about 12,000m³ per day. Additionally, the World Bank and the Kenyan Government intends to rehabilitate Elagerini dam near Kaptagat and build its own sewer plant to produce 9000m³ per day to be pumped to the water reticulation system. If all the dams were to deliver the maximum capacity per day, holding all other factors constant, then the supply for water in Eldoret would surpass the current demand by about 6,000 cubic meters.

8.2. Sewerage and sanitation

8.2.1. Forms and types of sewer disposal

Eldoret town is the only urban area in Uasin Gishu County with a sewerage system. The sewerage network covers a total length of 147.3 Km with around 24.4 Km (36%) installed in the low income areas. The Eldoret Water and Sanitation Company (ELDOWAS) is responsible for provision of sewer services in the area. There are two sewer treatment plants located in Huruma and Kipkenyo in the western part of Eldoret town¹⁰. Majority of the residents living outside the core municipal boundary use septic tanks; and pit latrines.

Table 18: Sewerage Treatment Plants

Sewerage treatment	Capacity
Huruma	8,000m ³ /day
Kipkenyo	10,000m ³ /day
Total	18,000 m³/day

The volume of sewage generated is less than the treatment capacity at about 12 000 m³/day

8.2.2. Sewer Reticulation and Coverage

The current sewer network managed under ELDOWAS covers the inner core of the municipality area substantially with areas further away from the CBD either underserved or not served at all. There has been efforts by the World bank; the County Government; and the National Government to extend the sewer network to informal settlements through their regularization of informal settlement programmes. The distribution and coverage is as indicated in the map below:



Plate 1: The sewer plant at Kipkenyo



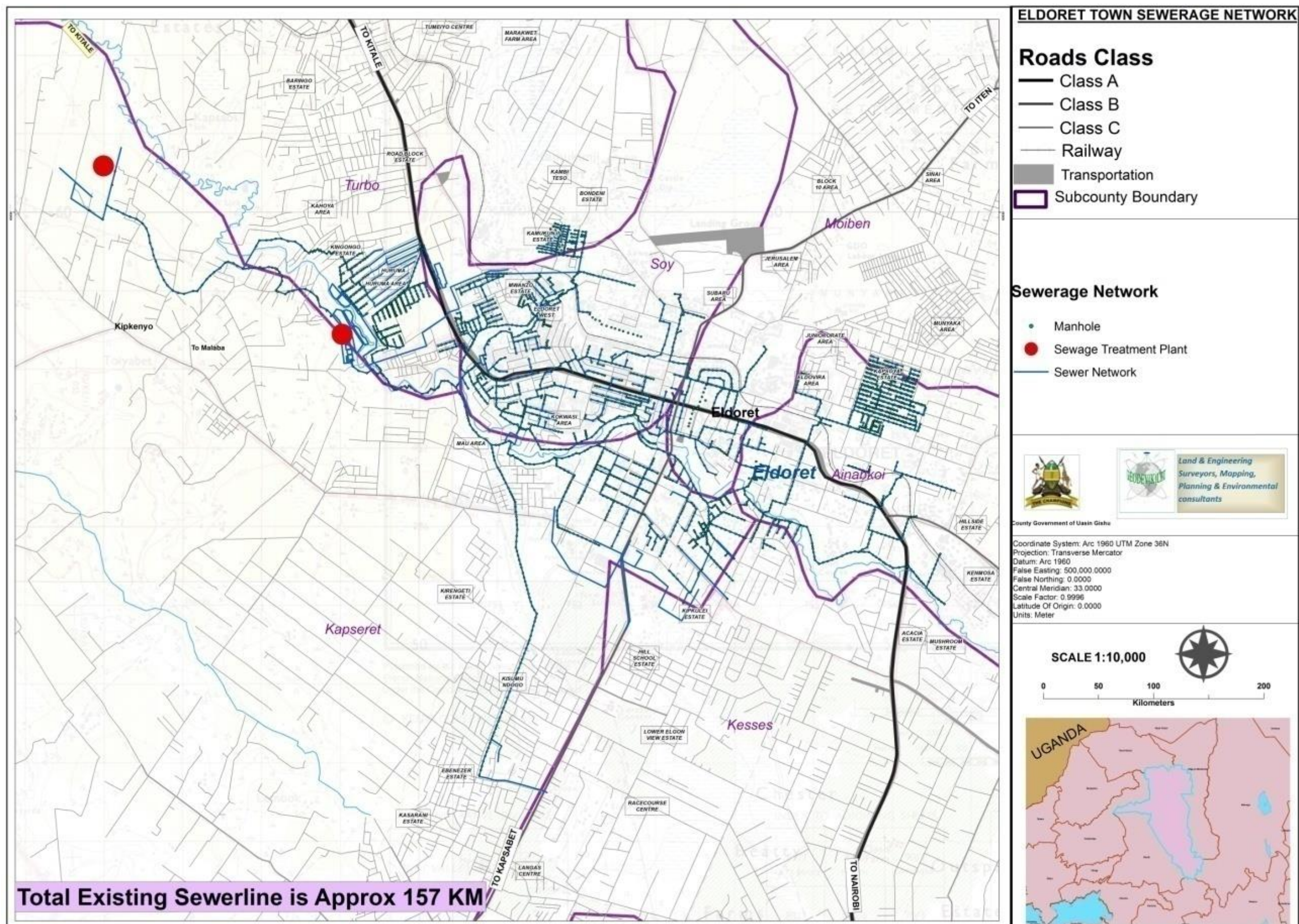
Plate 2: A sewer line within Elgon View estate



Plate 3: A sewer line within Langas Informal settlement

¹⁰

<http://documents.worldbank.org/curated/pt/912001468278364993/text/E26540v20EA0AF020PUBLIC00Box379839B.txt>



Map 10: Sewer Reticulation and Coverage

Source: County Spatial Plan 2015-2025

8.2.3. Projected Demand and Coverage

According to a study done by JICA on the Development of the National Water Master Plan, 2013, the existing capacity and the capacity under construction of the sewer system was found to be 4,800 cubic meters per day against a projected required capacity of 84,239 cubic meters. The anticipated expansion works on the sewerage system under the Lake Victoria North Catchment Area by 2030 will have a capacity of 79,439 cubic meters which still pose a deficit based on the projected demand.

8.3.Storm water drainage

8.3.1. Current drainage infrastructure

The municipal boundary and its environs is gently slope and as a result, water drains naturally in the direction of flow of River Sosiani. The settlement areas around the municipal boundary has been occasioned by constant blocking and siltation of the storm drains which result to water logging or flooding at times.

Storm water drains around the town can mainly be categorized into two; closed and open drain channels. Most of the roads have open drainage channels of which some are paved and others unpaved.

A 3 km of storm water drainage has been recently completed from Munyaka to Sosiani River. The county is the process of construction additional/expanding storm water drains for the following five water sheds;

- Kapsoya – Sosiani
- Kamukunji
- Langas
- CBD
- Maili Nne – Kapsaos

A higher percentage of existing road drains are in poor state as in the images below:



Plate 5: No provision of storm drains on the road



Plate 6: Blocked drain channel along Uganda Road



Plate 4: Character of storm drains in informal settlements

7.3.3 Distribution

and Coverage

Currently, about 80% of all the roads within the Planning boundary has storm drains, most of which are either in a poor state; or completely lack storm drains leading to water logging on these roads. It would be of importance that all roads within the planning boundary be provided with regularly maintained storm water drains to avert the impacts of siltation and eventually flooding caused by poor storm water drains.

8.4.Solid waste management

8.4.1. Solid waste generation and type

It is estimated that the town generate approximately 350 - 400 tonnes of solid wastes daily. This translates to approximately 9000 tonnes monthly. With a projected increase in population, the amount of solid waste generated daily is set to increase.

Most of the solid wastes within the planning area includes polythene, paper, metallic waste from industries and supermarkets; food waste from markets, institutions such as schools and hotels. These constitute the largest percentage of solid waste from the Town.

8.4.2. Solid Waste Disposal system

The main solid waste management strategy utilized by the County Government has been one of 'collect and dump'. The structural measures that have been associated with it include: bins, collection points, landfills, and incineration. The County Government of Uasin Gishu bylaws require every house, business and institution, to own a waste bin. More than 40 dumping sites have been identified within the town of Eldoret (Plate 7).

The main solid waste management responsibility lies with the County Government and as such, it periodically collects the refuse from the human settlements within the planning area and transporting it to the central land fill. Eldoret Town's main dumpsite was previously located on an abandoned sand quarrying site at Mwendeni area in Huruma Estate along River Sosiani. However, the dumpsite has since been decommissioned since the landfill has been full; and as garbage decomposes, moisture filters through it producing a toxic liquid leachate that pollutes the river.

Plate 7: Illegal dumpsites within the planning area



Source: Field Survey, 2015

The one currently being utilized is the landfill site in Kipkenyo near the sewer system. Reference is made to the image below: The land fill is approximately 15 acres with the County currently in the process of acquiring additional 7 acres.

The County Government of Uasin Gishu is in talks with Swedish investors to set up a solid waste recycling plant that has a capacity of processing 500 tons of wastes daily to generate electricity.

8.5.Solid Waste Disposal services

The County Government has procured 16 garbage tractors, 2 skip Lorries, 6 side-loads, 90 skips to serve the County in the collection of solid waste. Additionally, the dustbins are color-coded and installed at strategic locations meant to promote waste segregation at disposal stage.

The county government is responsible for waste collection within Eldoret CBD whereas women, youth groups and people living with disabilities serve the areas outside the CBD, particularly the low income areas such as Huruma, Kamukunji, Kipkaren, Langas, Munyaka, and Mile Nne



Plate 8: The garbage landfill site at Kipkenyo. Source: CURP, 2015



Plate 9: Dustbins within the CBD and others in the environs



Plate 10: Skip containers and a lorry on transit transporting dustbins to the environs of Eldoret

8.5.1. Sewerage and Sanitation Emerging issues

- Inadequate sewerage facilities in urban areas
- Environmental pollution and degradation
- Health risks due to possible disease outbreaks
- Over-reliance on pit latrines in rural areas
- Pollution of ground water sources

8.6.Electricity Supply

Approximately 95% of the Centers within the Planning area are connected to the national grid power line. Connections are then established to various human settlements for use as appropriate including lighting of homesteads; and community high masts based on demand.

8.7.Green Energy (Solar & Wind)

The County Government has led on efforts to tap green energy especially solar. This is evident from the various solar powered street light installations that are in various centres and along the roads within the Planning boundary.

The potential of wind energy is yet to be explored within the County with major potential sites for **solar exploration at Plateau and wind energy at Moiben**. A consolidated effort to tap potential sources of green energy within the County would be very viable in steering the development capacity of the County as a whole.

Table 19: Summary of Issues by Centres Appraisal Table

Centre	Water Supply	Sewer & Sanitation and Storm Drainage	Solid Waste Management	Energy Infrastructure
Sogomo	• Piped (Eldowas) • Vendors	• No sewer (Septic/Pit latrines) • Open storm drains	• UCG	• Electricity (KPLC) • Street Lights - UCG
Kesses	• Piped water from dam • Shallow wells	• No sewer • Open storm drains/none on some roads • Prone to flooding	• Undeveloped Designated dumping site	• 10km² national grid power coverage • Solar street lights by UCG
Ngeria	• Piped water from borehole • Shallow wells	• No sewer • Poor open drains • Prone to flooding	• UCG • Traders initiative	• 4 solar powered street lights
Annex	• 30% piped coverage by eldowas	• No sewer - Use of pit latrines/septic • Paved drains along A104; poor/no drains in other roads	• UCG dustbins • Residents initiative	• 10% electricity coverage • Few street lights along A104
Cheplaskei	• No piped water • Current ongoing project to pipe water to households	• No sewer • Unpaved; silted storm drains along A104 • No storm drains on other roads	• 1 skip by UCG • No dustbins or dumpsite	• About 25% electricity coverage • 4 solar powered street lights by UCG
Cheptiret	• Shallow wells • Direct sourcing from Cheptiret river	• No sewer – pit latrines & septic use • Paved drains along A104 • Poor/No drains on other roads • Prone to flooding	• 4 skips & 4 dustbins emptied regularly by UCG	• About 90% electricity coverage • 6 solar powered street lights by UCG
Chepkanga	• About 3% coverage by ELDOWAS • Shallow wells	• No sewer line – use of pit latrines/septic tanks • Poor storm drains • Prone to flooding	• Dumping done at individual levels mostly through burning on site	• About 90% electricity coverage • 3 solar powered street lights by UCG
Kipkaren	• About 30% water coverage by ELDOWAS • Sourced from borehole	• Served by a sewer line • Paved storm drains • Blocked storm drains that need opening to prevent water logging	• 1 skip & 3 dustbins managed by UCG	• Covered by electricity from the National grid line • 5 solar powered street lights
Kapseret	• About 30% piped water coverage by Eldowas • Use of shallow wells	• No sewer line • Unpaved/Poor network of storm drains	• 3 skips managed under the UCG • Burning at designated dumping sites	• More than 70% electricity coverage • A few street lights

CHAPTER 9: COMMUNITY AND SOCIAL FACILITIES

9.1.Introduction

The quality of life in any urban Eldoret town is affected by the availability of quality community and social facilities. Social infrastructure facilities include **health, education, sports facilities, socio-cultural activities, communications, security and safety, and other community facilities, cremation/ burial grounds, etc.**

A well-planned town, a town which can accommodate the future generation's needs **must** have adequate and accessible social facilities. These facilities must therefore adhere to set provisions and standards provided within a reasonable distance within a residential neighbourhood. The Human Development Index (HDI) provides a composite measure of three dimensions of human development:

- living a long and healthy life (measured by life expectancy);
- being educated (measured by adult literacy and gross enrolment in education); and
- having a decent standard of living (measured by purchasing power parity, PPP, income).

9.2. Education facilities

Uasin Gishu County is relatively endowed with education facilities which are private, public or co-owned between the private and public sector. There are two public universities namely Moi University and University of Eldoret, and campuses of the major universities, 1 polytechnic and a number of technical colleges and several private commercial colleges. There are 471 public and 419 Early Childhood Development (ECD) centres, 458 public and 327 primary schools and 171 public and 38 private secondary schools.

9.2.1. Primary and ECDE Centers

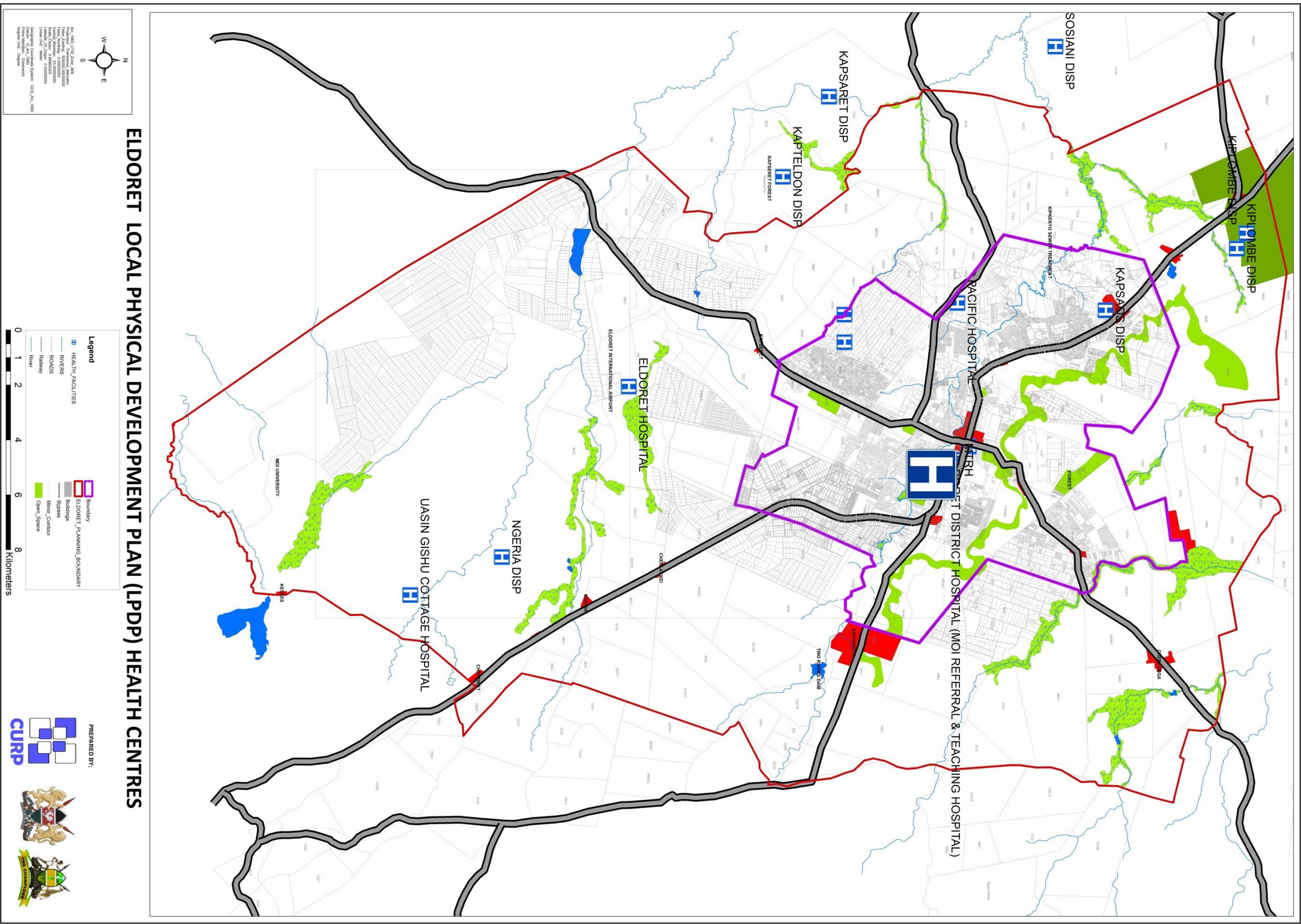
Ward	School	Ward	School	Ward	School	Ward	School
Kuinet/kapsuswa	Limnyamoi	Kimumu	Central	Kapsoya	Chebarus	Simat/Kapseret	Lemook
	Chepkongi		Kimumu		Munyaka		St. Josephs
	Kuinet		G.K. Prisons		Kapsoya		St. Georges
	Lelboinet		Moi Marula		Border farm		Inder
	Kapkuwis		Ngomongo				Nganiat
	Green fields		Ainabtich	Cheptiret Kipchamo	Cheplosgei		Tuiyot
	Shirika		Chepkoiel		Kosyin		Aturei
	Kidiwa	Racecourse	Hill school		Chebii		Mutwot
	Koitebes		Race Course		Cheptiret		Tuiyot
Sergoit	Chemaluk		Oasis		Mogobich		Chekongi
	Sosiot		Sugunanga		Chemenei		Kaptinga
	Simatwet		Saroiyot		Chuchuniat		Simat
	Lelit		Sosiani		Seiyo		Kaspseret
Tembelio	Sergoit				Mokochoret		St. James Leberio
Megun	Barnotik	Tulwet/Chuiyat	Lelmolok		Rehema	Kapyemit – Kapsaos	Kapkoros
	Songoliet		Chepkoiyo		Kaptumo		Kapkeben
	Kingwal		Moi University		Kerita		Emkoin Primary
	Momoniat		Ruman				Kapsaos
	Kosirai			Langas	Langas		Kapyemit
	Ngeria	Ngeria	Kiambaa		Kapkenduiywo	Kiplombe	St Patricks
	Legetet		Nandi Gaa		Mwiruti		Kolangei
	Davies		Kipsamoo		Gitwe		Emgwen
	Ngeria		Chepyakwai	Kipkenyo	Kipkaren		Kaplelach
	Ochemina		Kermetio		Kipkenyo		Tebeswet
	Kibabet		Kabongo		St. Mary's Chebarus		Sigowet
Kamagut	Emkoin		Songoliet		Kimalel		Kiplombe
	Chemalal		Koibasui		Pioneer		Huruma
	Kuresiet						Kandie
	Leseru						Township
	Kipkeino						
	Kamoret						
	Cheramei						
	Kamagut						
	Sambut						

Source: County Education Office, 2018

Table 20: Distribution of Primary Schools within the planning area

Majority of the ECD Centers within the planning area are attached to the existing public primary schools. As such, there are approximately 115 ECDE centers as per existing primary school within the planning area. The table below shows the distribution of the primary schools within the wards of the planning area.

For planning purposes, the age group for pre-primary school going population is 3-5 years. The fact that most of these facilities especially public ones are normally co-located with primary schools make nursery school children walk for longer distances to access them.



9.2.2. Secondary education facilities and distribution

At secondary level there are total 209 schools in Uasin Gishu County including 171 public secondary schools and 38 private secondary schools. The teacher pupil ratio in secondary schools stands at 1:41. Private secondary schools also have significant presence in county, especially those funded by religious organizations.



Some Educational facilities are located within the CBD among them Uasin Gishu High School around Eastleigh area and Wareng High School along Eldoret Kisumu Road.

Table 21: Number of Secondary schools by category and sub-county

Sub-County	2013		2014*	
	Public	Private	Public	Private
ELDORET WEST	69	18	71	18
ELDORET EAST	48	8	49	8
WARENG	47	11	51	12
Sub-Total	164	37	171	38
TOTAL	201		209	

Source: Ministry of Education -Uasin-Gishu

9.2.3. Tertiary Education

Tertiary facilities within the county are of different categories such as universities, colleges and polytechnics. Examples include Moi University, University of Eldoret, and Eldoret Polytechnic.

The table below shows the various tertiary education facilities in the county and their number.

Table 22: Tertiary Education Facilities

Category	No. of Facilities
Universities	2 (Public)
University campuses	14
Youth Polytechnics	8
Teachers Training College for ECDE	1
Technical Training Institute	1
Private TC	37
Medical Training (KMTC)	1
Modern ICT Schools (Computer Colleges)	28

Source: Uasin Gishu County Education Department, 2015

9.2.4. Special Needs Schools

The demand for services for children with special needs at all levels in the County has increased as a result of the commitment to Universal Primary Education (UPE). As at 2012, the total number of people with disabilities in Uasin Gishu amounted to 5,949. The County has a total of 63 special needs schools with 136 teachers. In 2014, the enrollment was 1,428 students: 861 boys and 567 girls, a rise from 1,073 (599 boys and 474 girls) in 2013.

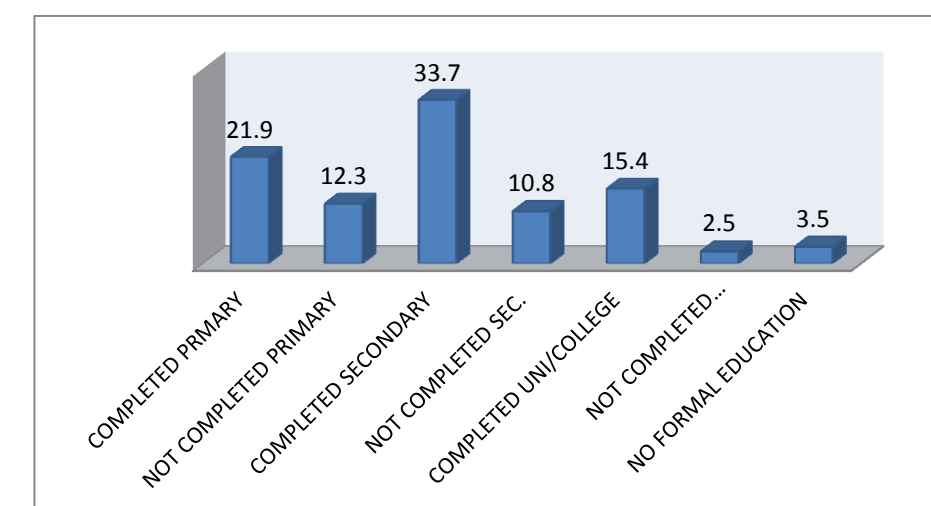
9.2.5. Adult and Continuing Education (ACE)

Adult education provides transformation and empowerment of individuals by equipping them with contemporary knowledge and information. There are currently 80 facilities for Adult and Continuing Education (ACE) centers in Uasin Gishu County. The County has an acute shortage of learning centres and ACE teachers since the 80 locations in the county are only served by 85 teachers. Other problems facing this sector include lack of learning materials and poor teaching methods. Enrollment is currently at 7,557 with 70% (5,338) being female students.

9.3.Education Levels

A total of about 33.7% of Uasin Gishu County residents have secondary school education and approximately 15.4% have tertiary education. Only about 3.5% of the county residents have no formal education as shown in the graph below. It should be noted that these statistics are inclusive of people still continuing with their education.

Chart 9: Education Levels



Source: County Spatial Plan (2015-2025)

9.4.Access to Education Facilities

The recommended distance to education facilities as indicated in the Physical Planning Handbook are: 0.3-0.5 Km for pre-primary schools, 0.5-2 Km for primary and 0.5-3 Km for secondary schools. The table below shows the average distance to the nearest school per Sub County.

Table 23: Average Distance to Education Facilities

Sub County	Pre-Primary	Primary	Secondary
Soy	2.99	1.46	1.79
Moiben	1.33	1.55	2.62
Turbo	0.71	0.84	1.70
Kesses	1.03	1.17	1.61
Kapseret	0.87	0.93	1.77
Ainabkoi	1.15	1.22	2.19
Uasin Gishu	1.4	1.2	1.9

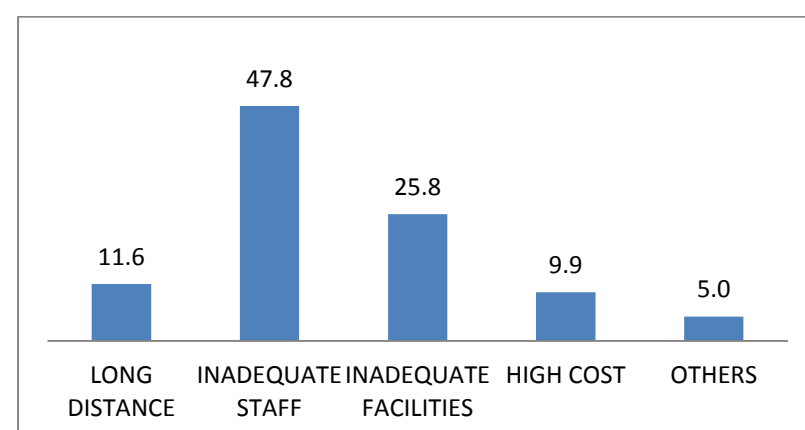
Source: Field Survey, 2015

It was observed that only pre-primary schools have failed to meet the recommended distance standards.

9.5. Emerging Issues: Education

The main challenge facing education within the area as portrayed by the household survey was inadequate teaching staff within the county's education facilities. Inadequate facilities, long distance and high cost of education are also major contributors of county residents' difficulty in accessing education facilities and services. This is as shown in the graph below.

Chart 10: Challenges in Accessing Education Services



Source: County Spatial Plan (2015-2025)

Other challenges that affect the education sector in Uasin Gishu are:

- Insufficient educational infrastructure such as classrooms, laboratory equipment especially in secondary schools and colleges.
- Low transition rates.
- Inadequate facilities for ACE and schools for children with special needs.
- Insecurity of tenure in some schools.

9.6. Health facilities and distribution

9.6.1. Health Facilities

Uasin Gishu County has a total of 188 health facilities. There is 1 tertiary/referral hospital, 9 Sub County hospitals and the others are health centers, clinics and dispensaries. The table below shows the current number of health facilities in Uasin Gishu per Sub County.

Table 24: Existing Health Facilities

Sub County	Community Unit	Dispensary	Health Centre	Hospital	Medical Clinic	Nursing Home
Ainabkoi	10	15	5	5	8	1
Kapseret	7	13	4	-	8	-
Kesses	9	20	1	2	6	1
Moiben	10	22	3	1	4	-
Soy	12	19	6	1	10	-
Turbo	12	22	5	3	6	-
Uasin Gishu	60	111	24	12	42	2

Source: Uasin Gishu County Department of Health

Table 25: Health Facilities per Sub County; 2012-2016

Sub-County	2012	2013	2014	2015	2016
Ainabkoi	16	24	25	29	33
Kapseret	18	15	16	21	29
Kesses	17	21	22	25	31
Moiben	14	18	17	23	29
Soy	21	21	17	23	30
Turbo	24	25	21	27	36

Source: Uasin Gishu County Department of Health

9.6.2. Access to Health Facilities

The average distance to a health facility in Uasin Gishu is 3.2 Km, 1.8 Km shorter than the WHO recommended distance of 5 Km. People in Soy Sub County travel the longest distance at averagely 4.3 Km while the average distance to a health facility is lowest in Kapseret and Turbo Sub Counties (2.6 Km). This is as shown in the table below.

Table 26: Distance to the Nearest Health Facility per Sub County

Sub County	Average Distance (Km)
Soy	4.3
Moiben	3.0
Turbo	2.6
Kesses	3.2
Kapseret	2.6
Ainabkoi	2.9

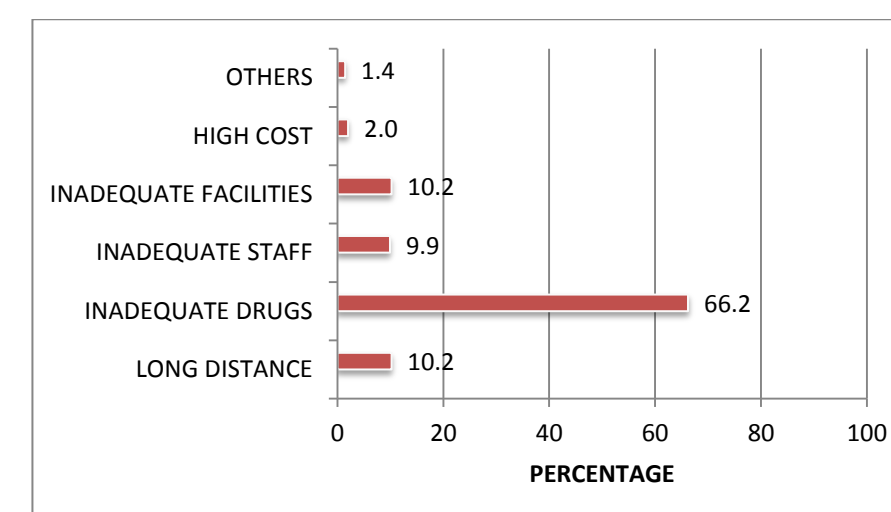
Source: County Spatial Plan (2018-2025)

The major health facilities in planning area include: Moi Teaching and Referral Hospital (level 6), Eldoret Hospital, Uasin Gishu District Hospital, Imani Hospital, Mediheal Hospital and Fertility Centre, St. Luke Orthopedic and Trauma Hospital and Chandaria Cancer and Chronic Diseases Centre among others.

9.7. Emerging Issues: Health

The most notable issue facing the health sector is inadequate drugs (cited by about 66.2% of the households) while high cost was reported by the least percentage accounting for about 2%.

Chart 11: Challenges in Accessing Health Services



Source: County Spatial Plan (2018-2025)

9.8. Fire safety and emergency response

The available fire tenders in the planning area include;

- Eldoret airport fire department
- Kenya pipeline Eldoret
- Kenya ordinance factory
- Raiply fire Engines
- NYS fire department
- Kenya forest fire station

Eldoret Town fire station also acts as county Fire station covering areas such as Tranzoia, Baringo, Bungoma, Kakamega, Nandi and Webuye. Some of the facilities within it include three (3) functioning trucks and three (3) land rovers which are not-functioning. Availability of support Ambulances are also available

where there is one working ambulance and two have broken down. The facility has a total of 41 staff.

Table 27: Location of fire stations within the Central Business District

Location	Number	State
Within the town -CBD	1	Fully functional
Maile Nne	1	Not working
Proposed burnt forest station	1	In pipeline

Source: Eldoret Fire Station 2015

9.9.Recreation Facilities

There are two recreational parks in Eldoret: Municipal open ground/park closed to the general public and, Nandi Park, which is also closed. The characteristic feature of the Sosiani Park is the absence of public conveniences such as washrooms and solid waste disposal bins.

There are two major stadia in Uasin Gishu; Kipchoge Keino Stadium and the 64 Stadium. Other potential recreation sites include dams as well as riparian reserves.

9.10. Social Infrastructure in Urban Areas

Social facilities in the urban areas include social halls, fire stations, libraries, parks, post offices and cemeteries. In addition, there are administrative facilities such as law courts, police stations and prisons. Notably, most of these facilities such as fire stations and libraries are mostly found in Eldoret Town.

9.11. Cemeteries and Crematoria

There are two public cemeteries. Muslim cemetery at Eastleigh and another at Kiplombe measures approximately 50 acres. The facility is currently approximately 70% full. We established that proposals are underway to have each sub-county served with a cemetery. Members of public are required to pay between Kshs. 2,000 to Kshs. 6,000 to use the facility.

The town also has one private crematorium owned by Hindu Community. The facility is accessible to members of the public who are required to pay a certain fee (approximately Kshs. 20,000) to be allowed to use it.

9.12. Libraries

There is one public library situated within the Central Business District and run by Kenya National Library Service. The library is accessed by over 2,000 people but only has a sitting space of 300 people at once. The Library charges maintenance fee of Kshs. 20 per adult person and free for children.

There are other libraries affiliated to Institutions of higher learning including Moi University, Eldoret University and Eldoret Polytechnic.

9.13. ICT and telecommunication

The county enjoys 95 per cent mobile network coverage which is provided by Safaricom, Orange and Airtel service providers. –

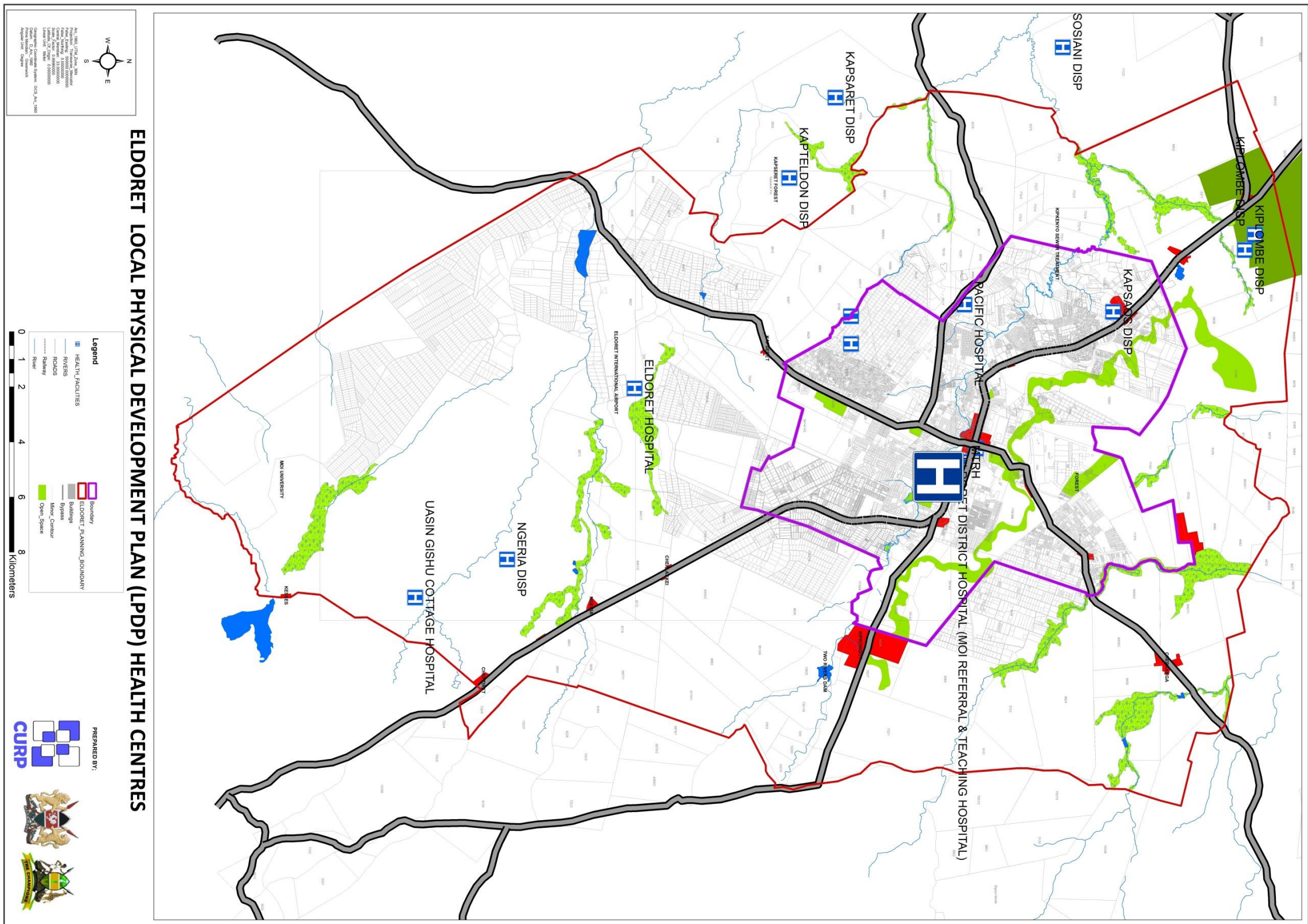
There are 3 postal offices and nine licensed private courier service providers in the Town. This include well installed and serviced Huduma Centre acting as a one-stop shop service providers. Eldoret town is also connected to the fibre optic cable and thus has access to fast internet connectivity. The availability of these services is expected to play an important role in enhancing the socio-economic development of the county.

9.14. Emerging Issues: Social Infrastructure in Urban Areas

- a) Inadequacy of facilities e.g. stadia, cemeteries, libraries etc.
- b) Poor maintenance of existing facilities.
- c) There is need to train of the locals on capacity and skills in case of a fire disaster. i.e. some percentage like 20% of the locals in a sub-location.
- d) There also need to sensitize the locals and the need for fire volunteers in each zone or sub-locations
- e) Create awareness for the locals who reside along the highways

- in case of fire outbreak caused by tankers.
- f) The risk of petroleum products whenever there is an incident
- g) Need for well-organized fire drill within the town.

Existing distribution of Health Centres within the planning Window, Moi teaching and referral hospital strategically located in the CBD attracting traffic.



CHAPTER 10: LAND & LAND USE

10.1. Broad Existing Land Uses

The planning area has several types of land uses; these include residential, industrial, educational, recreational, public purpose/ utilities, commercial, transport facilities and urban agriculture. The land uses exist through implementation of approved and unapproved physical development plans and also through *laissez faire* kind of development. As a result there is evidence of uncontrolled and unguided development, emergence of illegal structures and encroachments (*County Land Use Regulatory Framework (2014 – 2017)*).

10.2. Land Ownership & Land Tenure

Land within the original municipal boundary was Government land. But subsequent municipal boundary extensions brought into the municipality privately owned agricultural land. The colonial landownership pattern in the area surrounding the town comprised large tracts of land owned by a few white settlers. Upon independence, farms were acquired by the government, land-buying companies, cooperative societies, self-help groups or individuals.

Most of the land within the town and its hinterland is, therefore, privately-owned and each municipal boundary extension brings privately owned land into the municipality.

Land ownership within Eldoret can be categorized as follows:

10.2.1. Government-owned land

Land owned by the government includes land already in use or reserved for future use by the government and land for public use. It is administered by the National Land Commission (the custodian of all government land). It constitutes only a small proportion of the total land in the Municipality (Figure 5). Although most is developed, there is still some undeveloped land, mainly earmarked for industrial development.

10.2.2. County Government owned land

Uasin Gishu County Government owns only a small portion of the total land in the municipality. It includes some undeveloped land earmarked for public utilities, especially health facilities, and for residential development.

10.2.3. Leasehold

This form of land tenure includes land that is privately leased from either the government or the council for a lease term normally of 99 years or less.

10.2.4. Freehold

The freehold category of ownership covers more than half of the planning area, because the municipal boundary extensions have incorporated privately owned (freehold) agricultural land into the area. Some of the privately owned land, especially in the extended area, is still used for agricultural purposes but increasingly it is being converted to residential and commercial uses. The residential development includes, among others, the fast-growing informal/unplanned settlements at Langas, Kamukunji, King'ong'o, Maili Nne, Munyaka, Ya Mumbi and Kipkenyo, all of which have inadequate basic services and community facilities.

10.2.5. Kenya Railways Corporation Land

Land owned by the Kenya Railways Corporation includes the railway reserve and areas served by railway sidings, including the old industrial area next to the railway station.

According to *Kenya State of the Cities Baseline Survey (2014)*, most households are renters at 86%, with only a small percentage of 12% owning their land and structure. Sixty-nine percent of households owning their structure reported feeling secure in their ownership. Most household owners, 64% reported having a freehold title for their land, while 14% reported having no land possession documents. A small percentage, 2% of the households reported being evicted. This is shown below:

Table 29: Household Residence and Land Tenure

Characteristic	All	Location		HH poverty		Gender (Informal)	
		Informal areas	Formal areas	Poor	Non-poor	Male-headed	Female-headed
Percent of households that:							
Total	100	100	100	100	100	100	100
Own the land only	0	0	0	0	-	1	-
Own structure only	0	-	0	0	0	-	-
Own land and structure	12	11	12	11	18	12	10
Rent	88	88	85	88	82	88	90
Squat	2	0	2	1	2	0	-
N	973	490	483	660	308	380	108
Percent of HHs that feel secure in ownership	69	63	71	64	77	65	54
N	114	55	59	69	45	41	14
Variability of households feeling secure ^(a)	0.01	0.01	0.03	0.14	0.02	0.00	0.33
N	114	55	59	69	45	41	14
Percent of HHs that experienced eviction	2	1	2	1	3	1	1
N	973	490	483	660	308	380	108
Proportion of HH owners by type of land-possession document:							
Total	100	100	100	100	100	100	100
None	14	15	13	12	17	15	16
Freehold title	64	45	70	66	61	41	58
Temporary occupation license	2	5	2	3	1	4	8
Share certificate	3	4	2	1	5	3	6
Government certificate of title ^(b)	9	7	9	10	6	7	6
Letter from chief (provincial administration)	6	14	4	6	6	16	7
Other	2	10	0	1	4	12	-
N	139	60	79	87	52	43	17
Neighborhood mobility							
Years in dwelling	5.0	4.7	5.1	4.7	5.7	5.1	4.4
N	972	489	483	660	308	485	379
Years in neighborhood	7.0	7.1	6.9	6.4	8.3	6.9	7.0
N	971	488	483	660	308	379	107
Home loan payment as a percent of spending power ^(c)	24	25	24	28	19	21	61
N	15	7	8	7	8	6	1

Table 28: Sample land values within the town

Location	Plot Size	Land values (Kshs.Million)				Land Use
		2006	2008	2010	2016-2017	
	Hac.					
Kenyatta Street	0.0697Hac	45M	45M	70M	110M	Commercial
Oloo street	0.0697Hac	35M	35M	50M	90M	Commercial
Uganda road	0.04Hac	25M	25M	35M	60M	Commercial
Behind Asis	0.05Hac	3M	2.5M	7M	13M	Commercial
Eastern Avenue	0.200Hac	18M	18M	35M	50M	Residential
Farmers Street	0.160Hac	8M	8M	15M	28M	Industrial
K.I.E	0.04Hac	2M	2M	3M	4M	Industrial
Nandi Road	0.20Hac	8M		12M	20M	Residential
Kapsoya	0.0294	0.3M	0.5M	1M	2.8M	Residential
Lower Elgonview	0.20Hac	6M	6M	10M	18M	Residential
Upper Elgonview	0.20Hac	3M	3M	7M	10M	Residential
Kimumu	0.10Hac	0.5M	0.4M	1M	3.3M	Residential
Iten road (Junction)	0.04Hac	1.2M	0.8M	1.5M	5M	Commercial
Kisumu Road	0.030Hac	10M	9M	25M	60M	Commercial
Annex	0.10Hac	0.5M	0.4M	1M	3M	Residential
Annex	0.045Hac	1M	1M	1.8M	3-5M	Commercial
Illula	0.10Hac	0.3M	0.25M	0.4M	1.2M	Residential
Sogomo	0.045Hac	0.8M	0.8M	1.2M	1.8M	Residential
Kahoya	0.10Hac	1M	0.8M	1.2M	1.8	Residential
Mwanzo	0.03Hac	0.6M	1M	1.5M	2.6M	Residential
Pioneer Estate	0.20HAC	5M	5M	12M	20M	Residential
Teleview Estate	0.30HAC	2M	5M	12M	25M	Residential

Source: Kenya State of the Cities Baseline Survey:

Statistical Abstract for Eldoret, Kenya 2014

10.3. Land Values and their Distribution, Horizontal

Expansion

Land prices have been on the rise in the recent past, tracking similar growth rates to those in Nairobi. The increase in infrastructural developments has made previously inaccessible areas accessible. Eldoret town has opened up such areas through road, rail and air transport and they could be further opened up through the anticipated LAPSET project. Table 25 below shows the land values within the town.

10.4. Settlement Patterns and factors that determine the Patterns

The main types of settlement patterns found in the town include: Linear/ribbon pattern; Clustered pattern and Dispersed pattern

10.4.1. Linear Growth Development

The planning area has been experiencing massive linear development along all the major roads. The centres sprawling as a result of being advantaged by major trunk infrastructure are: Maili 13/ Jua Kali (A104); Ngeria (A104); Sigowet/Baharini (A104); Kapseret (C39); Marura – Chepkanga (C51) and Kipkorgot / Islamic (B54)

10.4.2. Clustered growth Developments

These developments are mainly found around higher learning institutions across the planning area. Some of such centres include: Kesses centre and Ngeria Centre and Sogomo Centre

10.4.3. Dispersed Settlement

These types of settlements are found in rural areas influenced by the large tracts of agricultural lands.

10.5.Challenges and Opportunities for Planning

- Availability of land for development is becoming scarce
- There are a number of irregularly allocated public land within Eldoret town
- Lack of land use framework to guide use of agricultural land.
- Poor conservation of ecological sensitive areas.

10.6.GROWTH PATTERN

The town has grown in a linear and radial manner along the main transport spines. The development follows the two main roads A104-uganda road and B16 –Iten road which forms the growth pattern of Eldoret City. In the recent past, other growth centres have emerged which have continued to expand devoid of any development control guidelines creating chaotic urban settlements and uncontrolled sprawl even in rich agricultural lands.

Additionally, various industrial activities have gained tract within the Municipality in the absence of a local development plan and these are also influencing the growth dynamics of the town. In light of this, this local plan is deemed timely and necessary as a development control tool for the growth of the town. The map below shows the direction where more pressure has been exerted on the growth of the town represented by the yellow arrows and

some of the other growth centres where rampant growth is being witnessed as discussed above.



10.7.Undevelopable land

In light of the discussion above, Eldoret town and the municipality as a whole is dotted by various ecologically sensitive land which is not viable for any form of development. Some of these land uses include:

- Swamps some include chepkoilel swamp, ngeria,
- Riverine –riparian reserve –sosiani river
- Quarries
- Rich Agricultural hinterland

A representation of this is represented in the land suitability map below:

Land suitability map

CHAPTER 11: HOUSING AND SETTLEMENT TRENDS

This section presents data regarding housing in terms of the, tenure, materials used for roof, wall and floor.

11.1.Housing Tenure

Housing tenure within the planning area is mainly comprised of rented units and owner occupied units. Table According to the Kenya State of the Cities Baseline Survey done by the University of Chicago 2014 for Eldoret town, 86% of the houses are rented whereas 12% are owned by individuals and 2% squat (Table 26). Table 27 shows the classification of various residential estates within the planning area.

Residential estates with high incidences of rental units include Huruma, Kidiwa, Macharia, among others whose units are owned by County Government of Uasin Gishu. The estates with owner occupier units include Elgon View and Pioneer.

Table 30: Housing Tenure

		Location		Gender (Informal)	
Characteristic	Total	Informal areas	Formal areas	Male-headed	Female-headed
Proportion of					
Owns land	12	12	12	12	10
Rents	86	88	85	88	90
Squats	2	0	2	0	-
Total	100	100	100	100	100

Source: Kenya State of the Cities Baseline Survey, 2014

Chart 12: Housing Tenure

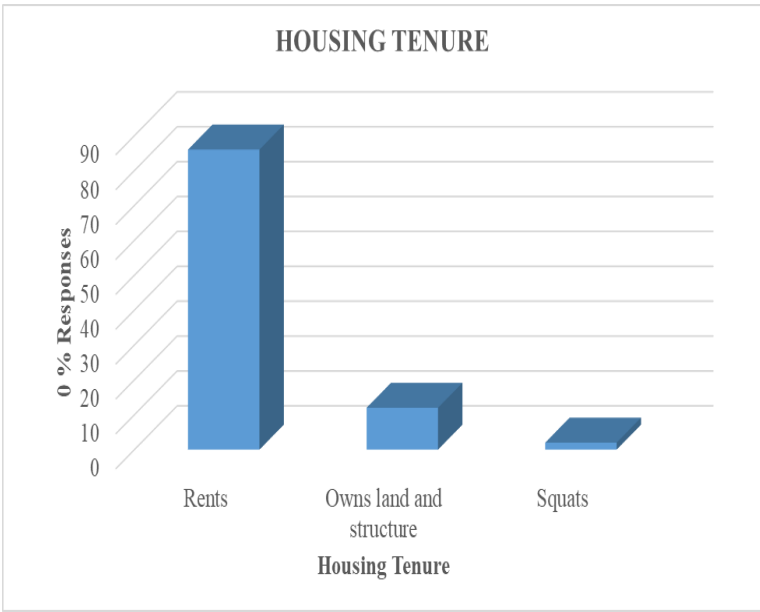


Table 31: Categories of Residential Classes per Density and Income

Classification	Characteristics	Name	Remarks
Low Density	High Income	Elgon View Kosgei Farm Limo Farm Kipkorgot, Race course, EATEC Yamumbi,	Most of these residential area has low density characteristics; they have a new residential character with modern new housing.
Medium Density	Middle income	Kapsoya, Kimumu, kapsoya and sogomo.	

High Density	Low income	Jerusalem, Hawaii, chepkoilel, Marura and Pioneer.	
Informal Settlements		Langas, Munyaka, Hill school, Huruma, Mwenderi	Have basically semi-detached row housing, high density characteristics, low provision of Utility services among others.

Source: CURP Field survey, 2015

11.2.Housing materials

11.2.1. Roofing materials

In a study done twenty-nine percent of households in informal areas have an earth or clay floor, compared to 16% of those in formal areas – a significant difference. Almost all households have an iron or grass roof, though the proportions are significantly different in formal vs. informal areas.

Only 60% of households have stone or brick walls; although the latter is more common in formal areas than informal areas.

		Location		HH poverty		Gender (Informal)	
Characteristic	All	Informal areas	Formal areas	Poor	Non-poor	Male-headed	Female-headed
0% with earth/clay	20	29	16	21	18	29	29
0% with corrugated	95	100	94	96	93	99	100
0% with grass roof	0	0	0	0	0	0	0
0% with	60	50	64	58	66	50	49
N	97	93	97	93	97	93	97

Source: Kenya National Bureau of Statistics, 2009

Table 28 below shows a comparison of wall materials of Kenya and that of different urban areas within the Uasin Gishu Sub-County. Majority of the buildings in the planning area uses mud and wood.

11.2.2.Floor Materials

Table 10-3 below shows a comparison of floor materials of Kenya and that of different urban areas within the Uasin Gishu Sub-County. The common material for floor is cement.

(a) All data is self-reported, and therefore subjective.

Source: Kenya State of the Cities Baseline Survey done by the University of Chicago 2014

11.2.3.Wall materials

Table 33: Floor Materials used

	CEMENT	TILES	WOOD	EARTH	OTHERS
KENYA	2,411,577	117,861	30,329	820,132	5,409
ELDORET WEST	10,426	211	192	36,277	44
ELDORET EAST	8,954	120	287	21,457	40
WARENG	7,201	184	493	19,783	106

Source: Kenya National Bureau of Statistics, 2009

NAME	STONES	BRICK /BLOK	MUD/ WOOD	MUD/ CEMENT	WOOD ONLY	CORRUGATED IRON SHEET	GRASS/REEDS	TIN	OTHERS
Kenya	1,148,556	744,614	536,845	268,000	196,698	442,029	28,056	10,247	10,263
ELDORET WEST	4,788	24,494	44,216	12,384	1,133	1,263	102	102	216
ELDORET EAST	3,224	12,362	20,896	5,524	6,367	1,802	61	60	768
WARENG	3,644	14,282	26,745	6,942	6,132	2,179	58	92	1,780

Table 32: Wall Materials

CHAPTER 12: INSTITUTIONAL AND GOVERNANCE FRAMEWORK

12.1. Institutions and Governance

12.1.1. Governance

The question of urban governance and management has to be seen from a system view forming a hierarchy of mutual interactions. It involves a number of actors ranging from international, national, regional, county, city wide, neighborhoods and individual of varied cultures and interests. A critical issue or question is who rules or governs and who benefits. Through the principle of social contract, those who govern have been bestowed with power and authority legitimately by a constitutional framework to act in the best interests of all with or without a voice. The greatest goal or main goal of governance being to guarantee an inclusive sustainable social economic transformation of a country or county guided by the tripartite concurrence of planning, executive and policy making at all levels of government. Tripartite consensus in expediting public affairs appears to be the Achilles hill of governance in the Country and the quest for local and national development. Governance is crucial for the success of formulation of county spatial plan, and its implementation for favourable intended outcomes. It functions in a milieu of hierarchical layers guided by national values and principles constitutionally established and legitimacy of performance in addressing planning and development challenges. In it is the value of guardian of and on behalf, direction, cohesion, and motivation.

12.1.2. Purpose of and Principles of Governance

In order to realize or achieve the above, the national government, county governments, and other state agencies in collaboration with non-state actors work to ensure the following;

- Maintaining legal and social framework (property rights regulate contracts).
- Maintain competition (monopolies and anti-trust laws).
- Providing public goods and social services –These are non-rival in consumption and non-excludable – (national defense, roads, streetlights, drainage, health,, education, recreation)
- Redistribution of income – (taxes, social security, victims of market rationality).
- Ensuring equitable spatial development in the national territorial space to avoid polarized development.
- Correction of markets failures with regard to information flow and externalities-(Negative & positive externality)
- Stabilizing of the economy – (growth, employment, stable price levels, favorable exchange rates, and interest rates)

At the heart and spirit of any constitutional order is the social energy or power required to drive the social economic progress of a Country at various levels. This process involves a variety of actors both state and non-state actors guided by social regulation which is responsive to the social development needs of the citizens. In order to perform functions or responsibilities as stipulated in the constitution aided by development policy, the constitution operating on the principle of separation of power, has subdivided power into four critical government agencies together with jurisdiction of exercise of power. It has gone further to embrace a second principle of sharing power and authority in the conduct of public affairs while emphasizing that the sovereignty of the Country resides with the citizens. Thirdly, to discharge government responsibilities as one across the various levels, there is emphasis on cooperation and consultation. Fifth, the exercise of responsibilities in the interests of the public is hinged on inclusivity and empowering of the citizens and various agencies. Sixth, it has been clearly implied equity and social

justice for all is a value that runs through the supreme law of the Country which should be realized when performing public and private responsibilities. Finally, there is also the need to ensure that power and responsibilities of government are cascaded up to the lowest unit of government to meet the needs of citizens.

The subdivision of power and authority among state agencies first at national level recognizes the executive, legislature, senate, judiciary and independent constitutional commissions each with their responsibilities, and powers to perform their mandates. These national agencies or arms of government perform various responsibilities that have a bearing on land use and delivery of services at the grassroots level.

Secondly, the subdivision of responsibilities and related capacities between national government, and the 47 County Governments. The second-tier level of government which comprises entirely the 47 County Governments has also subdivided power and responsibilities among the executive, the county assembly and local community as indicated in the Constitution. This has adhered to the norm of power sharing according to Article 6 of the constitution. It recognizes that the governments at national and county levels are distinct and inter-dependent and shall conduct their mutual relations on the basis of consultation and cooperation. Responsibilities and duties to achieve functions and purposes of government are as provided for in the fourth schedule of the Kenyan constitution.

It is further envisaged within the constitutional, County Government Legislation and Urban areas and Cities Act that, there would be more subdivision of power and responsibility to lower level units of Cities, Municipalities and towns. This enables the creation of the urban boards or town committees with

responsibilities and required capacities to deliver what has been assigned to them.

Discharge of the function and purposes of government at all levels of government is guided by national values and principles stipulated in article 10 and chapter 6 on integrity of the Constitution. This implies total commitment to serving the collective interests of the citizens through subordination of individual interests. National values guiding all public policy and implementation actions are;

- Patriotism, national unity, sharing and devolution of power, the rule of law, and the participation of the people.
- Human dignity, equity, social justice, inclusiveness, equality, human rights, non-discrimination and protection of the marginalized.
- Good governance, integrity, transparency and accountability
- Sustainable development.
- The discharge of functions and purposes of government to the citizens is supported by articles 75 on integrity and 232 on values and principles of public service. Values and principles of public service are stated as:
 - High standards of professional ethics
 - Efficient, effective and economic use of resources
 - Responsive, prompt, effective, impartial and equitable provision of services
 - Involvement of the people in the process of policy making
 - Accounting for administrative acts
 - Transparency and provision to the public of timely, accurate information
 - Fair competition and merit as the basis appointments and promotions
 - Representation of Kenya's diverse communities; and

- Affording adequate and equal opportunities for appointment, training and advancement, at all levels of the public service, of (men and women, members of all ethnic groups, and persons with disabilities)

12.1.3. National Level Institutions

Institutions at the national level through which planning takes place are the national executive consisting of 14-22 cabinet secretaries, the president and his deputy and the attorney general; a bicameral parliament for policy making comprising the national assembly and the senate, the judiciary for arbitration of conflicts, and protection of the bill of rights for social justice and equity, independent constitutional commissions and state corporations. The assembly and the senate are involved in policy making and their various roles are stipulated in articles 94, 95, and 96 of the constitution respectively. The senate performs some functions of policy making and oversight that enhance the operations of the county governments. These roles are;

- Represents the counties and serve to protect interests of the counties and their governments.
- Participates in the law-making function of parliament by considering, debating and improving bills concerning counties as provided in articles 109 & 113.
- They participate in the oversight of the state officers by considering and determining any resolution to remove the president and the deputy president.

An important element of the organization of government institutions (national, state corporations, constitutional commissions, and counties) is that of collaboration and checking the excesses of each other. In working to discharge their various functions, they are guided by three key issues mentioned as;

- Devolution and equal access to services
- Adhere to the bill of rights as stipulated in the constitution
- Empowerment of citizens through public participation

The national level institutions and discharge important roles that are important to the implementation of County spatial plans within which City and Municipal Urban Integrated Plans are prepared approved and implemented. The institutions and some of the roles or relevance to county spatial plans are indicated in the schematic termed subdivision of power from the national level to the County governments. An important aspect of the institutional order or plan is the responsibilities and power, which is seen as reflecting the capacity of each entity to deliver public goods, and services thereby delivering social economic rights.

12.1.4. Policy and Legislative Framework

Effective discharge of planning operates within a national policy and a legal policy regime that is broad focusing on national development goals and objectives. In addition, there are also international policy guidelines and directions which the Country subscribes to and aspires to achieve them as part of a global community.

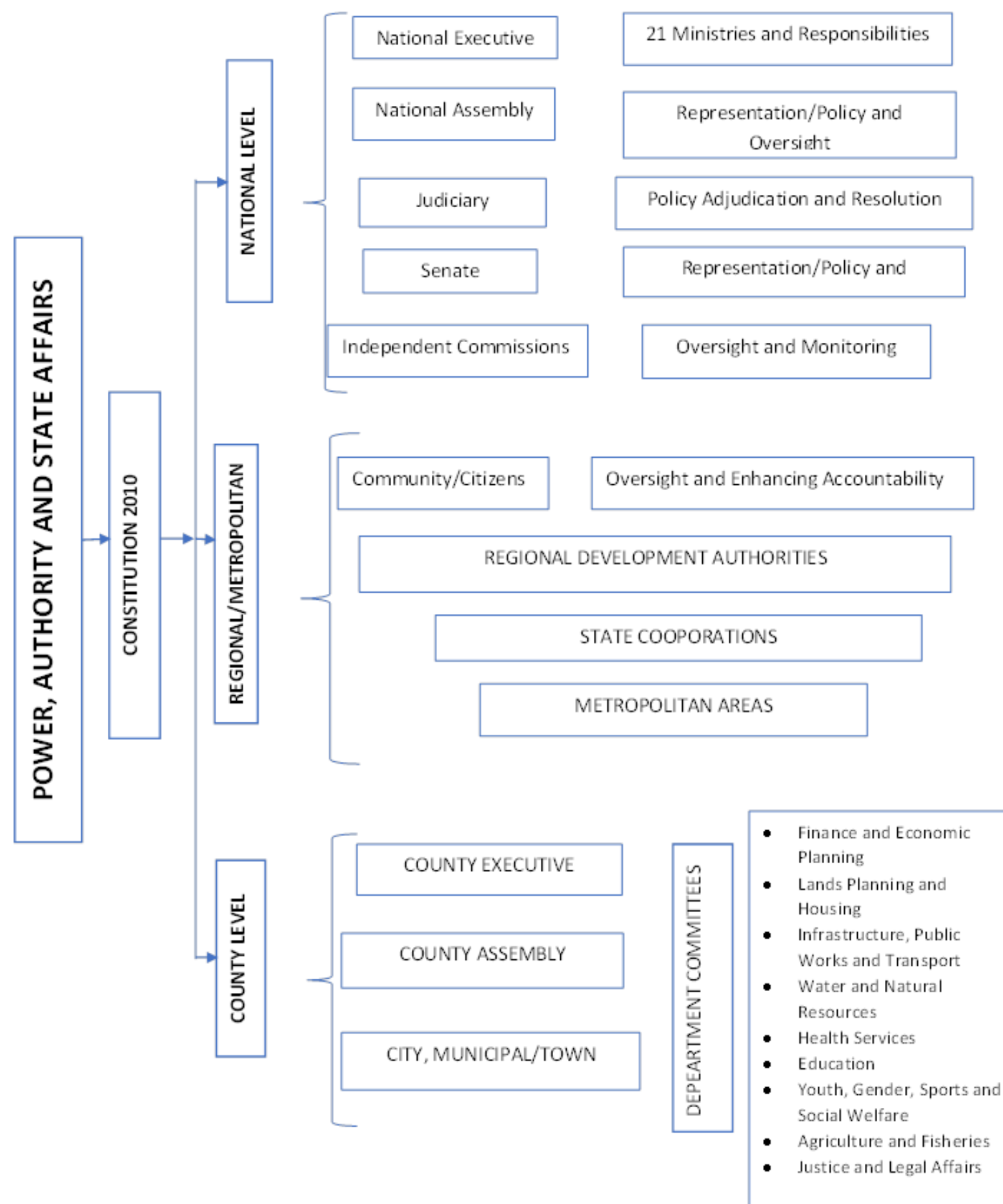
Internationally, the country aspires to achieve sustainable development goals, work towards sustainable cities and human settlements and ensure resilient urban development. The commitments envisaged in the above statements reflect an avenue of creating global partnerships to create sustainable inclusive human settlements at City, Municipal and Metropolitan areas.

Nationally, the policy and legal system of operation has been put in place by schematic mapping which leads us to the level at which various plans are prepared and implemented. At the national level all operations of the government are guided by the macroeconomic policy framework. The above comprises various policy instruments that excite both the public, and private sector whether local or international to undertake investments and provide various public goods. There are also other broad-based

national policies such as Vision 2030, Land Policy 2009, the National Spatial Plan, Land Use Policy, Urban Development Policy and various sectorial policies formulated to help guide the development agenda of the Government. The type of plans done must interpret and incorporate all government policies in their programmes and projects.

In order to implement the policies above, the government while adhering to the constitutional plan indicated above, has formulated sector specific legislation, touching on resources, various types of infrastructure, as well as those that establish certain agencies. These laws and regulations help in the implementation of functions and responsibilities of government at all levels; national, regional, county, city, municipal and town levels.

Lastly, the laws and regulations focus on the type of plans, the content of plans, preparation of the plans, approval of the plans, implementation and monitoring and evaluation of these plans. The levels and coordination of the planning activity is also mentioned in the legislation. This is at the implementation level, and the schematic mapping of these relationships is as indicated in the schematic.



12.1.5. County Government Level Operations

All County governments have five levels at which government activities are expressed on space or intersect with the community. These are areas of concentration of populations in towns, peri-urban areas, the rural farming areas and those that are for biodiversity and conservation. All the actors mentioned above have a function or service implemented in the above areas. Other crucial actors are the private sector, civil society in various forms and community power groups. All these play a crucial role in the discharge of various public goods and responsibilities to meet development agenda of the government.

12.1.6. Organization of County Government

County government is organized into various institutional categories to enable it discharge its constitutional responsibilities, what has been mandated by the County Government Act, Urban Areas and Cities Act, government policy and other legislations. These institutional categories are the County assembly for policy formulation and oversight among others; the county executive for implementation of policies and projects, the County Public Service Board for managing the human resource capacity of the County; the Boards of Cities, Municipalities and town committees for cities and towns for delivery public goods, planning and implementation of plans. Counties have high requirements of resources depending elaboration of its various structures as defined by the number of Sub Counties, number of wards, Cities, municipalities and towns. Details of structure and relations are in progress. Planning responsibilities are in those jurisdictions mentioned above and need to be delivered through various plans mentioned above. Delivery of the above depends on financial resources allocated to

the County, prudent human resource policy and an excellent planning priority from the County Government at all levels besides networking all the actors.

12.1.7. City or Municipal Boards

Since 2003, Cities and Municipalities lost their well-developed governance systems to the County Government including all assets in their possession. It should be noted that Municipalities were self-accounting units or semi-autonomous who generated and utilized their own financial resources. It had also a well-balanced diverse mix of human resources at the technical level representing the face of Kenya determined by the public service commission. Its over 8 years and Municipalities do not receive the resource equivalent of what they had before in terms of finances and human resource capacities. The old governance structure traditionally recognized some key departments as important such the public health, Municipal engineer, Municipal treasurer and town clerk. It thus ignored planning a very crucial department to the management of urban areas except for Cities of Nairobi and Mombasa which had established planning departments.

System of governance or management was guided by two organs for delivery of services. These were the political headed by a mayor representing the elected and nominated councilors for approval of plans, projects, budgets and expenditures, while the executive was headed by town clerk, and technical heads of all departments of the Municipality. The two combined formed various decision-making committees which deliberated and approved various resolutions of the municipality.

The above has been replaced by the yet to be established City and Municipal Boards to govern the affairs of Eldoret City. The board

comprises of 9 members with varied composition as stipulated in law, which is expected to operate as a policy making organ of the City. In order to operationalize the governance of the urban area, the board has to ensure that a city or municipal manager is employed and an elaborate structure of delivery of service put in place and filled by heads of technical departments. Some of the initial key departments to assist or enable the town manager to deliver are; Municipal treasurer, Municipal Planner, Municipal Public Health Officer, Municipal Engineer, Housing and Social Services and Municipal Human Resources/Administration. There is also need to incorporate mechanisms of involving non-state actors to play a critical role in delivery of services. Even though the Municipality or City will be generating substantial revenue, the law as put forbids it to spend what it has generated. Operating on the basis of principal agency, they will receive financial resources from the County government to finance its development and recurrent expenditures. It's unlikely that such allocations will be commensurate with assigned functions of the town, besides its growing demands as population increases.

The operation of the new urban governance system has to operate within a political system of County assembly, and elected governor to deliver its mandate and particularly the big 4 agenda of the government. This system can be unstable if its life expectancy is pegged on the voting cycle of the Country. Besides urban areas constitute a key contestation space due to concentration of wealth, generation of revenue, and value appreciation of property among various stakeholders.

12.1.8. Equitable share of at least 15 percent of most-recently audited revenue raised nationally (Art. 202 and 203(2));

The table below summarizes the revenue disbursed to Uasin Gishu County for the last five financial years.

Table 34: Revenue disbursed to Uasin Gishu for the last five years

Financial Year	Amount disbursed (Kshs.)			
2013/2014	3,811,462,902			
2014/2015	4,564,237,642			
Revenue streams	2013/14	2014/15	2015/16	2016/17
Bar and Restaurant	13,421,000	15,047,56	3,665,020	1,209,910
Application Fee permit/House	2,350,900	4,340,500	3,712,025	5,418,800
Application for Rental Housing Accommodation	186,500	50,000	20,500	-
Audit and Supervision Fees	428,320	1,094,030	989,000	1,947,200
Building Inspection Fee	6,925,062	5,600,400	4,306,060	-
Building Pan Approval Fee	54,217,543	68,458,336	10,778,247	5,878,857
Burial Fees	841,300	899,000	503,600	615,900
Business Permits current year	114,477,588	158,966,645	197,290,620	179,004,322
Cheque clearance fee	5,600		9,800	
Clamping fee			2,460,350	2,733,004,322
Council Premises Occasional Hire		160,000	147,500	442,500
Court fines	6,904,184	16,068,601	19,618,663	9,325,646
Debts Clearance Certificate Fee	10,000	34,000	556,000	-
Document Search Fee	120,500	165,500	190,000	-
Donations			10,000	-
Enclosed Bus Park Fee	70,267,728	93,317,315	96,782,190	-
Fire-Fighting Services	1,054,500	1,674,000	475,500	554,800
Food Quality Inspection Fee	1,591,950	2,732,010	2,676,170	-
Conservancy (ELDOWAS)		4,301,759	7,006,748	-

2015/2016	5,390,581,097
2016/2017	5,947,601,606
2017/2018	6,070,850,292

Source: National Treasury, 2018

12.1.9. Local revenues in form of taxes, charges and fees;

The table below shows the revenue comparison statement for 2013 to 2017 from the various revenue streams.

Table 35: Comparison of revenue collected from 2013 - 2017

Housing Estates Monthly Rent	36,395,585	47,734,948	27,700,732	22,017,924
Impounding Charges			1,653,530	1,682,745
Inoculation Fee		3,733,663	5,116,290	4,759,780
Land Rates	123,296,339	88,574,604	77,217,917	97,556,898
Lease of Water Distribution Network			1,000	
Livestock Auction/Sales Fees			711,390	
Log Cess/Bark Cess			413,386	2,148,040
Market Fees	15,769,855	19,216,906	22,269,201	23,802,502
Milk Cess			373,535	
Nursery School Fee			433,248	
Open Air Market Fees	1,005,450	805,000		-
Quarry Extraction Fees	1,267,500		1,618,033	
Refuse Collection Fee	11,164,339	16,288,401	3,569,210	13,550,960
Motor Bikes	2,300,500		3,952,922	1,942,738
Right-of-Way/Way-Leave Fee	1,270,050		1,367,756	4,397,143
Sale of Type 3 Council Assets			22,000	
Sand, Gravel, and Ballast Extraction Fees			130,600	1,859,610
Sign Boards & Advertisement Fee			33,688,249	35,698,469
Slaughtering Fee	6,354,370	7,534,060	8,712,597	10,792,973

Storage Fee			95,900	
Street Parking Fee	71,510,287	79,307,577	73,295,824	56,715,238
Sugarcane Cess	1,376,904		2,183,386	5,205,335
Tender Document Sale			231,000	5,500
Training/Learning Center Fee	151,550	89,900	1,049,345	
Transfer Fee			101,400	
Weight and Measures		161,000	478,823	1,123,710
Water Kiosks Sales		358,205	1,414,429	507,150
Wheat & Maize Cess	12,560,700	31,254,154	23,854,190	29,981,439
Soil Testing			46,700	

Source: Revenue Management Unit (2017)

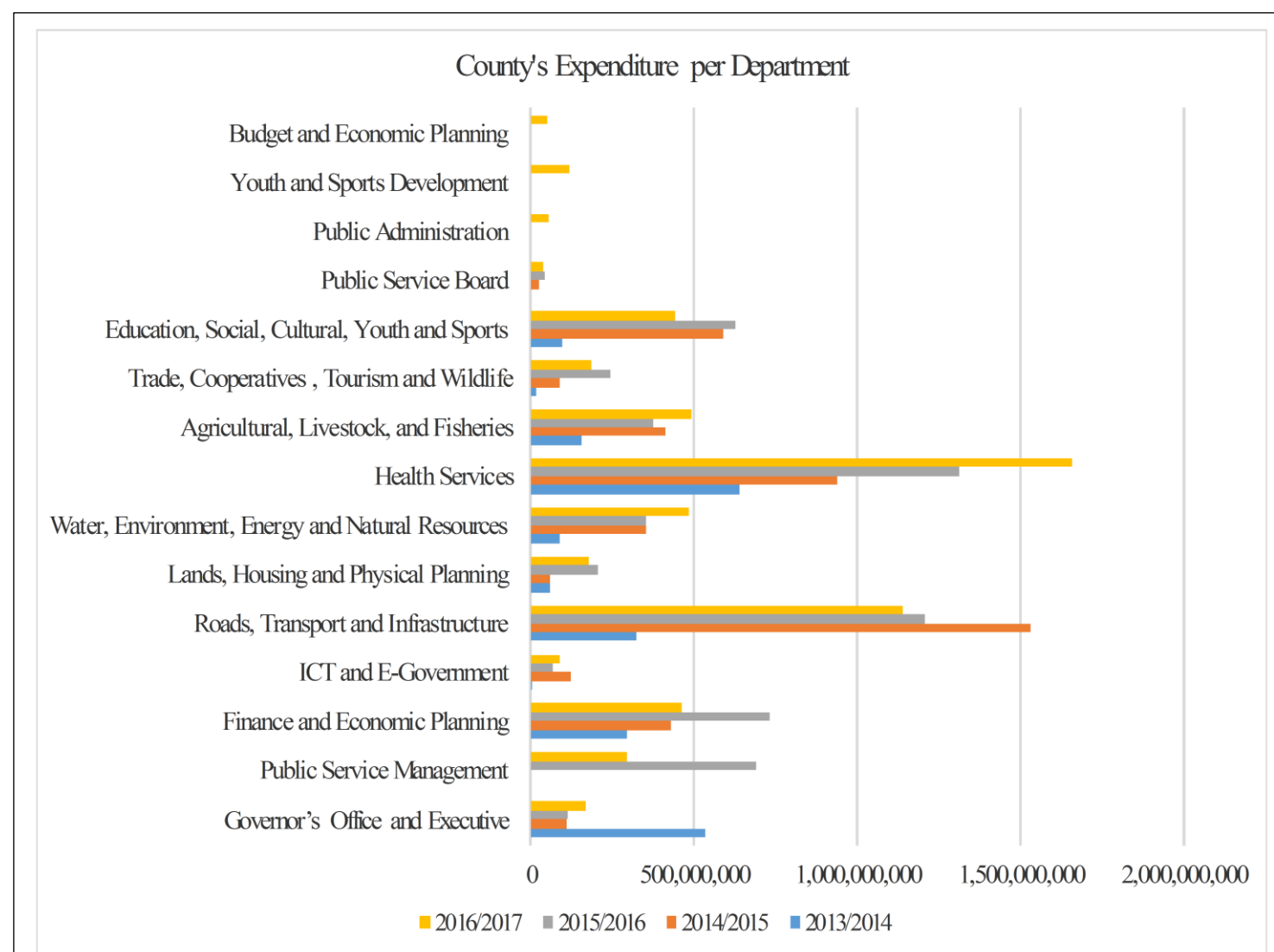
Public Toilet		100,000		725,000
Agriculture AMS		1,062,724	2,282,020	2,406,963
Agriculture Veterinary		3,062,724	3,811,181	5,795,61
Betting Control		3,108,495	2,888,800	1,811,250
Health Centers & Dispensary Fees		18,936,000	25,500,762	28,611,977
Public Health	2,371,210	4,862,030	5,828,286	6,860,390
Direct Banking	101,704,722	102,982,457	34,556,367	4,520,882
Total Revenue Collection	665,374,166	800,096,541	719,416,616	668,516,747

12.1.10. County's expenditure for the last five years

The table below shows the County's expenditure for the various departments, for the last five years. From the table, it can observed that department of Lands, Housing and Physical planning is one of the least funded departments.

Table 36: Analysis of the County's expenditure for the last five years

Department	2013/2014	2014/2015	2015/2016	2016/2017
Governor's Office and Executive	534,385,411	108,918,140	112,454,082	166,788,270
Public Service Management		432,39,592	691,319,881	292,998,338
Finance and Economic Planning	296,579,395	428,124,496	733,744,870	461,551,967
ICT and E-Government	3,135,550	122,616,157	68,497,791	86,971,815
Roads, Transport and Infrastructure	322,233,612	1,532,868,624	1,205,929,553	1,140,510,380
Lands, Housing and Physical Planning	60,129,005	61,213,144	208,044,837	178,399,756



Water, Environment, Energy and Natural Resources	90,160,266	354,386,218	354,816,851	485,008,181
Health Services	639,825,956	938,735,693	1,311,707,441	1,658,787,934
Agricultural, Livestock, and Fisheries	157,695,822	413,073,679	373,283,093	493,283,302
Trade, Cooperatives, Tourism and Wildlife	15,960,142	89,325,596	245,017,511	184,656,232
Education, Social, Cultural, Youth and Sports	95,285,795	590,870,777	626,916,511	443,656,232
Public Service Board		27,432,729	43,626,612	36,350,544
Public Administration				56,012,320
Youth and Sports Development				117,917,397
Budget and Economic Planning				49,402,486
Total	2,215,390,954	5,099,894,845	5,975,358,707	5,852,630,567

Source: County Government of Uasin Gishu