

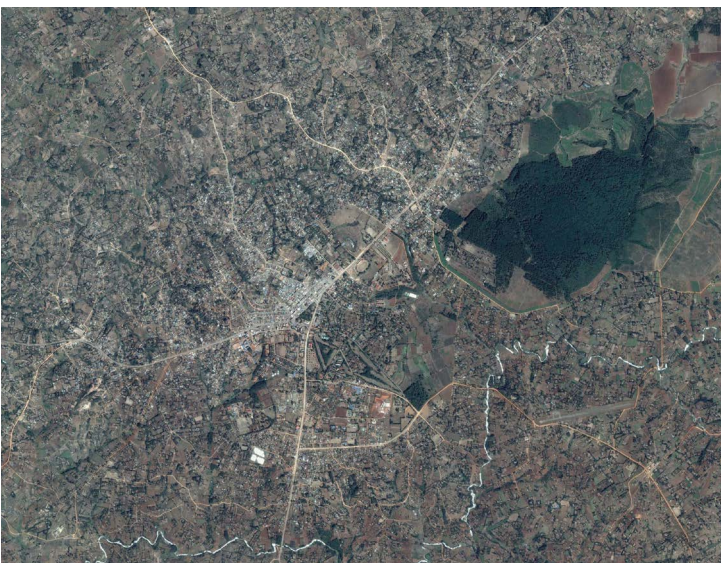


UN-HABITAT

2-DAY RAPID PLANNING STUDIO

SUPPORT TO KENYA MUNICIPAL PROGRAMME FOR KAKAMEGA, KERICHO AND UASIN GISHU COUNTIES

Studio Proceedings Report: April 2017



PARTICIPANTS

Date: 27th-28th March, 2017
Time: 27th 8.30 am – 17.00 pm, 28th 8.30 am- 16.30 pm
Venue: Sunset Hotel, Kisumu
Participants: County Officers: County Executive Members, Chief Officers, Planners and Key Line Department Officers, UN Habitat, Urban Development Department, (Government of Kenya), Physical Planning Department (Government of Kenya)



UN-Habitat Team: Klas Groth, Baraka Mwau, Gianluca Crispi, Yoel Sigel, Salvatore Fundaro, Ang Jia Cong
UDD Team: Peter Chacha, Silas Nyambok, Daniel Sakwa
Kakamega Team: Stanley Adeya, Stephen Wasike, Violent Ofisi, Pamela Adamba, Benjamin Orwa, Kelvin Marangi, Wamalwa Joel
Kericho Team: Sylvia Inziani, Keter Willy, Jared Onyando, John Mibei, Daudi Kiher
Uasin Gishu Team: Cyprian Chesire, Jerotich Nelly, Charles Kimani, Gertrude K. Raponao
Physical Planning Department: Titus Musungu

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For more information, kindly contact: un.urbanplanning@gmail.com

1.0 INTRODUCTION

UN-Habitat has been providing various trainings to support governments towards achieving sustainable urban development. In 2012, UN-Habitat developed a new training methodology called Rapid Planning Studio (RPS) to help cities and local governments develop practical, feasible approaches to implementing urban planning interventions. This methodology has successfully been applied to support UN-Habitat's capacity development activities in Kenya, Rwanda, Mozambique, and the Philippines.

The 2-day training for Kenya Municipal Programme (KMP) Cluster V counties was conducted based on this RPS methodology, to provide decision makers and planners in the counties with enhanced capacity to actively engage with their respective process of formulating an Integrated Strategic Urban Development Plan (ISUDP).

Purpose of the Training

This RPS aims to provide basic urban planning skills and techniques for integrated urban planning that entail aspects of urban economy and finance, urban planning and design, and urban legislation. The training covered both technical and policy issues related to promoting effective integrated urban planning.

Specific Objectives of the Training

1. To equip officers from each county with knowledge on integrated urban planning and strategic approaches to address key planning challenges related to sustainable urban development, and to be able to actively engage with the on-going KMP planning processes.
2. To share various tools and approaches for specific urban interventions, as a way of advancing knowledge on addressing pressing urban challenges.
3. To enhance institutional capacity for planning and urban management at the counties.

Expected Outputs

Through the 2-Day RPS, participants from each county were expected to:

1. Undertake rapid assessment of urban planning capacity in their respective county.
2. Undertake a rapid assessment of the respective KMP planning areas: existing conditions, population and economic growth scenarios, and conceptualize various urban development strategies.
3. Develop ideas for incorporating aspects of: urban legislation, urban design, infrastructure planning, urban economy and financing in the respective ISDUPs.
4. Develop ideas on strengthening institutions of urban planning and development.

This report is a documentation of the 2-Day Rapid Planning Studio. The report is intended for circulation to the training participants, as follow-up activity.

PROGRAMME

Rapid Planing Studio Day 1

Start Time	Topic	Presenter / Facilitator
10.00- 11.00	Opening and Overview	Klas Groth
	<ol style="list-style-type: none"> 1. Welcome and Overview of the 2-Day RPS Session 2. Introductions County Presentations Urban Profiles- Kakamega, Kericho, Uasin Gishu	
	Presentation covers:	Commentators:
	<ol style="list-style-type: none"> 1. Urban Planning and Development Issues (mainly: Housing , Informal Settlements, Urban economy and Mobility/ Transportation, and Land use) 2. Development Control-brief explanation of existing process 3. Current Institutional capacity-for planning-at the town/ county level (focus on: available human resources, financing of planning processes etc.) 	Klas Groth Gianluca Crispi Yoel Siegal Salvatore Fundaro Baraka Mwau UDD
11.00- 11.30	Tea Break	
11.30- 13.00	Importance of an Integrated Approach in Planning	
	<ol style="list-style-type: none"> 1. Kenya's Urbanization and Planning Context: Challenges and opportunities 2. Local Economic Development and Integrated Urban Planning 3. Kenya's urban legislation: Issues, challenges, opportunities and Implications for Planning 	Baraka Mwau Yoel Siegal Gianluca Crispi
13.00- 14.00	Lunch	
14.00- 16.00	Practical Exercise 1: Existing Conditions Assessment (Integrated Exercise: Analysis)	Facilitators:
	<ol style="list-style-type: none"> 1) Explanation of the exercise 2) Mapping and Profiling Existing Conditions (Use provided maps/images to draw/identify existing land use patterns, urban growth patterns, informal settlements and environmental conditions , main transportation networks, population trends etc.) 3) Mapping Intervention Areas for: urban renewal. In-fill and redevelopments, 2) Areas that could be utilized for planned urban extensions 	Salvatore Fundaro Baraka Mwau Klas Groth Yoel Siegal

	Group Presentations and Discussion	
	<ol style="list-style-type: none"> 1. Analysis of Existing Conditions (based on analyzed/mapped issues) 2. Potential areas for urban renewal/in-fill/redevelopment, and for planned urban extension 3. Economic inflows and outflows 4. Implications for regulations and planning interventions 	
16.00- 17.00	Scenario Planning, Considering Environment, Densities and Infrastructure Costs	
	<ol style="list-style-type: none"> 1. Importance of planning in phases and at adequate scale, different type of development/ re-development, and using planning to harness benefits of urbanization. 2. Value creation and financing, including infrastructure investment. 3. Land use, Land Tenure and Densification and prevention for unplanned development. 	<p>Salvatore Fundaro</p> <p>Yoel Siegel</p> <p>Gianluca Crispi</p>
17.00- 17.30	Closing Remarks	
	Wrap up and an introduction to Day 2	Klas Groth

Start Time	Topic	Presenter / Facilitator
9.30- 10.00	Opening and Overview	Baraka Mwau
	<ol style="list-style-type: none"> 1) Review from 1-day exercise 2) Studio exercise overview of the day 	
10.00- 13.00	Practical Exercise 2: Planning at Scale and In Phases	Facilitators:
	Scenario Planning: Considering Environment, Densities, And Infrastructure Costs (Coffee Break Mid Discussion)	Salvatore Fundaro
	<ol style="list-style-type: none"> 1. Identification of adequate extension/ infill and transformation area in 20-30 years 2. Scale- how much development can it be done? Current problem of the area, Current/ future opportunity of the area 3. How to improve development control, what kind of regulation and structure needs to be set up for the area to be developed 4. Possible mechanisms to finance the required infrastructure, including cost-recovery and long-term sustainability of services 	<p>Yoel Siegal</p> <p>Baraka Mwau</p> <p>Gianluca Crispi</p>
13.00- 14.00	Lunch	
14.00- 15.30	Presentation / Group discussion	
15.30- 16.30	Planning for Public Space	
	<ol style="list-style-type: none"> 1. Walkable city, connectivity, what is good public space and why it is important 2. Legal interventions to secure adequate public space, and distribution of public space to support economic opportunity. 3. Financing Urban Development: Kiambu County Example 4. Developing Effective Institutions for Planning 	<p>Salvatore Fundaro</p> <p>Gianluca Crispi</p> <p>Yoel Siegel</p> <p>Baraka Mwau</p>
16.30- 17.00	Closing Remarks	
	<ol style="list-style-type: none"> 1. Closing Remarks from: Counties, UDD 2. UN-Habitat Closing Remarks and Way Forward 	Klas Groth

1.1. Kakamega County

Basic Profile

General Information	Kakamega	Rank ^a	Kenya ^b
Population (2009)	1,660,651	2	821,491
Population (1999)	1,296,270	3	610,355
Annual population growth rate, 1999-2009 (%)	2.48	27	3.14
Surface area (km ²)	3,018	29	12,368
Population Density 2009 (people per km ²)	550	7	66
Poverty gap, based on KIHBS (2005/06)	17.4	26	19
Share of urban population, 2009 (%)	15	32	29.9
Urban population in largest towns (2009)			
- Mumias	99,987	22	
- Kakamega	91,768	25	
- Butere	12,780	108	
- Lumakanda	10,580	114	
- Malava	4,070	182	

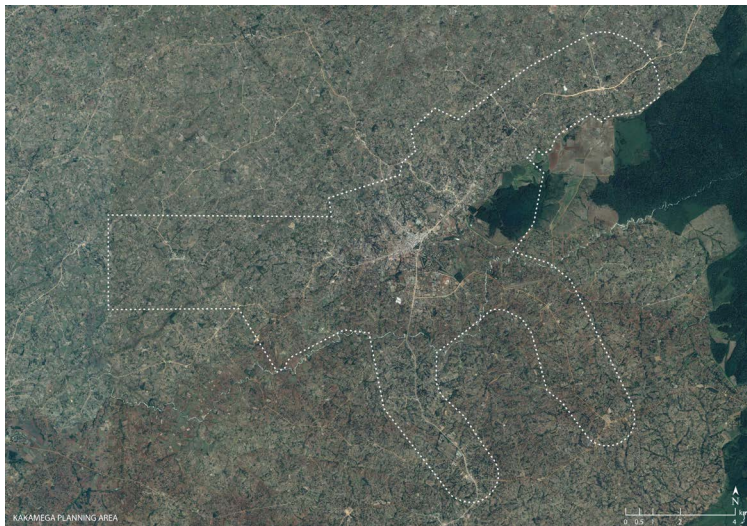
Source: Kenya County Fact Sheets, Commission on Revenue Allocation, June 2013

Existing Issues and Future Concerns:

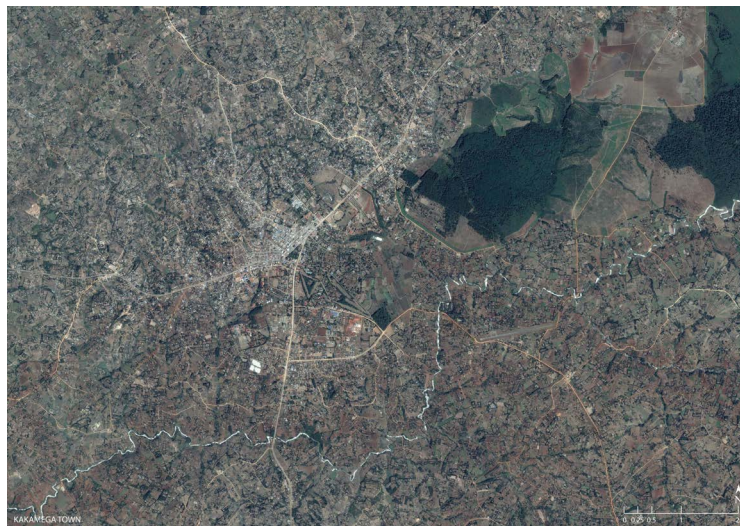
- Major towns : Urban Growth beyond original building boundary, growing into satellite towns
- Need for diversification in Agriculture
- Increasing demand for Transport Planning
- Urban Legislation Reforms- County developing Urban Laws
- Informal Settlement- Tenure Challenges
- Urban poverty- Close to half of the Urban Population

KMP Planning Area (Km2) = 123 Sq. km

Source: KMP Cluster Situational Analysis Reports



Kakamega (KMD) Planning Area
Image Source: Google Earth



Kakamega Town
Image Source: Google Earth

1.2. Kericho County

Basic Profile

General Information	Kericho	Rank ^a	Kenya ^b
Population (2009)	758,339	23	821,491
Population (1999)	594,465	20	610,355
Annual population growth rate, 1999-2009 (%)	2.43	29	3.14
Surface area (km ²)	2,158	39	12,368
Population Density 2009 (people per km ²)	274	18	66
Poverty gap, based on KIHBS (2005/06)	11.5	11	19
Share of urban population, 2009 (%)	28	12	29.9
Urban population in largest towns (2009)			
- Kericho	101,808	21	
- Kipkellion	46,760	51	
- Londiani	43,152	55	
- Litein	9,103	125	
- Kabuti	4,237	180	

Source: Kenya County Fact Sheets, Commission on Revenue Allocation, June 2013

Existing Issues and Future Concerns:

- Scarcity of land for urban development : mainly agricultural – tea, less space for the town
- Waste management Challenges: Systems for treating, Absence of access and availability of landfills
- Passenger Vehicles and increasing density of traffic
- Human Resource Constraint: 1 Physical Planner
- High poverty level in Kericho (85% of total population- World ank, 2016)

KMP Planning Area (Km2) = 111 Sq. km

Source: KMP Cluster Situational Analysis Reports



Kericho Planning Area
Image Source: Google Earth



Kericho Town
Image Source: Google Earth

1.3. Uasin Gishu County

Basic Profile

General Information	Uasin Gishu	Rank ^a	Kenya ^b
Population (2009)	894,179	17	821,491
Population (1999)	622,705	19	610,355
Annual population growth rate, 1999-2009 (%)	3.62	11	3.14
Surface area (km ²)	3,345	23	12,368
Population density 2009 (people per km ²)	267	19	66
Poverty gap, based on KIHBS (2005/06)	11.4	10	19
Share of urban population, 2009 (%)	39	9	29.9
Urban population in largest towns (2009)			
- Eldoret	289,380	5	
- Moi's Bridge	14,596	106	
- Matunda	10,031	119	
- Burnt Forest	4,925	172	
- Jua Kali	3,427	192	
- Turbo	2,831	201	

Source: Kenya County Fact Sheets, Commission on Revenue Allocation, June 2013

Existing Issues and Future Concerns:

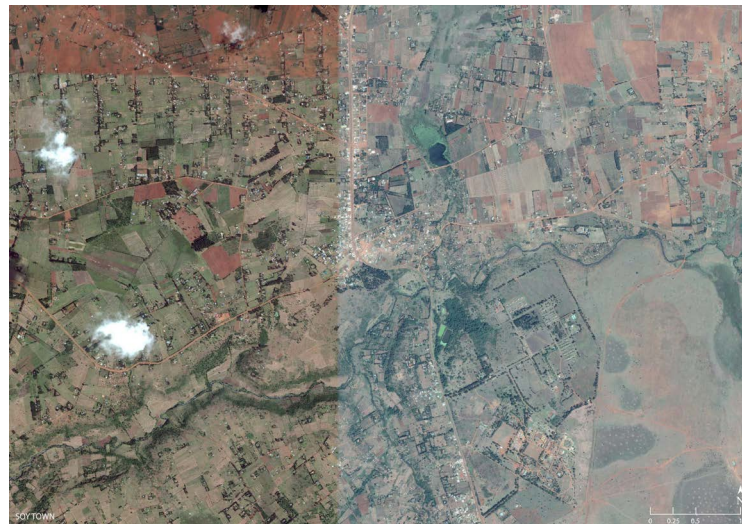
- Linear Development along the main highways
- Rapid Rural–Urban Migration : Pressure on urban infrastructure- water, housing, sanitation
- Regenerate Regulations for urban areas to control agricultural and planning density – classification and hierarchy of urban areas
- Urban Poverty- Close to two-thirds the Urban Population

KMP Planning Area (Km2) = 80 Sq. km

Source: KMP Cluster Situational Analysis Reports



Turbo - Jua Kali - Soy Planning Area
Image Source: Google Earth



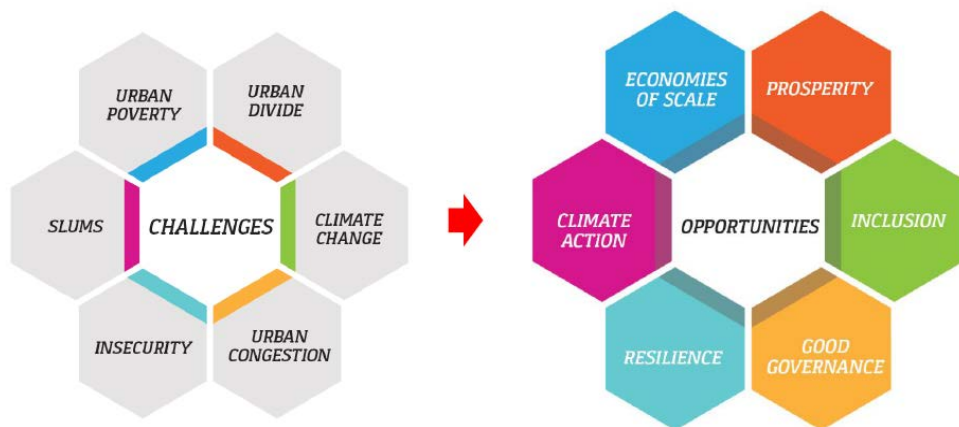
Soy Town
Image Source: Google Earth

2.0 TRAINING PROCEEDINGS: DAY 1

2.1. Session 1: Introduction to Rapid Planning Studio Training

(UN-Habitat, Klas Groth)

Kenya is rapidly urbanizing, presenting both opportunities and challenges. Urban centres have contributed to socio-economic development, by creating economies of scales, off-farm employment, increased service delivery and stimulated their hinterlands development, among others. On the other hand, urbanization within Kenya consists of uncontrolled urban development, often accompanied with inadequate infrastructure and housing, insufficient social amenities etc. which has resulted in poor living conditions and low economic productivity. This is often a result from, among other factors, inadequate coordination between relevant organizations, ineffective urban planning, and under investments in the urban sector. There is a growing importance to facilitate stronger integration between these factors on multiple scales of urban planning. If well-planned urban centres in Kenya have the potential to steer structural transformation as the population advances towards 50% urban population share.



Graphic: Context of Urbanization

Adapted from Introduction to Rapid Planning Studio, Power Point Presentation

UN-HABITAT RPS for KMP Cluster V. 27-28 March

There are recent developments in Kenya at national level including: the ongoing Lamu Port and Lamu-Southern Sudan Ethiopia Transport (LAPSSET) Corridor, Standard Gauge Railway for Northern Corridor and the Kenya Municipal Programme (includes the Integrated Urban Development planning), which require adequate planning expertise in order to contribute towards balanced urban development at national and regional levels. It is also noted that many counties have embarked on numerous planning processes at different scales and for varied sectoral development.

In an effort to support Kenya in attaining Sustainable Urban Development, UN-Habitat designed a capacity development programme for strengthening urban planning skills at the county level. This capacity development programme includes a Rapid Planning Studio (RPS), which is delivered under the framework of supporting Kenya Municipal Programme.

The overall aim of the RPS is to provide basic urban planning skills and techniques for integrated urban planning that entail aspects of urban economy and finance, urban planning and design, and urban legislation.

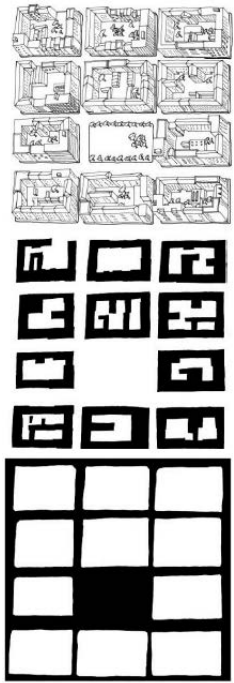
Specific Objectives of the Training

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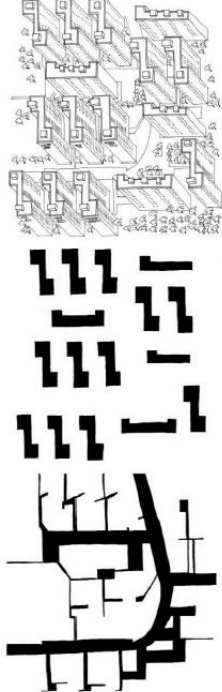
Expected Outputs

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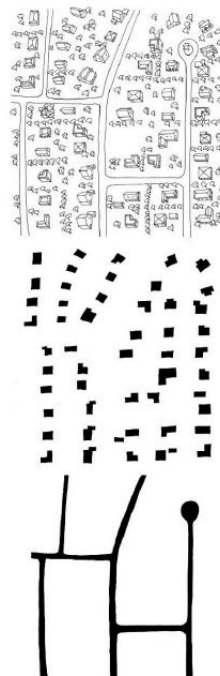
Public Space: 39%



Public Space: 13%



Public Space: 12%



Public Space: 11%

Graphic: Patterns for Planning
Adapted from Introduction to Rapid Planning Studio, Power Point Presentation
UN-HABITAT RPS for KMP Cluster V. 27-28 March

2.2. Setting the Scene: Introducing the Approach and Concepts

UN-Habitat Integrated Approach (3 pronged approach to planning for urban development: Urban planning and design, Financing urban development, and Urban legislation) can be used in creating comparisons between the three counties.



Graphic: UNHABITAT Three-Pronged Approach for Integrated Urban Planning

Key Concepts:

- Urbanisation and urban form (sprawl and compactness)
- Connectivity and Mobility
- Mixed use development
- Public Space and Streets

Counties can also seek to find new ways to implement and finance projects to realize their possibilities. The interactive natures of workshops will help to touch both theoretical areas and hands-on work.

2.3. County Issues Related to Planning and Implementation

The county representatives shared their experience on urban planning and implementation, the following emerged as the common issues:

1. There are hindrances in putting policies in place due to a lack of support from the government and adequate intervention in light of on-going substandard development.
2. There are challenges to the allocation of reasonable budgets to Planning Departments, resulting in inadequate financial facilitation to planning functions in the counties.
3. The role of urban boards is largely misunderstood (“in many counties”), which has resulted in the slow pace of setting-up the boards. Kakamega County indicated to have embarked on the process, with an interim urban board for Kakamega town in place.
4. Plan implementation has remained a major challenge. Counties require more governmental support towards making implementation projects work effectively.

2.4. Session 2: Kenyan Urbanization and Planning Context: Challenges and Opportunities

(UN-Habitat, Baraka Mwau)

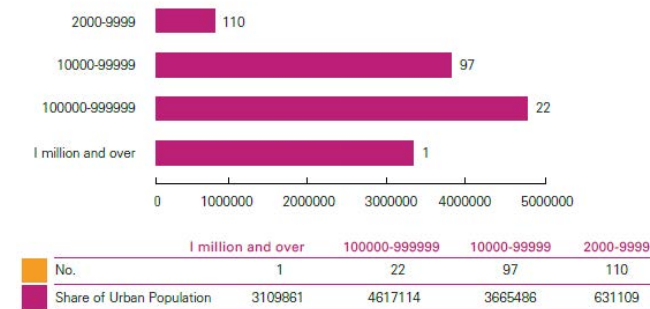
Session 2 provided a background on Kenya’s urbanization, in relationship to urban planning, while outlining the emerging opportunities and challenges that urban planners needs to address.

Summary of Presentation

Urbanization Trends and Emerging Issues

In the next few decades, Kenya will record rapid increase in urban populations, with this new growth projected to happen in mainly secondary cities, medium-sized towns and small towns. This will be the case for Kericho, Kakamega, Uasin Gishu counties. Kenya’s population will almost double by 2050 (of which 50 % will be urban), requiring adequate planning, delivery of the required infrastructure and amenities, and attainment of sustainable socio-economic development etc.

Proportion of Urban population by Size Category in 2009, Kenya

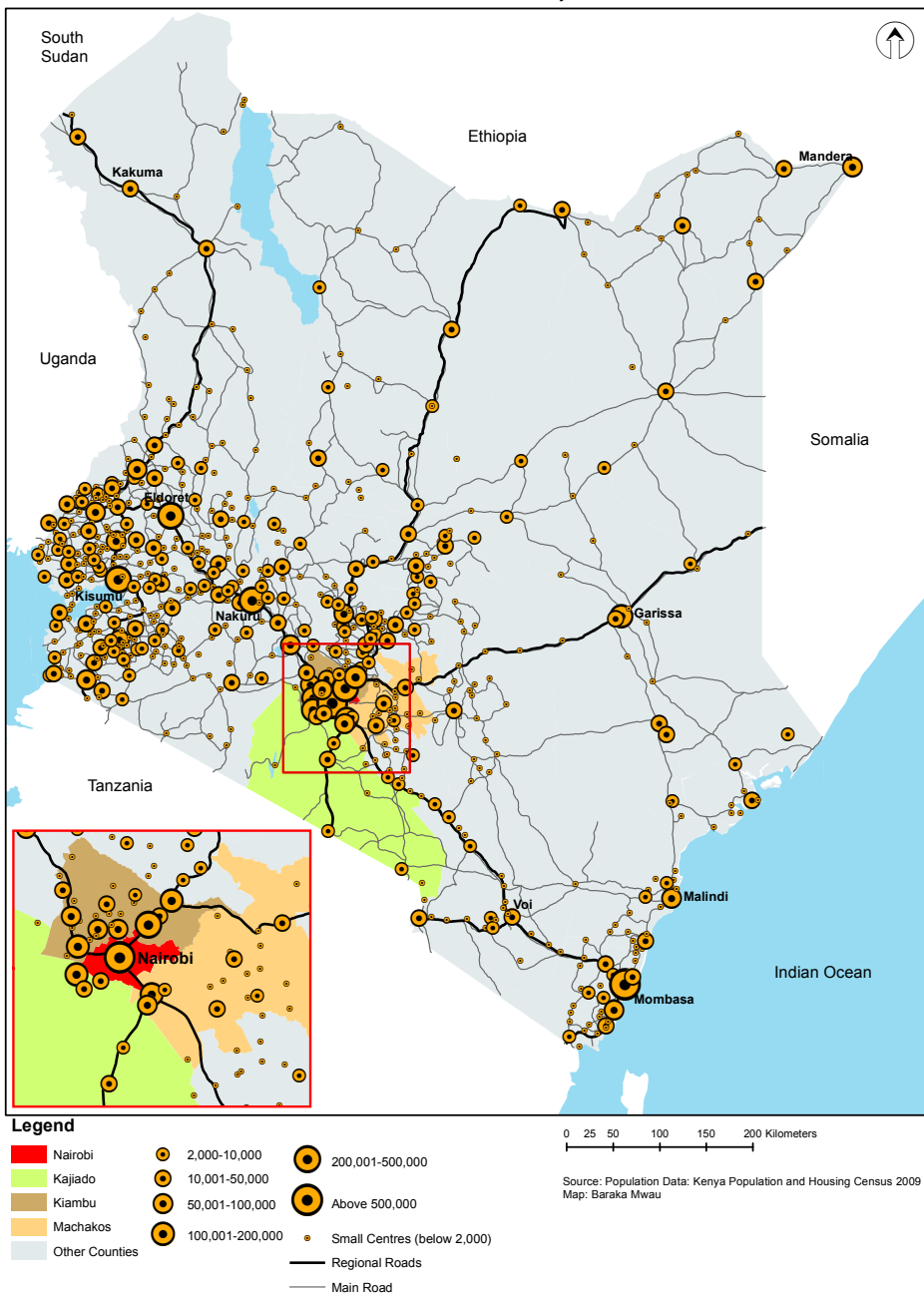


Source: National Council for Population and Development, Kenya 2013

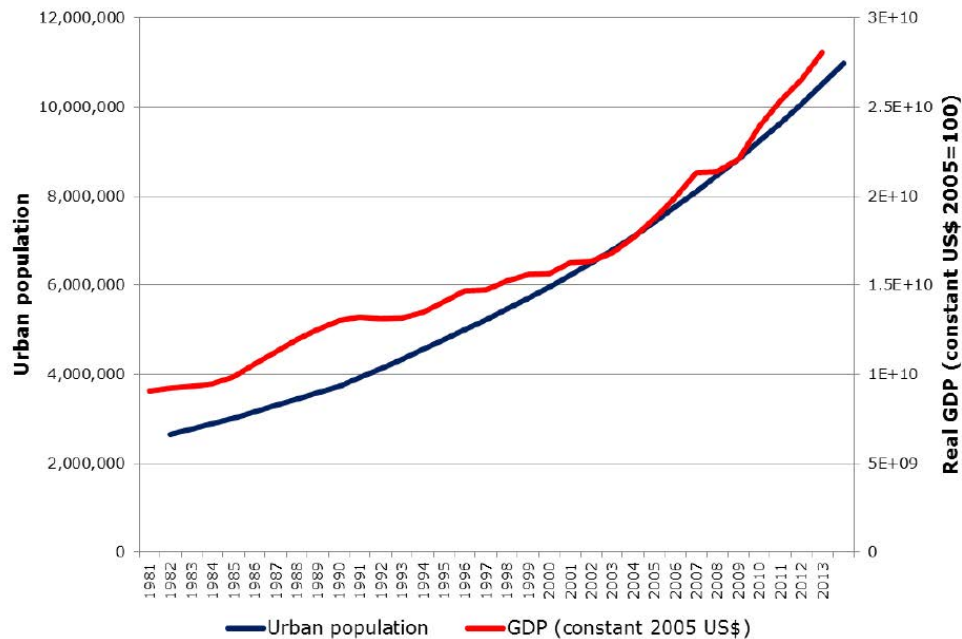
Table: Urban Population Size Distribution in Kenya

In terms of spatial character of urban growth, it was highlighted that informal land sub-divisions and poor urban planning have resulted in unsustainable urban patterns. It was further noted that densities are quite varied across the system of human settlements, with some rural settlements have densities (e.g. Kiambu county) having relatively higher densities than planned suburban areas (e.g. Runda, Nairobi), in numerous locations. At national level, areas with crop farming have higher densities than the pastoral livestock areas; hence, there is a strong correlation between land-use patterns and urban distribution in the country.

Urban Distribution in Kenya



Graphic: Urban Population Size Distribution in Kenya
Adapted from Kenyan Urbanization and Planning Context: Challenges and Opportunities, Power Point Presentation



Information Source: Adapted from The World Bank/Power Point Presentation for NUDP County Validation Workshop, Naivasha 2015

Graph: Urban Population in Relation to GDP

Regional Connectivity and Urban Development

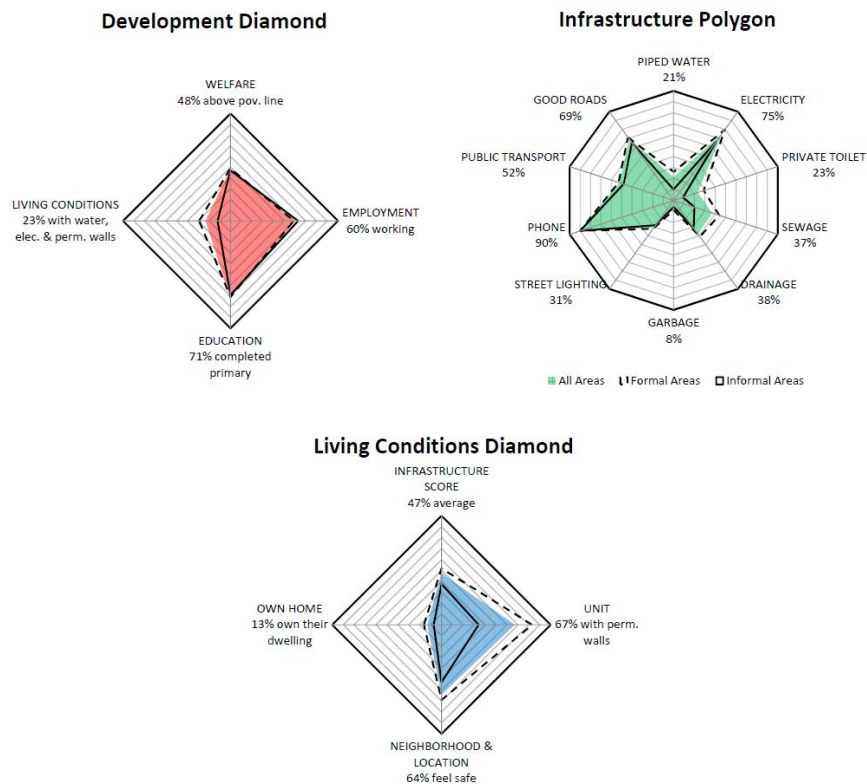
With urban development such as the regional infrastructural networks such as the Northern Corridor and the LAPSET, stimulating urban growth through a transport focused economy, comes many opportunities for economic growth. Cities and towns can act as centers for social and cultural development, being drivers of hinterland development-

- Service Provision
- Creating Market demand for agricultural production
- Information and Communication Technology (ICT) and knowledge transfer
- Centers of employment
- Promoting import substitution for some sectors, by enhancing local manufacturing and commerce
- Center's for enhancing a sustainable human settlement hierarchy

In light of this urban development potential, it is equally important to highlight the challenges confronting current cities and towns. Among the key challenges are inadequate infrastructure and housing, poverty and inequalities, unemployment and poor living conditions. This implies urban planners will have to balance between allocating resources to address current challenges, as well as to invest in future urban populations.

Urbanization ought to be accompanied with structural transformation, for without it, resilience of the 10

urban economies is threatened. These implications entail the importance of integrating the informal economic sector in urban planning and economic development, and in planning for local economic development.

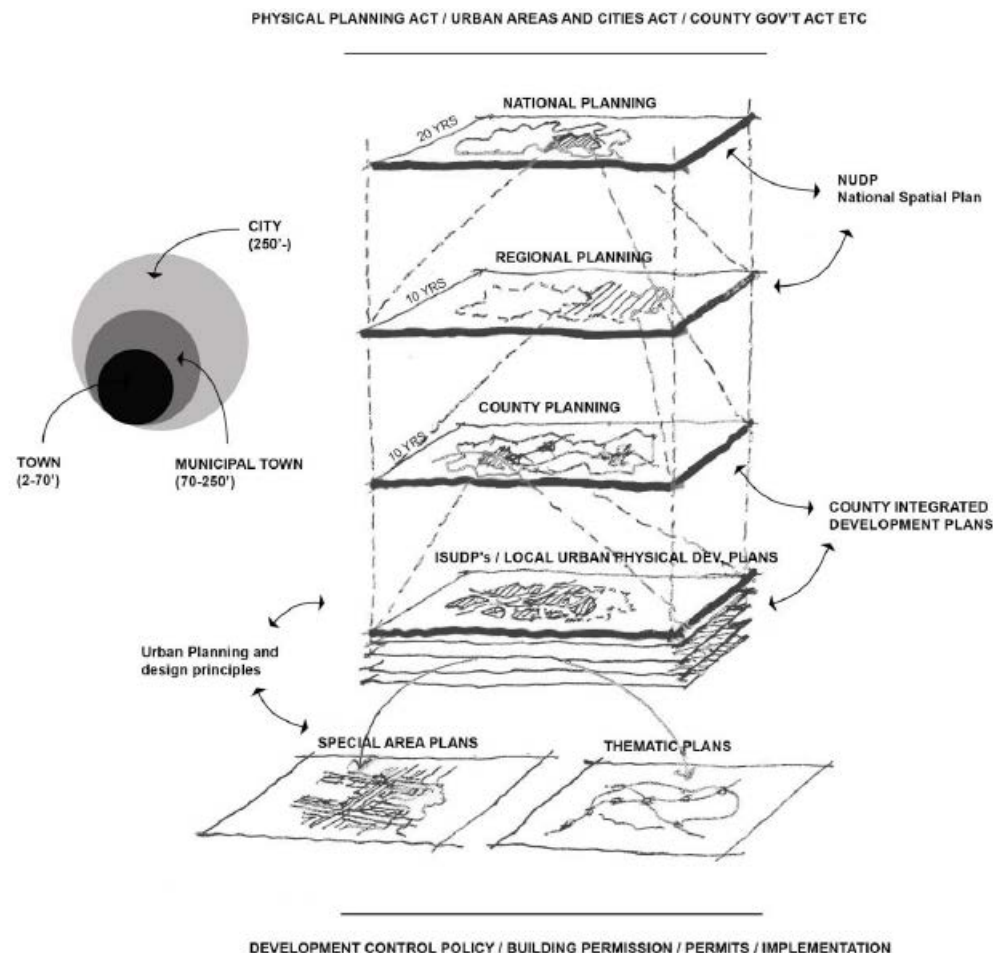


Graphics: Urban Poverty and Informal Economy
Source: "Overview Report Volume I", NORC at the University of Chicago/World Bank, 2013

Planning at Scale

For Kenya's urban planning to effectively respond to the growing urban challenges and in turn be able to harness the urbanization advantage, there is need to plan at all levels, and across sectors. In Kenya, there is a National Government and 47 County Governments – with legislative and planning functions distributed across the two levels of governments, handling various statutory provisions from the Physical Planning Act, County Governments Act and Urban Areas and Cities Act.

It was outlined that the National Spatial Plan and Vision 2030 provides the overarching framework to guide planning at lower levels. Importantly it was noted that usually detailed planning lack in many city-wide planning processes in Kenya. Thus it was recommended that as part of implementing the ISUDPs, detailed planning (district and local area plans) were necessary. This implies counties will have to develop the requisite planning capacity that will be capable of executing this level of planning.



Graphic: Levels of Planning in Kenya

Planning Challenges in Kenya

Planning at scale will also require integrated planning that aims to address various systemic and structure challenges. The challenges undermining effective planning in Kenya include:

- Ineffective Urban Planning Approaches have failed to effectively respond to rapid urbanization, resulting in increased urban challenges.
- Urban poverty and increasing socio-economic inequalities
- Informal settlements and Slums
- Growing demand for affordable infrastructural services and housing
- Environmental degradation and loss of prime agricultural land to urban real estate
- Weak municipal finance
- Ineffective institutions of Urban Planning and Development
- Ineffective urban legislation and governance

Urban Planning for Sustainable Urban Development

It was noted that most of the secondary cities and medium-sized towns have CBDs or sections which are well planned or that demonstrate an effort to manage urban growth by urban planning. However, at some point, such planning efforts seem to have 'collapsed' or failed to respond to various emerging issues, resulting in an 'explosion' of unguided and or unregulated land-use and growth. Such towns include Kericho. While this serves as a lesson for planners and policy makers, it should fundamentally inform a paradigm shift towards developing a sustainable planning practice given much of the urbanization is set to unfold in the next 3 decades-towards 50% urban population in Kenya. It implies planning for urban extensions, urban-rural linkages, densification and infill developments, urban renewal and urban growth management.



Graphic: Planned and Unplanned Urban Development in Kericho

Image Source: Google Earth

Illustration: Baraka Mwau

1. Area Originally Planned for Town Development
2. Urban Core- Initially Planned Urban Development
3. Informal development / Unplanned Urban Expansion
4. Linear Development/ Unplanned Urban Expansion

2.5. Session 3: Local Economic Development and Integrated Urban Planning

(UN-Habitat, Yoel Siegel)

Summary of the Presentation

Economic Functions of Planning

Urban planning is an important tool in guiding economic growth and development for urban centres and counties. Three economic functions of planning include –

1. Land use regulations and legal conditions that enable economically attractive development by the private sector.
2. Identifying resources of a region/ city and creating the physical land and legal conditions that enable local government to provide the essential infrastructures and services necessary for development on an economically sustainable basis.
3. Ensuring equitable access to public resources and goods that promote a good quality of life through effective spatial planning

Conditions for Local Economic Growth

Local economic development when fully harnessed transforms local resources into economic assets. UN-Habitat promotes a Three-Pronged Approach planning for sustainable urban development, consisting of Urban planning and Design, Legal Framework, and Urban Economy and Finance.

Therefore, to effectively plan and implement, the elements of the Three-pronged approach needs to be executed in an integrated manner. At the local level, a project is recommended to align to the following:

- Principles of Urban Design: Infrastructure and public space, mixed land use, Social mix, adequate density, Limited land-use specialization.
- Four Legal Principles: Legal protection of Public Space, Legal establishment of the build-ability or development rights, Plotting rules and regulations, Building Codes.
- Financial Policy Components : Land Value – Acquisition of the public land, Land Readjustment, Infrastructure and Invest in Basic Services, Maintenance of Public Realm – Finance – Budgeting / Incomes / Expenditure, Capital Investment Plan and Debt.

By transforming local infrastructure into economic generating centers, both private and public, it can become attractive opportunities for investors, financing infrastructure construction and balancing income with service delivery.

Leveraging Private Investments to Achieve Development Goals

By leveraging planning, taxes, user fees and joint ventures, counties can also promote economic development and well-being through Housing, Infrastructure, Tourism and Culture. They can do so by providing economic incentives that can be recouped, local linkage mechanisms, such as sub-contracting, joint ventures, local vendors etc. and by creating strategic fulcrums for development. Feasibilities for business often involve ascertaining land availability and costs, return on investments,

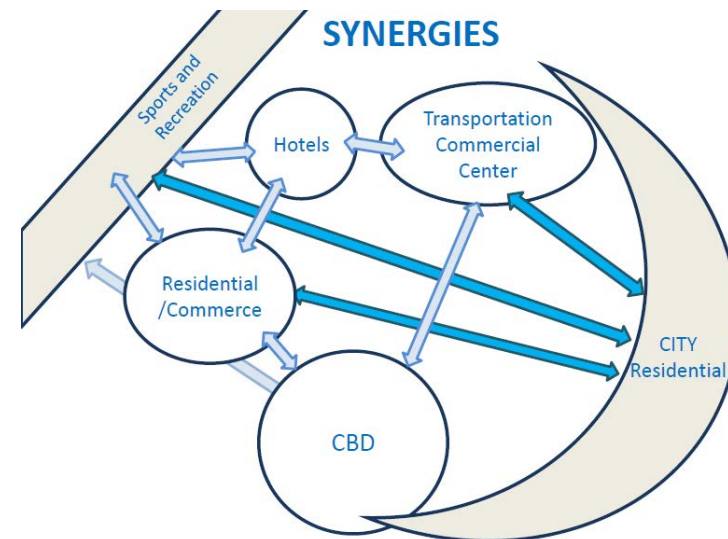
such as the cost of venture and income from rents (as a function of density), adequate infrastructure, and adequate revenues to provide services. The role of the local regional government would be to create the conditions for such private ventures to thrive, by providing land use guidelines, spatial dispersion, adequate densities, construction regulations and sufficient public space.



Graphics: Example – Kisumu Planning

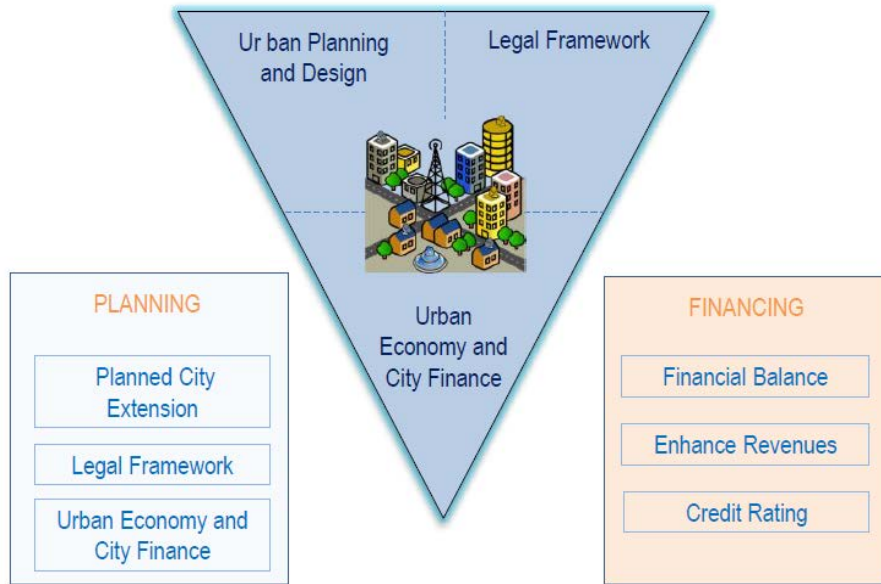
Adapted from Local Economic Development and Integrated Urban Planning, Power Point Presentation

For example, in Kisumu, the aspects for leveraging investments include the Lakefront and Lake related economic activities, the city and adjacent rural areas. The lake resources have the potential to enhance economic developing e.g. fishing and tourism related activities, lakefront as a public space and real estate area, and also transportation, with an industrial potential as well as contributing to the city's water needs. The city is the hub for economic growth, with the highest concentration of people in the county-same as other major towns in different counties. Agriculture production is conducted in rural settlements, and agro-based industrialization in the city can link the urban and rural economies in the county. Small towns and rural centres then contribute towards decentralization of the activities.



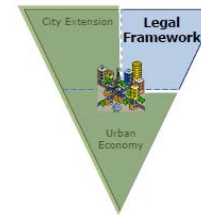
Graphics: Example –Interdependent Synergies within Kisumu

Source: Local Economic Development and Integrated Urban Planning, Power Point Presentation



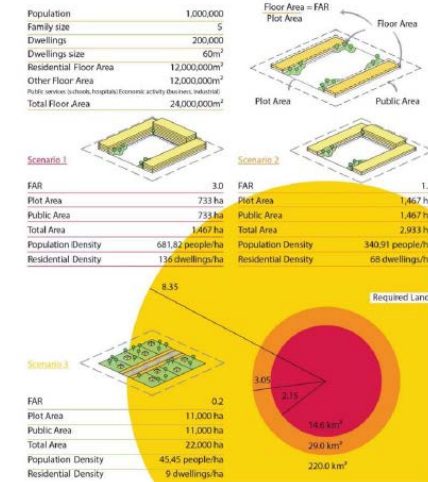
Graphics: UN-Habitat's Three-pronged Approach
Adapted from Local Economic Development and Integrated Urban Planning, Power Point Presentation

Legal Framework



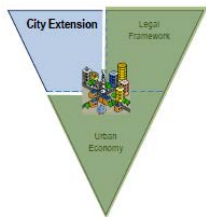
4 LEGAL PRINCIPLES

1. Legal protection of Public Space
2. The legal establishment of the buildability or development rights
3. Plotting rules and regulations
4. Building codes



Graphics: Legal Framework
Adapted from Local Economic Development and Integrated Urban Planning, Power Point Presentation

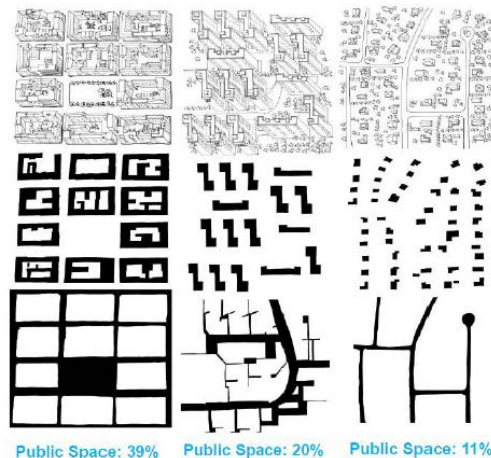
Urban Expansion



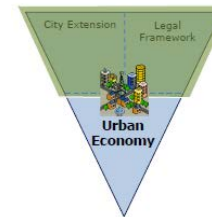
5 PRINCIPLES: URBAN DESIGN

1. Infrastructure and public space
2. Mixed land use
3. Social mix
4. Adequate density
5. Limited land use specialization

30-35% STREET
10-15% OPEN SPACE
50% BUILT AREA



Urban Economy and Finance



FINANCIAL POLICY COMPONENTS

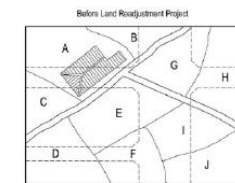
Land Value

1. The acquisition of the public land.
2. Land Readjustment. Improved accessibility has an immediate impact on land value.
3. Infrastructure and Investment in Basic Services.
4. Maintenance of the Public Realm and Public Services.

Finance

1. Budgeting. Incomes and Expenditures.
2. Capital Investment Plan and Debt

Land Readjustment adds Value



Balance Sheet

Revenues	=	Expenses
Debt		

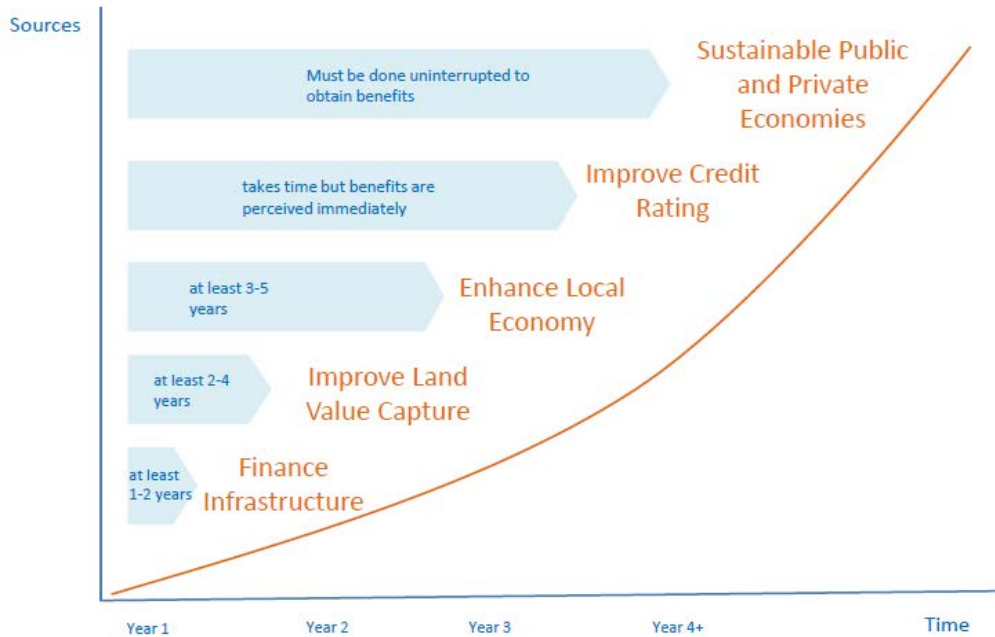
Graphics: Urban Expansion
Adapted from Local Economic Development and Integrated Urban Planning, Power Point Presentation

Graphics: Urban Economy and Finance
Adapted from Local Economic Development and Integrated Urban Planning, Power Point Presentation

Functions of Economic Hubs

Economic hubs capture the energy of the city, in different aspects of contribution. With a detailed plan, securing land rights, maintaining infrastructure and the appropriate authority to direct and regular development, a well-developed city hub can provide benefits which include revenue for the city, job creation, and local business promotions and improved safety.

The private sector can contribute funding for projects, construct installations in keeping with local principles of contracting, and develop businesses and management of support services, creating joint ventures. The economic hubs ensure rental of support service buildings are paid, parking fees, warehouse costs, and the direct provision of support services with adequate land taxation, contributing to a sustainable economic cycle.



Graph: Time Frame to improve Municipal Finance(Above)
Adapted from Local Economic Development and Integrated Urban Planning, Power Point Presentation

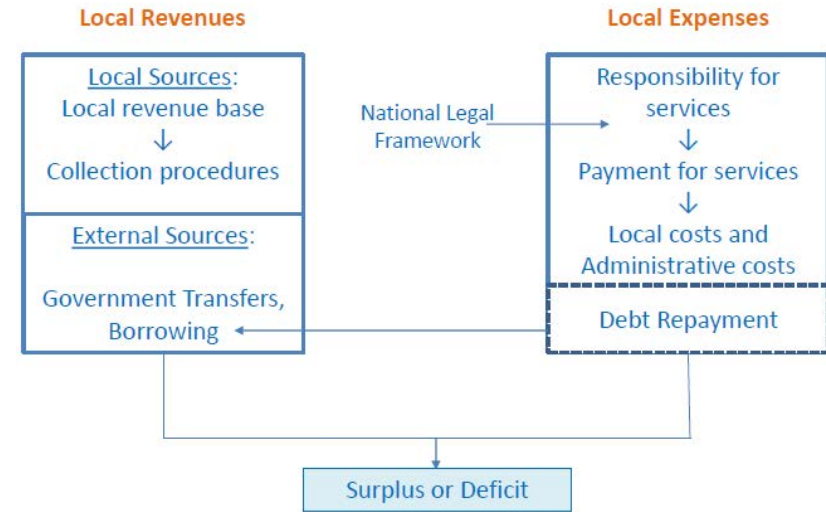


Table: Municipal Finance – Accounting, The Balance Sheet
Adapted from Local Economic Development and Integrated Urban Planning, Power Point Presentation

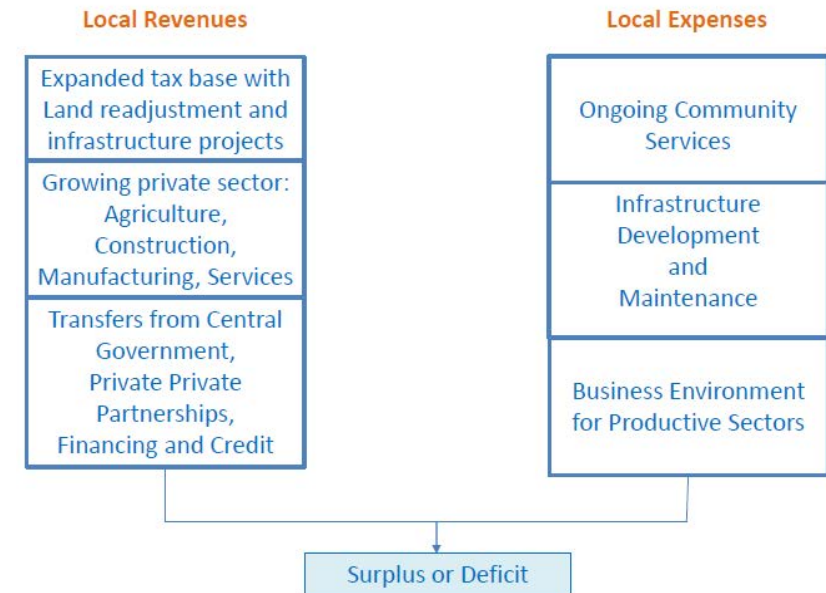
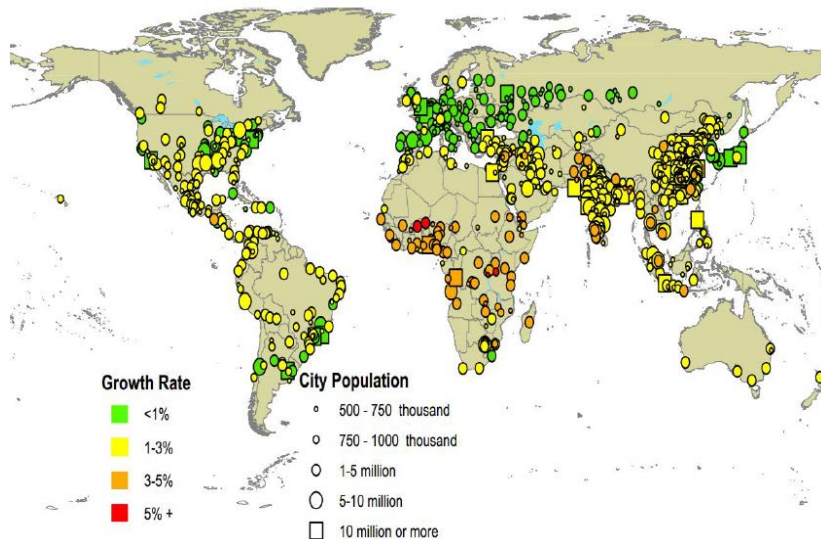


Table: Municipal Finance – Local Economic Development, Expanding the economy
Adapted from Local Economic Development and Integrated Urban Planning, Power Point Presentation

2.6. Session 4: Kenya's Urban Legislation Issues, Challenges, Opportunities and Implications for Planning

(UN-Habitat, Gianluca Crispi)

Summary of the Presentation



Graphics: Growth Rate in Cities around the World

Adapted from Kenya's Urban Legislation Issues, Challenges, Opportunities and Implications for Planning, , Power Point Presentation

As seen over the last decade, the fastest urban growth takes place in small to medium sized cities containing less than a million in population, within Africa and Asia. It is hence paramount to equip cities with planned urbanization schemes. The benefits of planned urbanization include –

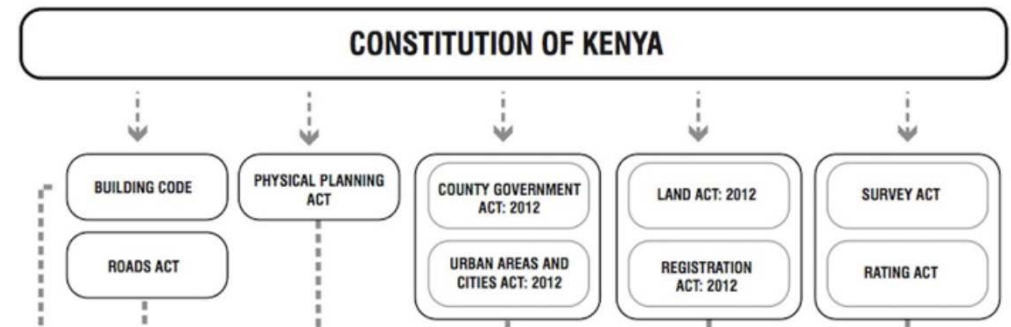
- Wealth Generation
- Employment
- Health through provision of basic services
- Facilitation of social and cultural interactions
- Resilience against natural disasters

Importance of Effective Urban Legislation

The role of Urban Law in development allows planners to use it as a tool to implement policies. Proper understanding and mediation to public and private interests can promote inclusive growth. This ensures predictability and promotes security to investors, whom create mechanisms to further generate resources.

Effective Legislation has a clear purpose, and is locally relevant on financial and social scales. The

implementation is simple, efficient and cost effective when precise and unambiguous rules are presented.



Graphics: Constitution of Kenya

Adapted from Kenya's Urban Legislation Issues, Challenges, Opportunities and Implications for Planning, Power Point Presentation

The constitution of Kenya

- Reaffirms the need to use and manage land in an equitable, efficient, productive and sustainable manner.
- Attributes to the State the obligation to regulate the use of any land in the interest of public safety, health and land-use planning.
- Counties, cities and municipal boards have the right and the duty to plan all the land within their boundaries no matter of its ownership, be it public or private land.

Constitutional Provisions include the following:

- Equitable access to land
- Right to accessible and adequate housing
- Right to clean and healthy environment – Sanitation and clean water

In Kenya, planning functions are shred across the national and county governments. At the county level, county governments take charge of planning, and national Government monitors and has oversight responsibilities over land-use planning, providing the general principles of land planning and co-ordination of planning by the counties. County assemblies have the power to make laws necessary for effective performance of devolved functions with oversight over county organs, and are mandated to approve plans and policies.

However, current situations highlight inadequate coordination between National Government, County Government, constitutional bodies and planning agencies. Furthermore, planners do not effectively manoeuvre their entitled power over private property. Often, difficulty of compliance in terms of development control and weak urban financing mechanisms such as proper tax systems and development fees promote implementation capacity problems at the County level. It is of great importance to bridge the gaps of communication and provide a uniformed stance to push for greater effective development.



*Image: Unplanned Growth and Planned Urbanization across a major highway
Adapted from Kenya's Urban Legislation Issues, Challenges, Opportunities and Implications for Planning, Power Point Presentation*

2.7. Practical Exercise 1:

Existing Conditions Assessment

The exercise consisted of-

1. Introductory explanation on mapping and profiling existing conditions, such as identifying existing land use patterns, urban growth patterns, informal settlements and environmental conditions, main transportation networks and population trends.
2. Mapping Intervention Areas for urban renewal, in-fill and redevelopments, Areas that can be utilized for planned urban extensions.
3. Considerations of geographical and locational economic inflows and outflows.
4. Implications for regulations and planning interventions possibly undertaken.



Kakamega County Representatives

Kericho County Representatives

Uasin Gishu County Representatives

UN-Habitat RPS for KMP Cluster V. 27-28 March

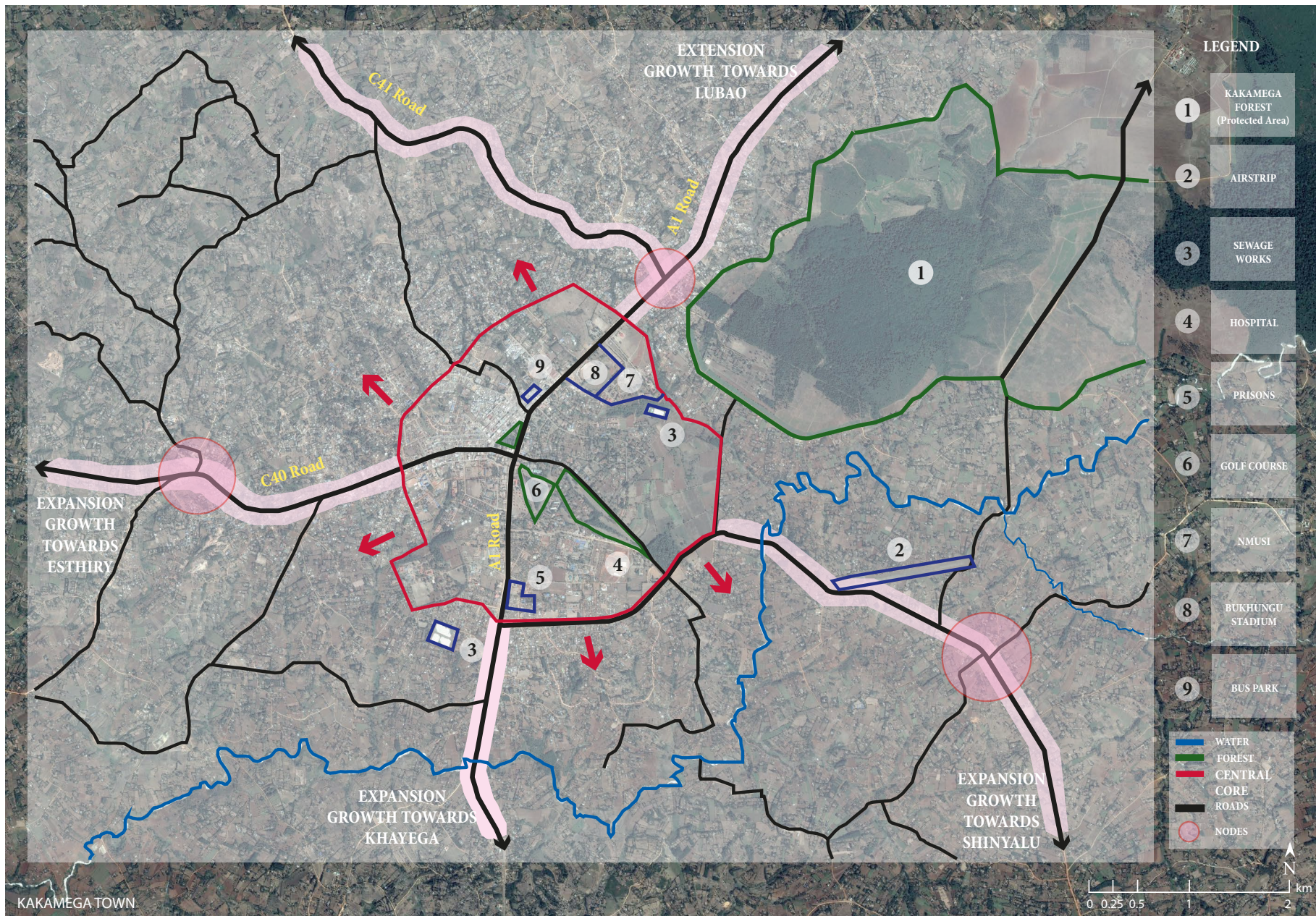
2.7.1. Outcomes of Practical Exercise 1: KAKAMEGA PLANNING AREA

Key Issues

1. Urban Growth has since outgrown the Municipal Boundaries.
2. Urban Regeneration in planned Public Housing Areas.
3. Location of various Public Institutions (Agriculture Research Centre) within the Urban Core has limited Urban Land Supply.
4. Informal and Traditional Land Administration and Management are facilitating Informal Urban Development.
5. Forest Acts as a growth limit on the North Eastern side of the Town.
6. Increasing Densification (unplanned) of the Urban Core.
7. Emergence of Sub-Centres e.g. Shinyalu Centre etc.
8. Inadequate / underdeveloped infrastructure and shortage of affordable low-cost housing.



*Image: Kakamega Town
Source: Google Earth*



Existing Conditions Assessment, Kakamega
 Source: Illustration based on Information provided by Kakamega Team
 Image Source: Google Earth

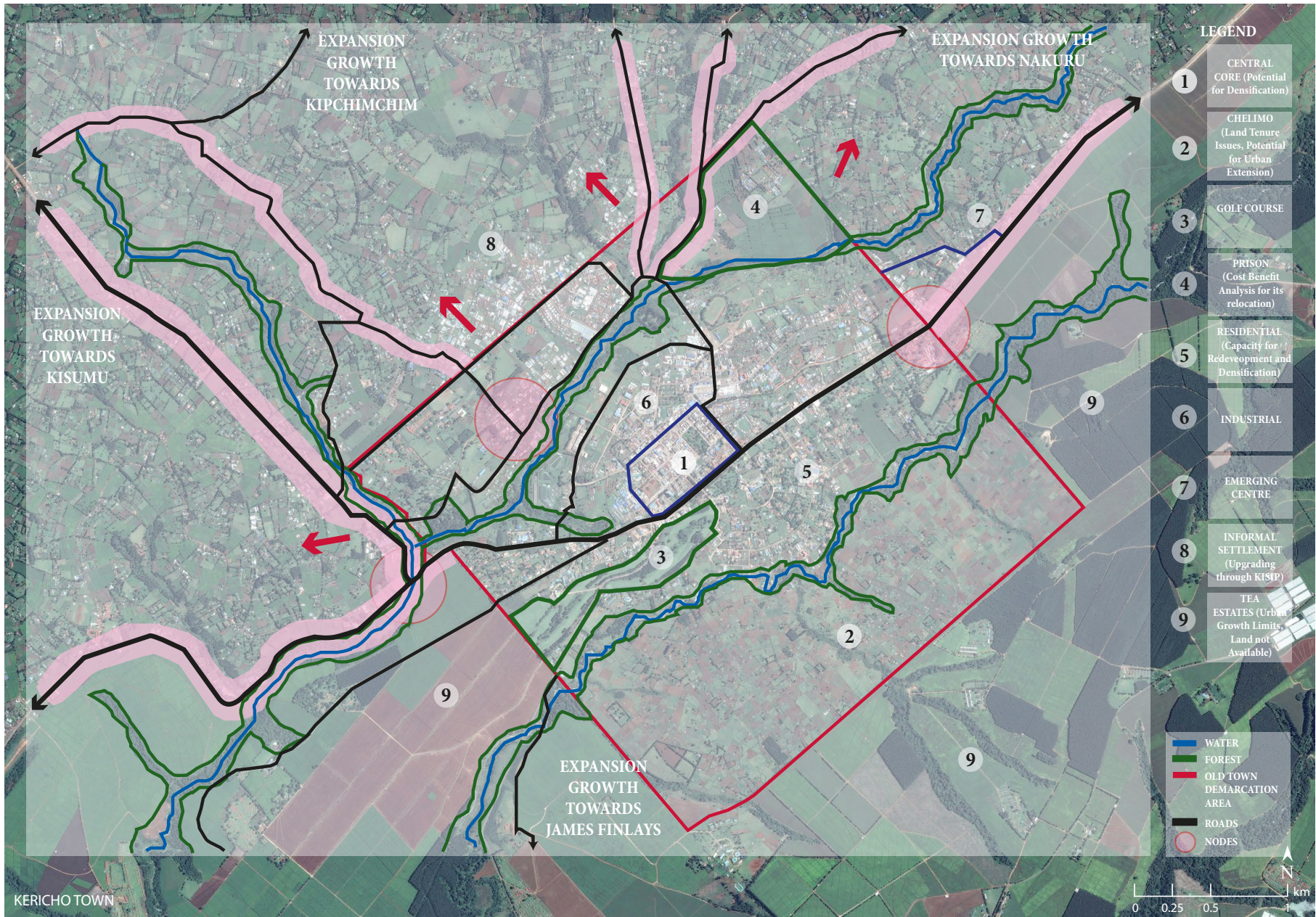
2.7.2. Outcomes of Practical Exercise 1: KERICHO PLANNING AREA

Key Issues

1. Urban Growth has outgrown the Planned Urban Boundary.
2. Large-scale tea estates on the Southern Area limits Urban Growth towards that direction.
3. Emergency of Sub-centres- Brook and Kapsoit.
4. Linear Development along Main Roads.
5. Recent Redevelopment and Densification of Section of the Urban Core- initiated by Private Developers.
6. Area reserved for urban expansion is now occupied by 'Squatters' the Chelimo Area.
7. Current location of Sewage works is a challenge to connecting the new areas of urban growth.
8. Informal settlements growth- Jua Kali.
9. Unplanned urban growth is threatening small-scale agricultural production in the surrounding areas.



*Image: Kericho Town
Source: Google Earth*



Existing Conditions Assessment, Kericho
 Source: Illustration based on Information provided by Kericho Team
 Image Source: Google Earth

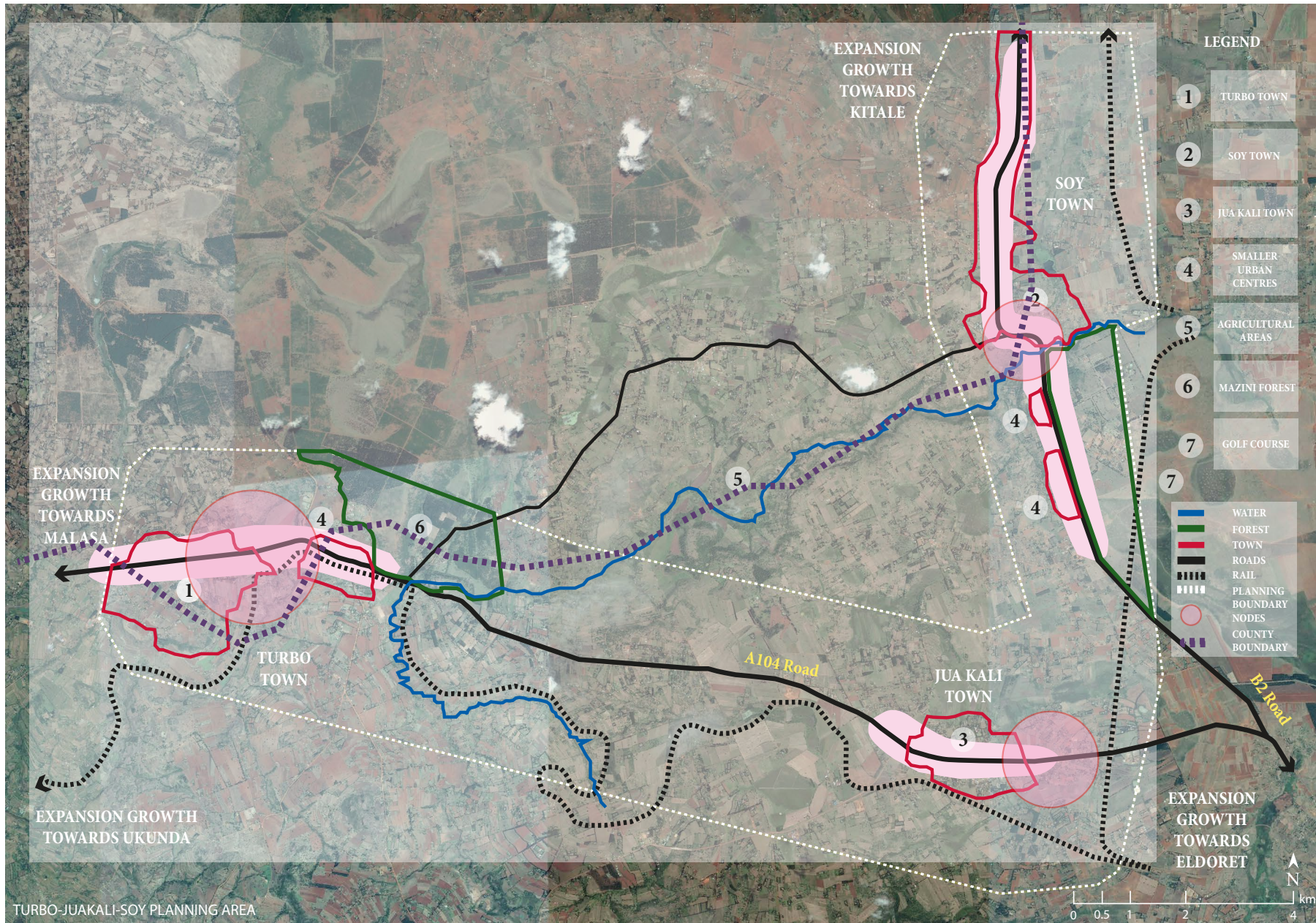
2.7.3. Outcomes of Practical Exercise 1: UASIN GISHU PLANNING AREA

Key Issues

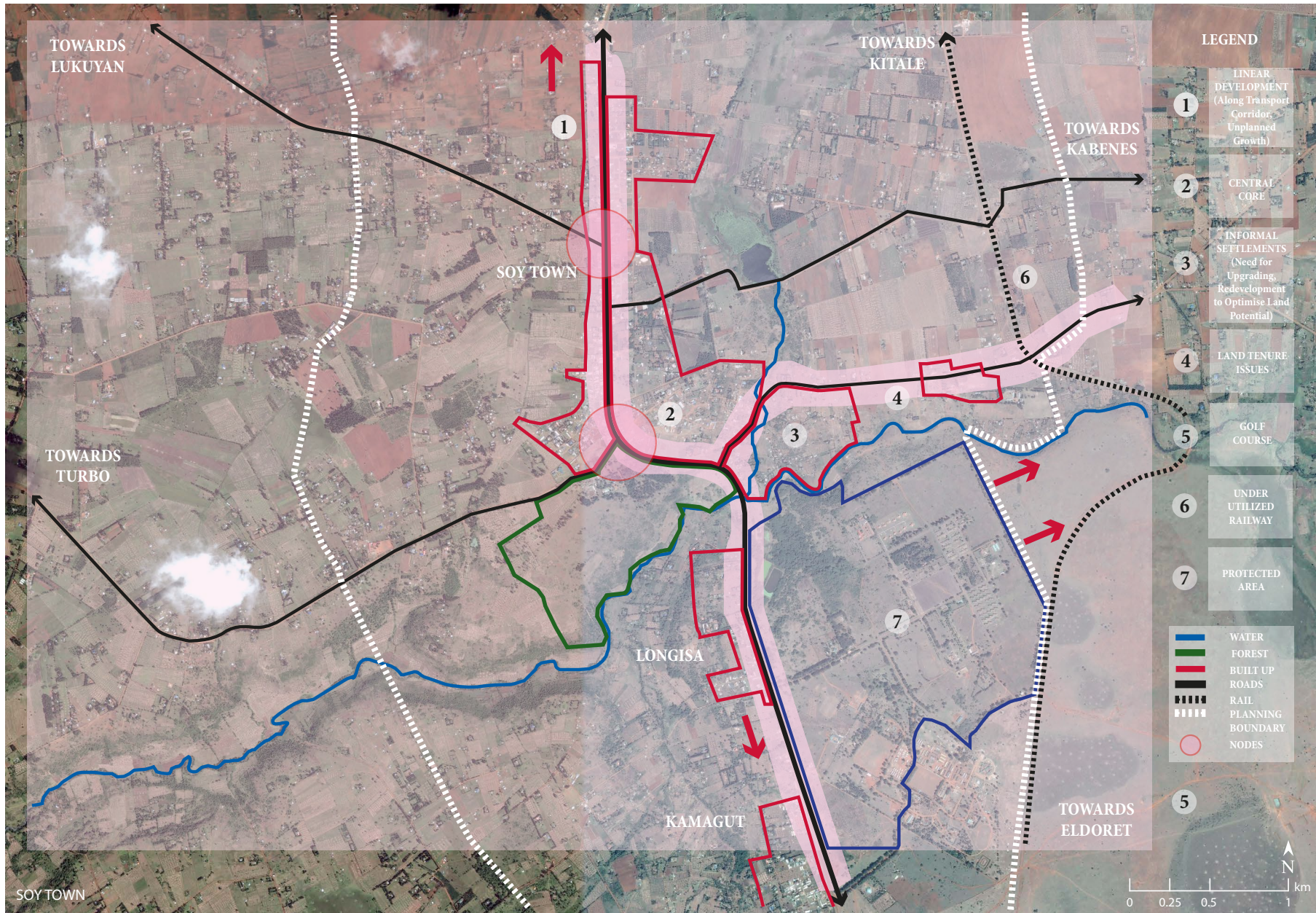
1. The planning area extends across two counties: Kakamega and Uasin Gishu
2. County Boundary has implications for Development Control and implementation of Development Projects emerging from the plan.
3. The towns are serviced by a Railway Line, which is however not active.
4. Jua Kali is emerging as a Logistics Town.
5. Linear Development along the Main Road connects the three towns.
6. Existence of a Military Facility and Golf Course acts as a buffer of Urban Expansion.
7. Most of the Urban Growth is unplanned.
8. The towns serve the rural-agricultural area.
9. Towns have relatively low density, with poorly developed infrastructure.



Image: Soy Town
Source: Google Earth



Existing Conditions Assessment, Uasin Gishu
 Source: Illustration based on Information provided by Uasin Gishu Team
 Image Source: Google Earth



Existing Conditions Assessment, Soy Town

Source: Illustration based on Information provided by Uasin Gishu Team

Image Source: Google Earth

2.8. Session 5: Presentation: Planning at Scale

(UN-Habitat, Salvatore Fundaro)

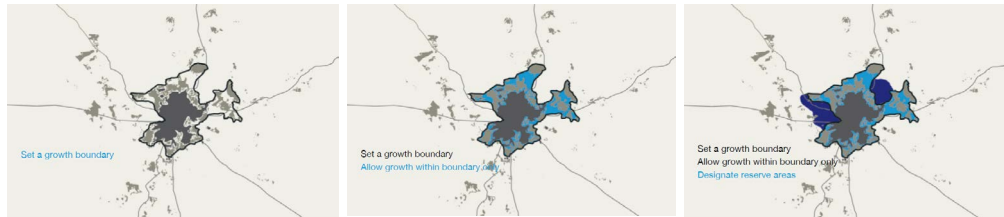
Summary of the Presentation

Differently cities have different urban patterns. Capturing the advantages of the right pattern that best serves a city is critical in urban planning processes. The advantages of compact patterns include mixed uses that avoid mismatch between working zones, commercial centers and residential areas. The advantages of proper and high (although not extreme) densities have advantages over lower densities. Defining and enhancing public spaces allow the benefits of well-designed streets to be reaped.

Urban Pattern Growth Options

Growth Option 1: Intensification

The first option is suitable in situations of slow population growth. It requires strong planning enforcement capacity to limit growth within the demarcated boundaries, while designating reserve areas. By maximizing investment in infrastructure, land value increases due to limitations of supply, which would then require a sophisticated credit system. An example of which is Portland, USA.

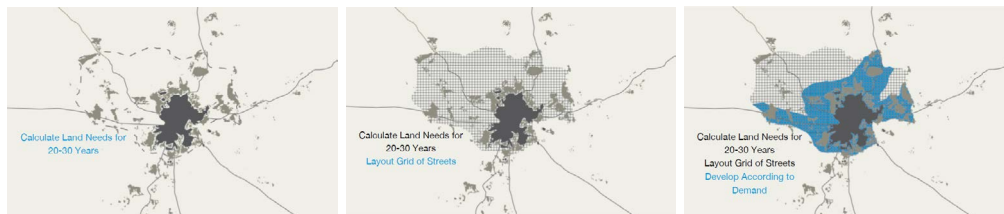


Graphics: Intensification

Adapted from Planning at Scale, Power Point Presentation

Growth Option 2: Extension

The second option is indicated for rapid growth (above 2%) for medium-sized cities. It requires strong political continuity to implement long term plans over a 20-30 year period, and an understanding of the market to identify various stages of development. Rapid growth would require linking to existing infrastructure, developing in accordance to demand. An example of which is Barcelona, Spain.

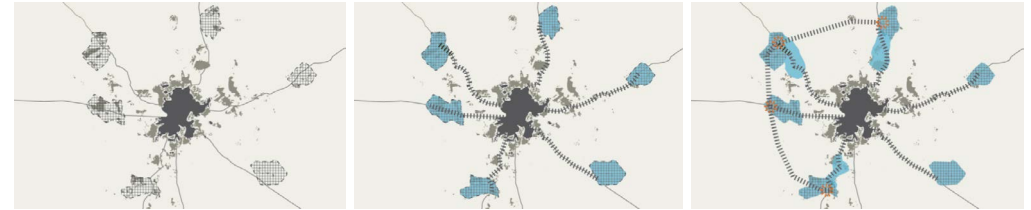


Graphics: Extension

Adapted from Planning at Scale, Power Point Presentation

Growth Option 3: Multiplication

The third option is indicated for rapid growth (above 2%) for large-sized cities. It requires intimate coordination between districts or municipalities, which will promote efficient public transport linkages to the core, and jobs and services in satellite areas. An example of which is Shanghai, China. A number of major cities in Kenya also demonstrate this pattern.



Graphics: Multiplication

Adapted from Planning at Scale, Power Point Presentation

The Right Density

It is important for every city to find its own right density, as density has implications on infrastructural costs. Lower densities (less than 80 p/ha) have higher costs per capita, while extremely high densities (more than 600 p/ha) have higher costs of maintenance. Density also has implications on liveability. With density less than 30 p/ha, road based public transport is not viable. With density less than 90 p/ha, rail-based public transport is not liable. With a density of more than 150 p/ha: A walkable environment is likely.

2.9. Session 6: Presentation: Urban infrastructure and Land Value Capture

(UN-Habitat, Yoel Siegel)

Summary of the Presentation

Leveraging Land Value Capture

An efficient tool urban planners can seek to utilize involves transforming local government owned properties and land into income generating assets. These resources can contribute to overall public wellbeing in the long run through the maximization of economics of scale.

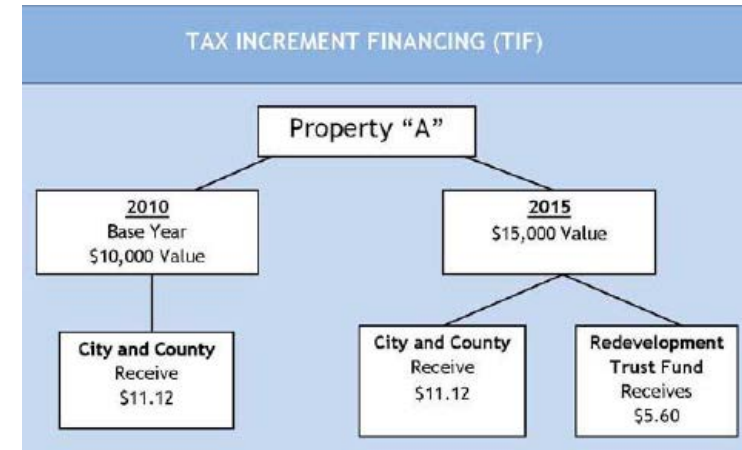
Government mechanisms that aid development growth include increased planning capacity, more services, better construction and maintenance, new legal and financial mechanism, new management and development plans, computerized data management etc. By planning and investing in infrastructural development to initiate the market economy and private sector, land value increases.

The approach to undertake densification within each city is often unique, requiring specific systems. An example of which is transforming market spaces into income generating zones. This can be done through upgrades, financial schemes and infrastructural investments. Another aspect is through joint ventures, an example of which is by leveraging social housing on county owned lands into mixed rental units to create increased value of county assets.

Land value increase can also be leveraged to fund other beneficial projects – for instance, industrial parks, which are a creative use of statutory authority advantages. Furthermore, in addition to industrial parks, local governments can also build infrastructure to transform waste into a useful material through treatment. Sewage treatment can change urban pollution to agro-production, helping to reverse the city-rural relationship.

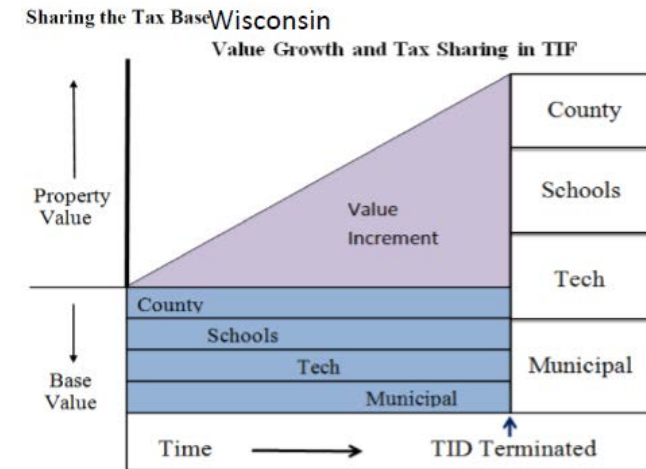
Tax Increment Financing

By using the legal authority for taxing and adding value of land based upon its increased value from development, there can be benefits to improve the economic, social and environmental sustainability on a location by location basis.



Graphics: Tax Increment Financing (TIF)

Adapted from Urban infrastructure and Land Value Capture, Power Point Presentation



Graphics: Value Growth and Tax Sharing in TIF

Source: Urban infrastructure and Land Value Capture, Power Point Presentation

2.10. Session 7: The Legal and Institutional Framework for Urban Expansion

(UN-Habitat, Gianluca Crispi)

Summary of the Presentation



Graphics: Anti - Case Study Ouagadougou 1980s – 1990s

Adapted from The Legal and Institutional Framework for Urban Expansion, Power Point Presentation

Incremental Planning

The function of a thorough plan contains and regulates various levels of infrastructure and subsequent issues. When planning capacities and resources are limited, it is paramount to not neglect minimal increments in development and urban expansion, which may prove to be more expensive to fund later on. An example is Ouagadougou – In the 1980s, Ouagadougou was well planned. However, there was a lack of follow-up which resulted in a large urban sprawl in the 1990s, and leading up to today. The previously regulated development sits across an unmediated informal growth.

Essential elements of a Planning system include –

1. Identify adequate expansion areas
2. Secure and manage land for public space
3. Create a large supply of buildable plots to accommodate current and future populations
4. Rules on where and how to build

Public Space and Street Plan

Creating adequate public space and street plans allow greater productivity, and improved quality of life. Infrastructure provision, such as buildings and street grids last for centuries. Furthermore, well-planned public spaces

3.0 TRAINING PROCEEDINGS: DAY 2

3.1. Session 1: Planning for growth within the next 30 years

(UN-Habitat & Participants)

Guidelines for the Exercise

UN-Habitat provided the participants with guidelines for conducting Exercise 2 which involved ascertaining the population growth, land and space requirements, and a discussion on the strategic interventions that are required to plan and manage the growth effectively.

Working with the population

Based on population and growth data, planners are able to calculate the increase of urban dwellers within a certain period, in this case for 30 years (the ISUDP plan period), and calculate the amount of area necessary to accommodate them. Growth targets include the following -

Area

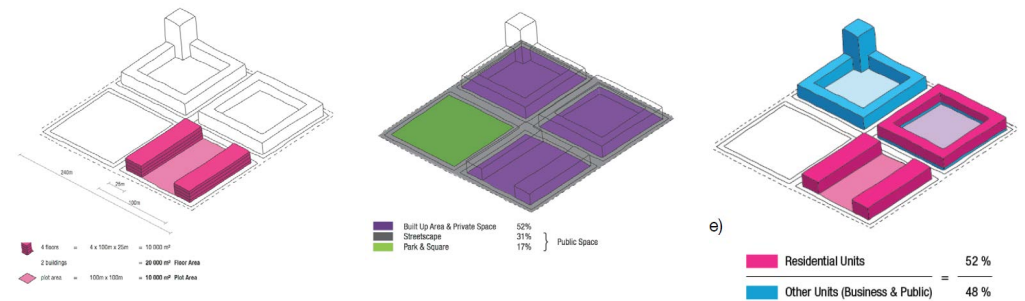
- Extension area calculation/ infill calculation (3 different densities). Identify the potential extension and transformation area (s) in your city.

Elements

- Identify the various functions (social and other infrastructure) needed for the people.

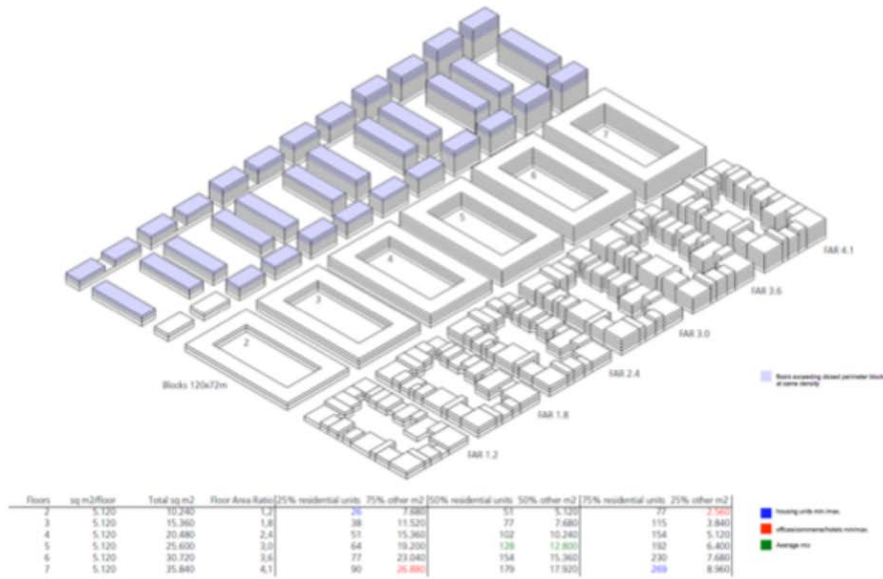
Mechanisms and Phasing

- Discuss proposed mechanisms to build infrastructure and cover its costs, explaining why and how it would work in the extension. Calculate actual costs with regards to distances in development costs.



Graphics: FAR, Built Up – Public Space, Residential Area

Adapted from Planning for growth within the next 30 years, Power Point Presentation



Graphic: Building FAR

Adapted from Planning for growth within the next 30 years, Power Point Presentation

A Simple Method for Calculating the Estimated Land Requirement for Urban Development in Certain Plan Period

Step 1: Calculation of Projected Population Growth

Calculate additional population within a timeframe of 30 years

$$\text{Projected Population} = \text{Current Population} * (1 + \text{Annual Growth Rate})^{\text{Years}}$$

$$\text{Projected Growth} = \text{Projected Population} - \text{Current Population}$$

Step 2: Calculation of Number of Needed Residential Units

Taking into account population growth, family size, and housing backlog

$$\text{Needed residential units} = (\text{Population Growth} / \text{Family Size}) + \text{Housing Backlog}$$

Step 3: Calculation of Residential Development Considering the residential unit size

$$\text{Residential Development} = \text{Needed Residential Units} * \text{Residential Unit Size}$$

Step 4: Calculation of Total Built Up Surface Ratio of residential units and other units

Total built up surface

$$= (\text{Residential Development} / \text{Residential Surface})$$

Step 5: Calculation of Land Use for Built Up Area & Private Space Considering the ration of stories and plot size

land use for built up area & private space

$$= (\text{Total Built Up Surface} / \text{FAR})$$

Step 6: Calculation of Total Land Use considering ratio of 50% (built up area & private space)

30% (streetscape) and 20% (park & square)

Total Land Use

$$= (\text{Land Use For Built Up Area \& Private Space (m}^2\text{)} / \text{Land Use For Built Up Area \& Private Space (\%)})$$

Floor Area Ratio

- Floor Area Ratio (FAR)/Plot Ratio (PR) is calculated by dividing the total (gross) floor area by the area of the site.
- Applying different FAR/PR for the same size of plots/lots will result in different densities
- FAR/Plot ratios are a measure of the amount of development on a site.

$$\text{Floor Area Ratio (FAR)/Plot Ratio (PR)} = \frac{\text{Gross/Total Floor Area}}{\text{Total Area of The Site/Plot/Lot}}$$

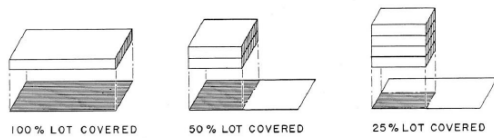
3.2. Practical Exercise 2:

Planning at Scale and in Phases

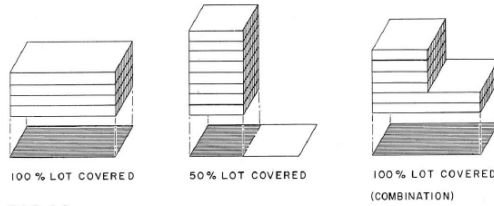
The exercise consisted of-

Scenario Planning- considering factors such as environment, densities, and infrastructural costs.

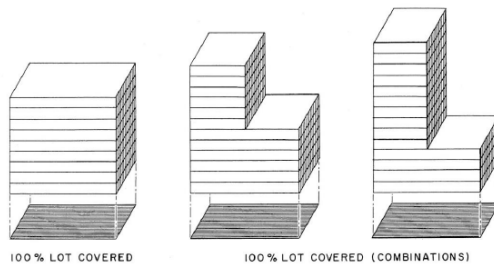
1. Identification of adequate extension/ infill and transformation area in 20-30 years
2. Considering the scale of possible development
3. Highlighting current problems within areas, and future opportunities to be harnessed
4. Aspects for development control, kinds of regulations and structures that need to be set up
5. Possible mechanisms to finance required infrastructure, including cost-recovery and long-term sustainability of services



F.A.R. 1.0



F.A.R. 4.0

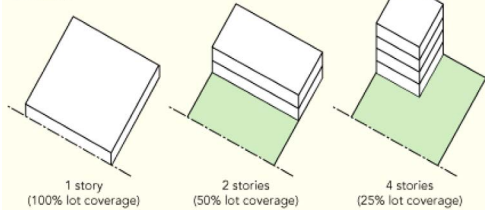


F.A.R. 9.0

Graphics: FAR Comparisons

Source: A New Zoning Plan for the District of Columbia. Harold M. Lewis, 1956.

Floor Area Ratio (FAR)
1:1 Ratio

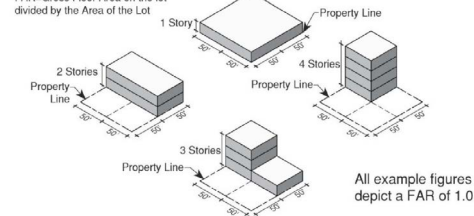


Graphics: FAR Comparisons

Source: Courtesy of the City of St. Paul

Floor Area Ratio (FAR)

FAR = Gross Floor Area on the lot
divided by the Area of the Lot



All example figures
depict a FAR of 1.0.

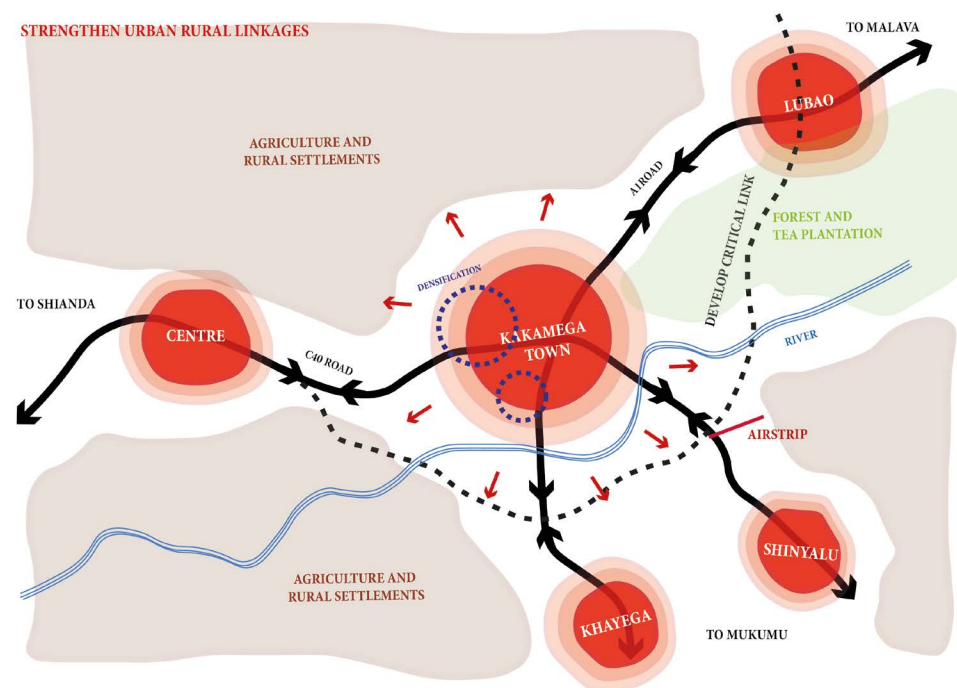
Graphics: FAR Comparisons

Source: Municipality of Anchorage

3.2.1. Outcomes of Practical Exercise 2: KAKAMEGA PLANNING AREA

Strategic Interventions for Kakamega's Planning Area

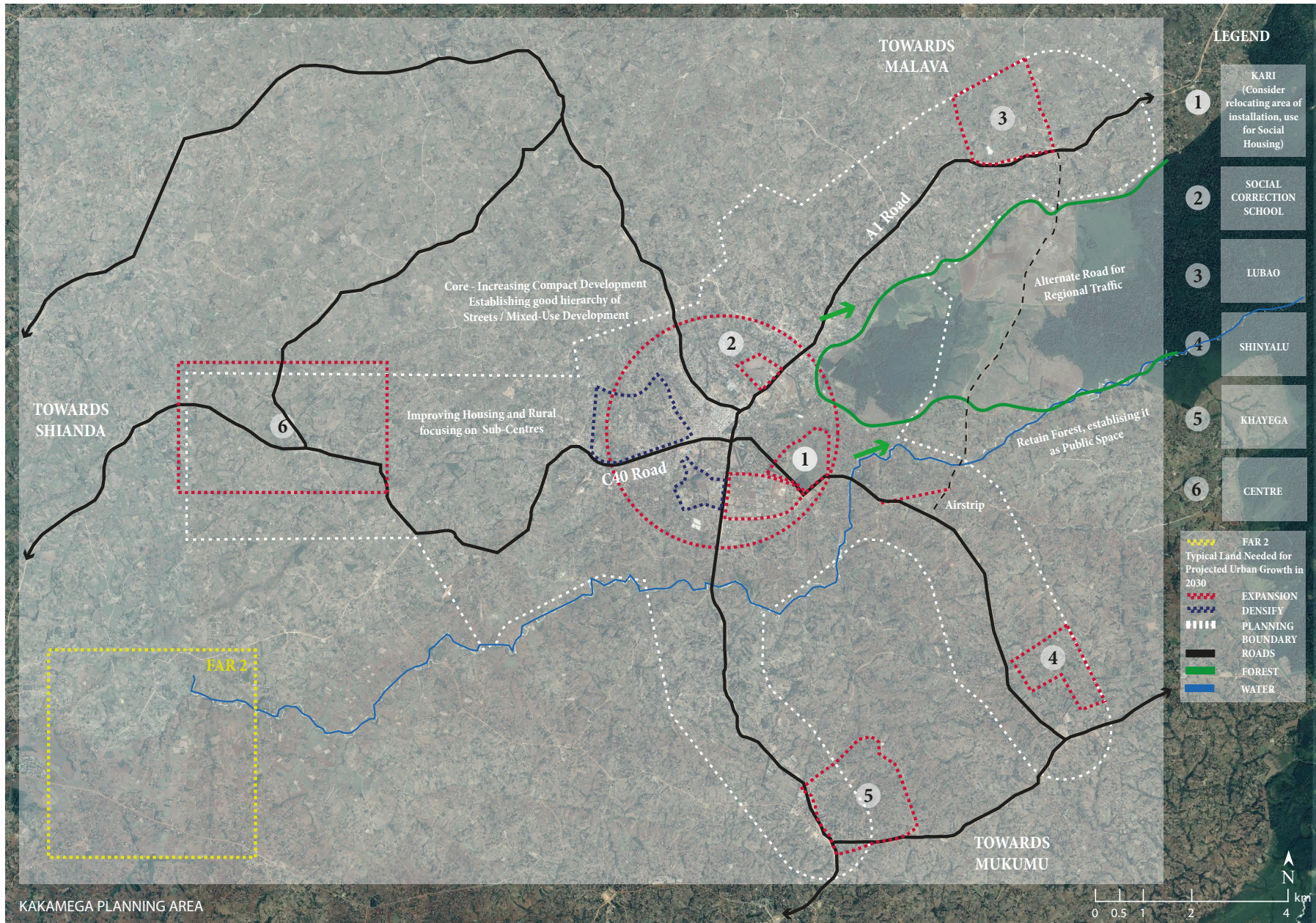
- Opening up under-utilized land in the urban core for development, including the need to relocate various institutions (e.g. an agriculture research institute) from the core to satellite towns.
- Lubao sub-centre – Developing satellite town with potential to become a city.
- Shinyalu sub-centre– Airstrip expansion nearby would encourage concentration of development within Southern area.
- Kakamega Town– Developing as the main economic hub and service centre, with the need to consolidate peripheral growth, intensify the core and promote industrial development.
- Large number of families preferring to reside outside the urban core and commuting into core due to socio-cultural factors and desire for suburban life. Thus the need to develop the urban core into an attractive area that reduces travel demand.
- Considerations for supplementing residential and public infrastructure within satellite towns.
- Central core – Freeing public space areas, and passing density regulations: minimum basement and four story construction, Identifying pockets for densification projects. Varying FAR or zoning requirements to adjust levels of density and redevelopment.
- Rehabilitating and expanding the water and sanitation infrastructure in the urban core, in order to attract more investors and developers.
- Risk of congestion in major roads – considerations to implement bypasses between satellite towns.
- Preservation and conservation of the Kakamega forest, wetland areas and riparian network and their integration with human settlement development.



Illustrative concept for Urban Structure for Kakamega Planning Area
Source: UN-Habitat, Kakamega Team

Current Population	120,000 (2017)
Projected Population	204,000
No. of Residential Units	52,100
Total Residential Development	4016 km ²
Total Built Up Surface	832 HA
Land Use for Built Up Area/ Private Space	416 HA
Total Land Requirement	1664 HA
FAR	2

*Note: The calculations are based on estimated figures for base population data and growth rate

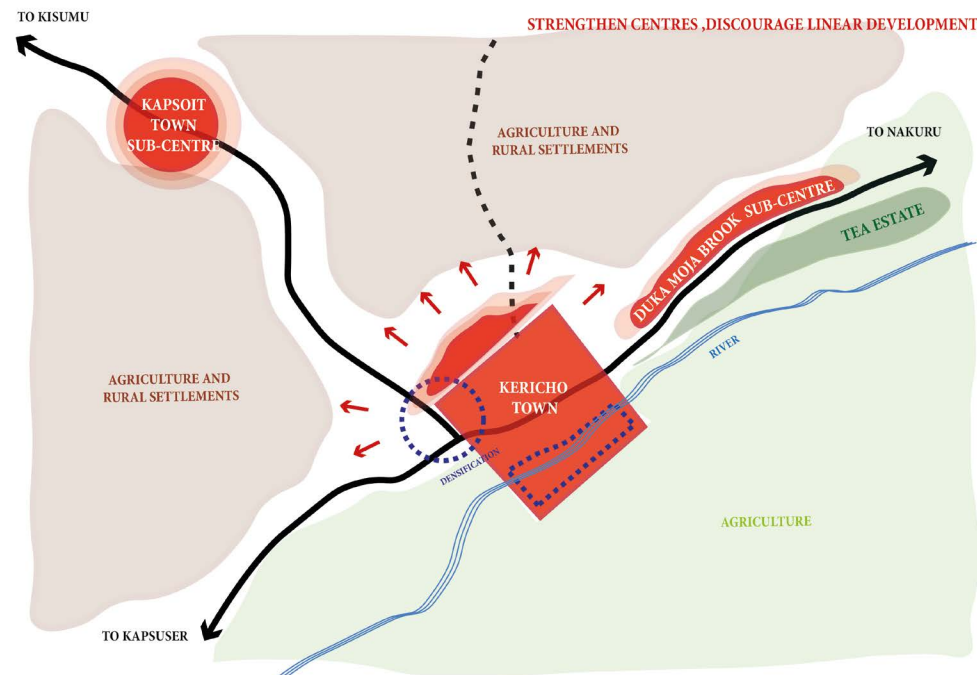


Urban Studies of Kakamega
 Source: Illustration based on Information provided by Kakamega Team
 Image Source: Google Earth

3.2.2. Outcomes of Practical Exercise 2: KERICHO PLANNING AREA

Strategic Interventions for Kericho's Planning Area

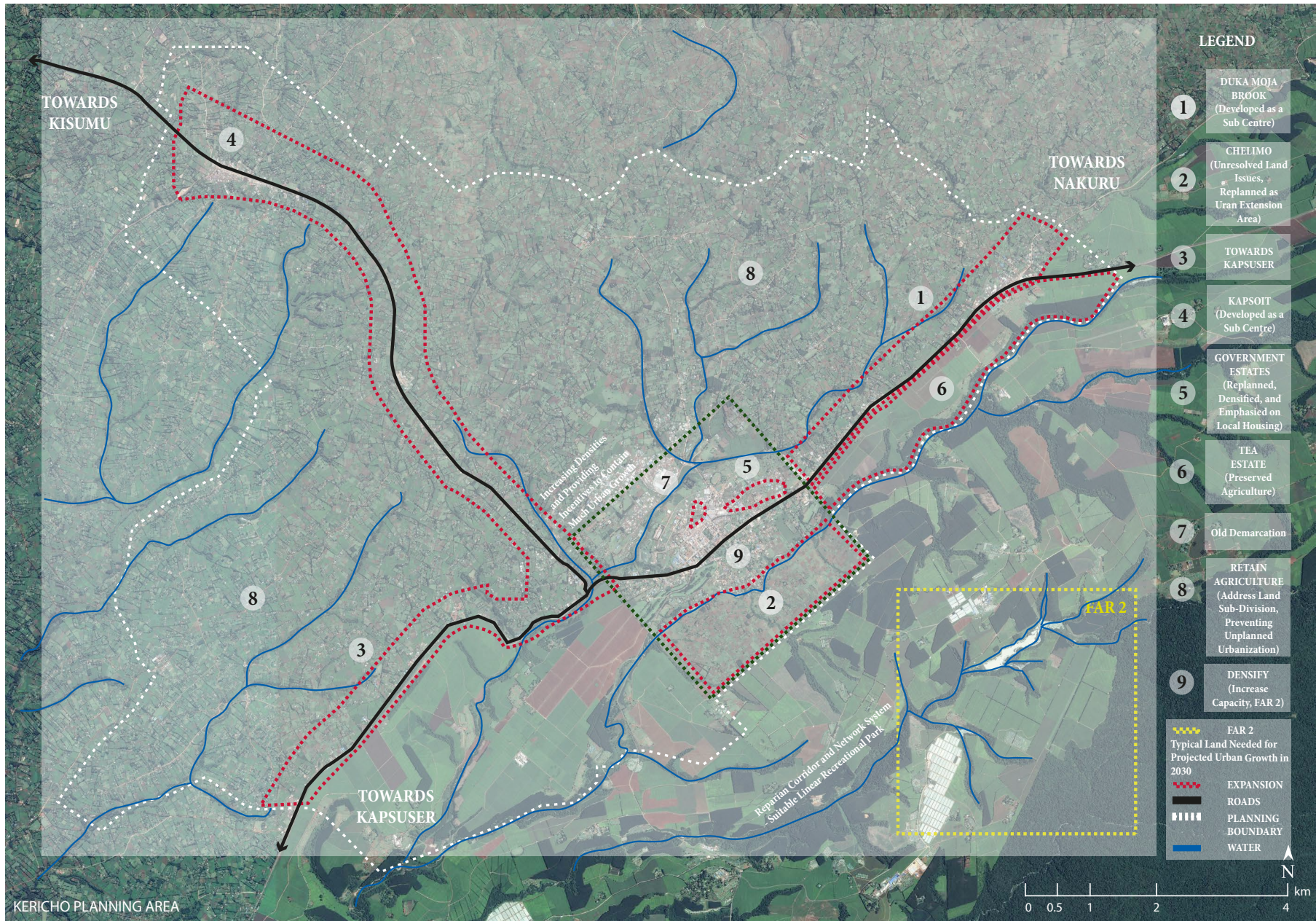
- Protecting agricultural hinterlands from development due to dependence as primary economy. This includes developing guidelines for land use and land administration in the peri-urban and rural hinterland of the town.
- Strengthening existing nodes - enhancing development towards Brook, building compact instead of linear to avoid risk of sprawl (school, sewage treatment etc), reducing commuting distance to infrastructure within central core.
- Retaining large scale tea estates, but working with the investors to connect the town's and tea economy
- Redeveloping government estate, varying FAR depending on availability of infrastructure.
- Relocating various institutions (e.g. prison) to release land for urban development (especially social housing) and public spaces
- Solving land tenure issues in Chelimo informal settlement, which is relatively low density, and then planning the area as an urban extension with focus on low-cost affordable housing, mixed use developments and public spaces.
- Conservation of the riparian and wetland areas, including developing sections of them as green open spaces for recreation.
- Urban renewal in the CBD, and upgrading of the informal settlements
- Infrastructure investments aligned to strategic financing by leveraging private sector capital.
- Risk of congestion in major roads – considerations to implement bypasses between satellite towns and linking sub-centers.



Illustrative concept for Urban Structure for Kericho Planning Area
Source: UN-Habitat, Kericho Team

Current Population	126,000 (2017)
Projected Population	252,000
No. of Residential Units	50,400 Units
Total Residential Development	6,032,500 m ²
Total Built Up Surface	6,032,000 m ²
Land Use for Built Up Area/Private Space	12,064,000 m ²
Total Land Requirement	1,206 HA
FAR	2

*Note: The calculations are based on estimated figures for base population data and growth rate

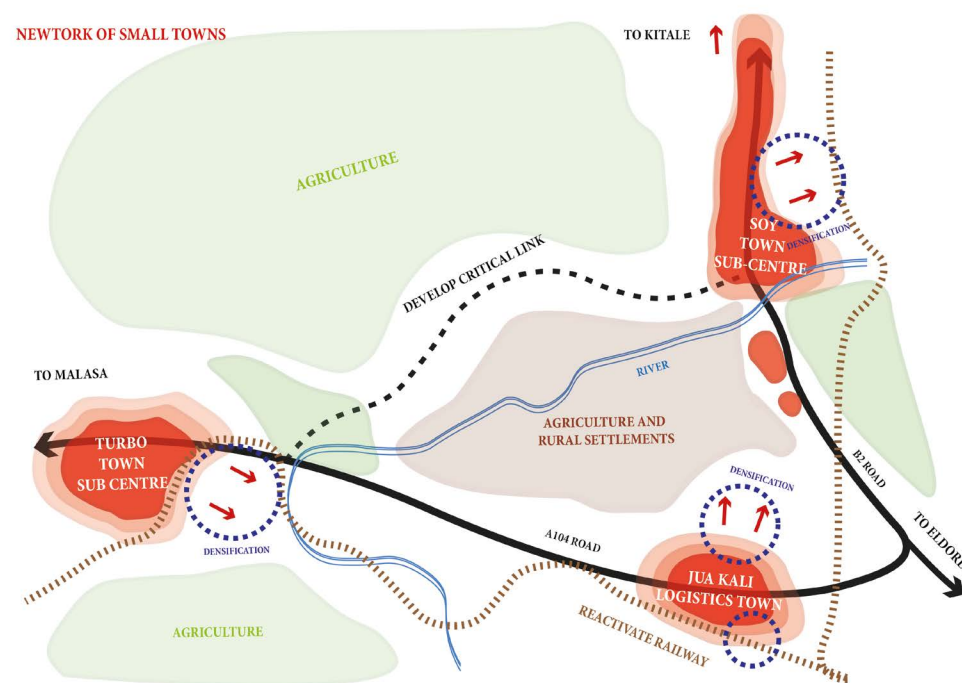


Urban Studies of Kericho
 Source: Illustration based on Information provided by Kericho Team
 Image Source: Google Earth

3.2.3. Outcomes of Practical Exercise 2: UASIN GISHU PLANNING AREA

Strategic Interventions for Uasin Gishu's Planning Area

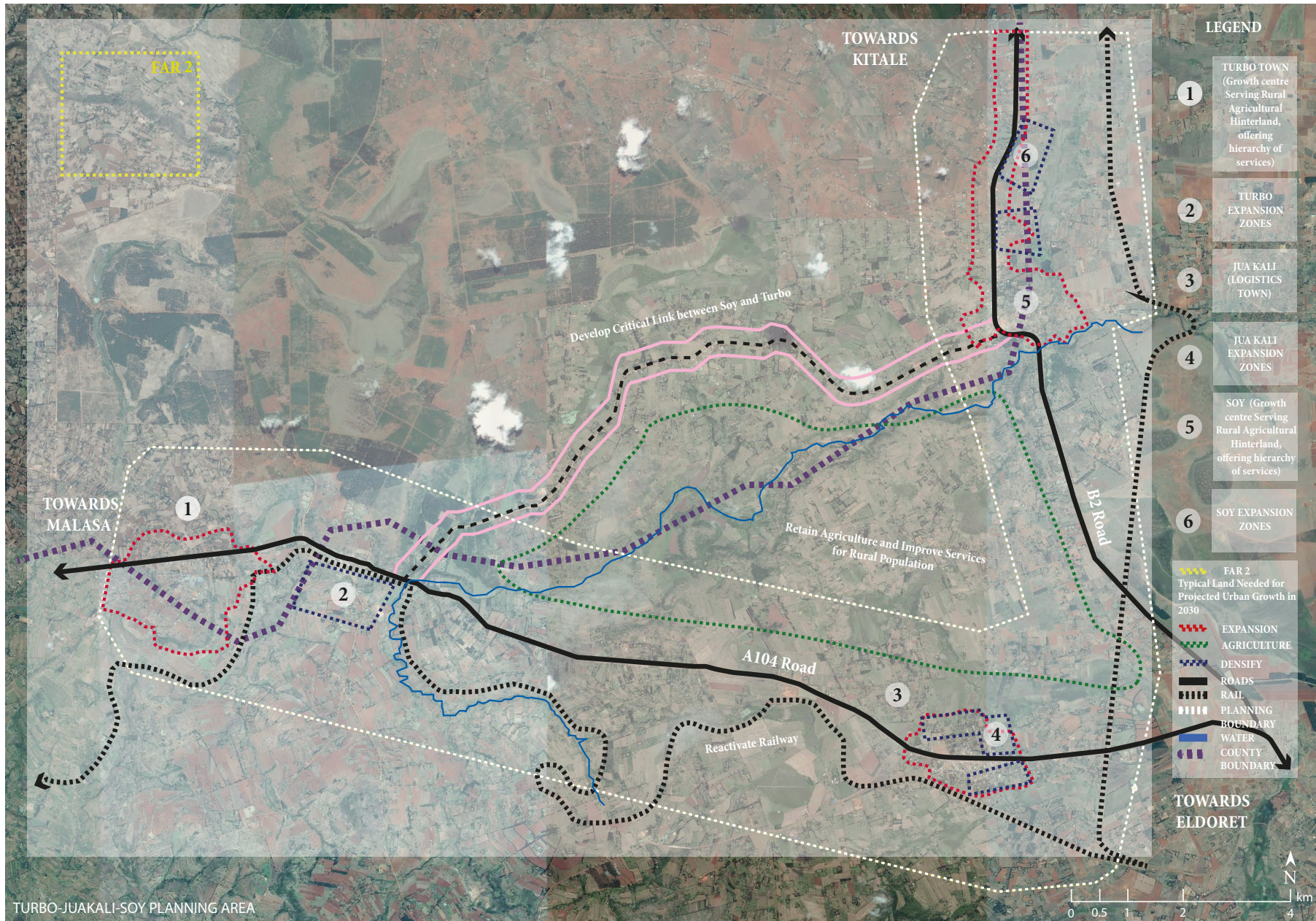
- The three small towns (Turbo, Soy and Jua Kali) contain markets, hinterland agriculture economy and are along a logistics corridor that links them with Eldoret. There is need for a strategy to inter-link the small towns to develop as a sub-system of urban centres within the region.
- Linear development along the main road linking the towns ought to be contained. Instead each of the town needs to be developed a node.
- Soy has a protected area, which limits the town's growth, which necessitates densification within Built up Area.
- Jua Kali is emerging as a logistics hub – Trans-African highway cuts across the town, with numerous garages, and transiting zones for vehicles. This transport related economy is projected to significantly shape the development of the town.
- Turbo acts a market centre for the hinterland, and can be modelled to act as a link between the rural-agriculture economy and the urban system in the region. To curb its sprawl and hence protect the agricultural land, it will be ideal to densify and plan for a compact urban growth that also limits growth along the main road.
- A potential shorter transportation link can be planned and developed from Turbo to Soy, diverting Jua Kali.
- Three town approaches can be implemented as an Inter-County Development Initiative owing to shared boundary.
- Dependence on Eldoret for good and services, daily commute to and fro, day and night population and activity within Jua Kali highly varying.
- Possibilities to the restore railway for eventual transportation commute to Eldoret and beyond.
- Consideration to either provide individual small sewage treatment facilities or 1 shared sewage treatment facility between towns – possibility for Military base in Soy to provide or co-finance such infrastructure.



Illustrative concept for Urban Structure for Turbo-Jua Kali-Soy Planning Area
Source: UN-Habitat, Uasin Gishu Team

Current Population	30,000 (2017)
Projected Population	60,000
No. of Residential Units	16,500 Units
Total Residential Development	1,320,000 m ²
Total Built Up Surface	2,640,000 m ²
Land Use for Built Up Area/ Private Space	1,320,000 m ²
Total Land Requirement	528 HA
FAR	2

**Note: The calculations are based on estimated figures for base population data and growth rate*



Urban Studies of Uasin Gishu
 Source: Illustration based on Information provided by Uasin Gishu Team
 Image Source: Google Earth

3.3. Further Recommendations and Issues for Consideration during the ISUD Planning for the 3 Planning Areas

- Prioritize urban renewal (planning and development for existing urban fabric including slums and informal settlements), and invest in forwarding planning through planned urban extensions, effective land use planning and land management in the peri-urban and hinterland areas, infill and densifications, and engaging land-owners on land subdivisions.
- Social Equity- To ensure that planning to increase land value does not result in increased inequalities and inability of the majority to access serviced land for urban development.
- Is the Existing Legislation and regulations adequate to guide good land use, and development control?
- Optimize Transportation Function by promoting Integrated Land use and Transport planning.
- Model the small towns as self-sustaining towns that have reduced dependency on the major towns.
- Link urban planning and design with financing and regulations
- Prioritize basic services and affordable low-cost housing delivery
- Plan to integrate the informal economy as a way of enhancing local economic development in the respective planning areas.
- Reconsider the location of various public institutions within the urban core (most of them occupy relatively large tracts of land which are underutilized).
- The respective governments needs to start buying and banking land in order to anticipate for increasing land values as urbanization increases. This will reduce land related costs of delivering infrastructure, housing and other public goods.
- Invest in technical capacity of integrated urban planning and urban design, as well as urban legislation, economy and social development.

3.4. Session 2: Presentation: Walkable city, Connectivity, What is good Public Space and why it is Important

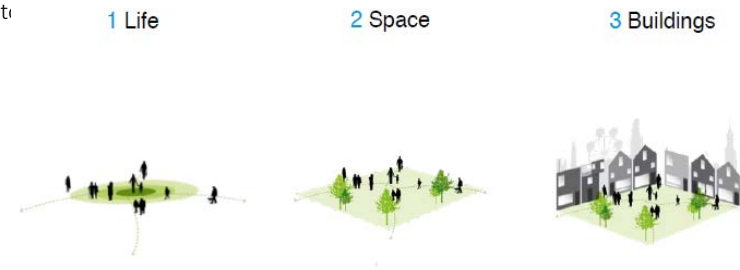
(UN-Habitat, Salvatore Fundaro)

Summary of the Presentation

Public spaces are all spaces owned publicly, accessible and enjoyable by all for free and without profit motive. There are various degrees of private – public spaces, with semi-private space, semi-public space, public space and private space. There are numerous types of public space as well; Multi-use, Public Open spaces, and Public Urban facilities.

Public spaces are important, as they:

- Increase property values
- Multiple retail activities
- Contributed to improved health and well-being
- Help reduce the impact of climate change
- Encourage people to walk and cycle
- Contribute to develop a sense of civic cohesion and citizenship
- Contribu
- Attract t



Graphics: Emphasis on Urban Planning for People Primarily

Adapted from Walk-able city, Connectivity, What is good Public Space and why it is Important, Power Point Presentation

Unlike traditionally, where planning focused primarily on buildings, traffic, and then street life, a people-first planning approach emphasizes the importance of life, public spaces, and then buildings. Furthermore, as mentioned in the earlier chapter, different cities require different strategies:

Rapidly Growing Cities require sufficient public spaces in city expansion areas, producing street layouts that support connectivity, walkability, and vibrant streets. They also require the avoidance of rigid zoning of functions and social groups, utilizing planning decisions based on layout and regulations.



*Graphics: Considering all scales of Street Scape within a City
Adapted from Walkable city, Connectivity, What is good Public Space and why it is Important, Power Point Presentation*

3.5. Session 3: Legal interventions to secure adequate public space and distribution of public space

(UN-Habitat, Gianluca Cripsi)

Summary of the Presentation

In numerous research works conducted by UN-Habitat, it has shown that various cities of the developing world have a huge deficit of public space. In most of these cities, less than 15% of land is allocated to streets. In suburbs and informal settlements, the numbers are even smaller, at less than 10%.

The reasons for the inadequate provision of streets and public spaces include-

1. Lack of adequate planning for urban expansion.

In situations like these, urban planning tools, including master planning, zoning and plot development regulations, are not used effectively to make land available in pace with rapid urbanization, resulting in insufficient land supply and increases in land prices. The institutional capacity is often weak and inadequate to implement enforced legislations – when they are poorly coordinated, responsibilities are unclear, with numerous conflicts of interests that do not work towards common objectives.

Furthermore, as the morphologic and physical character of cities are affected by their rules and regulations, vibrant public spaces need street life, shops and commercial activities, walkable streets, density and diversity in the uses and activities. Unfortunately, the most common regulations on setbacks, plot sizes, land use zoning, block length and plot coverage produce the opposite effects.

Cities should adopt form-based codes that encourage a mix of uses and building types and establish expected outcomes for building, block and street patterns, street standards, and public spaces. Form-based codes have a strong legal basis and one of their peculiarities is that they dictate an established set of design principles and the use of specific standards in lieu of case specific review processes. This approach reduces the discretion of planning authorities and makes the physical outcome more predictable.

2. Over reliance of cities on expropriation to acquire land for public space

The power to expropriate land exists in most nations of the world. However, it is not the most effective way to deliver public space for several reasons: expropriation is economically costly since cities do not have the financial resources to compensate land owners with the market value of the land needed to have an adequate supply of public space. Expropriations are also easily challenged and are subjected to long and expensive proceedings in the courts during which the level of compensation is usually determined through lengthy negotiations with the landowners.

It might also be problematic when building a major infrastructure to assemble multiple plots belonging to different owners and each of these can turn into a separate process.

3. The absence in the planning frameworks of regulatory tools that allow cities to dedicate private land to public use in the process of urbanizing without paying any monetary compensation

Cities that have a large amount of public space have legal frameworks that allow them to obtain land from private landowners in the process of converting the land from rural to urban use, when sub-dividing it or developing it. The legal justification for such land contributions are: the public function of private property, the fairness to share the increase the land values (LVS), and the fair distribution of cost and benefits of urbanization.

Subdivision Exactions

Urban regulations in some countries can require sub-dividers to dedicate land, or to pay fees in lieu thereof, for streets, parks, schools and recreational purposes as a condition to the approval of a final subdivision map.

There are several approaches to the problem of deciding how much land in an individual subdivision should be contributed to public open space. Some cities have a flat or fixed percentage of land dedication while many municipalities instead use a population or density-based formula. In some countries the regulatory framework allows cities to require private land owners that intend to development their plots to transfer part of their land for public purposes without paying any compensation.

- In Israel- up to 40% of the land
- In Medellin (18%) - They may consist of land transfers for common areas, the development and equipping of such common areas (parks and green zones), or urban infrastructure (such as road infrastructure and public utilities); or they may utilize compensatory cash payments in lieu of any of these obligations. In 2011 Medellin collected 115,385 million COP (approximately US\$58.7million) as revenue related to these exactions.

Planning incentives provide a bonus, usually in the form of additional floor area (FAR) but they can be reduced parking requirements, and other permitting and financial bonuses, in exchange for the provision of a public amenity. Temporary public-spaces often use idle land in exchange for an exemption from the payment of property tax.

Roles of Various Departments

In many cities, there is no clear understanding of the role of neither different departments nor coordination between them. For instance, the sidewalks are responsibility of the Road Department, trees of the Environment Department, cleaning and safety of the Health Department, licensing of the Local Business Department etc. In such cases, clear coordination mechanisms need to be developed in order to improve communication between the different departments.

Public Space

We believe cities need a coherent legal framework that sets in place clear planning requirements for public space, a coordinated institutional setting, and fiscal instruments to ensure an adequate revenue stream and rules on the access and enjoyment of public spaces that take into account the different needs of the most vulnerable citizens. Many cities have realized the important of well-designed and maintained public spaces in order to improve living conditions and have adopted city wide public space strategies for a holistic, systemic approach to public space creation, management and enjoyment in our cities.

Privatization

Although privatization may reflect a city government's inability to create and maintain public space or its willingness to cede social control to businesses, the private management of public spaces does not guarantee the freedom of access and enjoyment that should characterize public spaces and restricts the ability of cities to enhance community cohesion, civic identity, and quality of life.

In some cases, the private sector is the main creator of "public spaces" and spaces are becoming less public as a result of the exclusion of certain conducts, activities, political practices and groups from private as well as state owned public spaces. In several countries the public management appears to be ineffective among other reasons for the unclear or fragmented mandate among different authorities (environment, public works, planning etc.) and for the lack of adequate resources to properly maintain the public spaces.

The rise of private management creates several categories of public spaces. There are spaces that are publicly owned and privately managed. Central Park and Bryant Park fall into this category: both are owned by New York City but primarily managed by private entities.

There are also public spaces that are privately owned and privately managed. These hybrid places are open to the public, but only during limited hours, and give the impression of being public, but are under surveillance both electronically and by private security guards and have policies of exclusion that decide who is welcome and who is not.

With New York as a case study, in 2011, the civil movement Occupy Wall Street began its protest against the global financial system. The movement chose to occupy Zuccotti Park, camping permanently for several weeks. After a while, as the protest achieved worldwide notoriety, the company managed to have the protesters evicted. The official motivation of the forced removal was the private owners' obligation to keep the park clean and prevent public health problems. In this case, the public use of a privately owned park continued after the eviction. However, it is reasonable to assume that its tenure status was an additional factor in accelerating the occupation's end.

Discussion: How has Kenya's Planning Applied the Provisions of the Physical Planning Act on Land Sub-Divisions?

Select Reactions from the Participants:

- The application of the PPA has been selective, resulting to ineffective implementation of the law
- Although there are clear regulations on the amount of land that should be allocated to government and for public space and purpose in every sub-division, this is often not strictly followed in approvals.
- Where subdivision schemes have been approved with land allocated to various public spaces and facilities e.g. schools, most of this land is often 'lost' through corrupt practices
- The economic realities often compel many land owners to opt for informal land sub-divisions as the compliance to the regulations (e.g. infrastructure developments and title deed transfers) is often expensive.
- County governments need to put in place adaptive land sub-division guidelines and institutional mechanisms that facilitate good practices.

The privately own public spaces (POPs) New York City are an example of such hybrids. Too many of them have austere designs, little to no amenities and little or no direct sunlight. Roughly half of the buildings surveyed had spaces that were illegally closed or otherwise privatized. In the first 14 years, the zoning code offered a simple exchange: one square foot of vacant space at the base of a building for 10 square feet of bonus floor area to rent or sell. No mention was made of what to put in the space. The result was a proliferation of forbidding empty places throughout Manhattan. The city finally amended the code in 1975, thereafter requiring that developers add amenities like benches and trees. But by then, the barn door had been open long enough to produce hundreds of useless spaces, dwarfing the number of good spaces in the inventory.

It is important to note that the investment of resources in public space development is likely to have multiplier effects and generate more resources. For example, investments in green spaces and infrastructure produce higher real estate values, which determine in turn higher tax revenue. Research has shown that investment of resources in the development and maintenance of public space is likely to have a multiplier effect and generate more resources both for private owners and for the municipality. For example, investments in street design and green spaces produce higher real estate values, which determine in turn higher tax revenue. A recent report from the Commission for Architecture and the Built Environment found that in London even modest improvements to street design could result in a 5% per cent increase in the level of rents for shops and a 5% increase in the price of residential properties on the high streets. Increasing property values generate municipal revenue for public spaces in less affluent areas.

Good public spaces play also a decisive role in attracting investments, use and activities, a well-connected system of public space has impact on economic productivity as it improve the efficiency of the supply chain, reducing production and costs and promoting the mobility of goods and people.

Cities that are more successful in delivering quality public spaces have put in place mechanism to raise municipal revenues through land value sharing mechanisms. These instruments allow cities to share with the land owners the unearned value increments on real property due to planning decisions or public investments. The profitable management of public assets has the potential to provide the resources needed to manage and improve public spaces.

Street Vendors and Public Space

In several countries, a variety of laws and regulations restrict certain conducts, activities in public spaces. Street vending is definitely one of the activities that face the most severe legal restrictions. Access to urban public space like pavements, roads, parks, beaches etc. is crucial for street vendors, who need proximity to busy pedestrian routes as main market to sell their services.

Street vendors contribute highly to urban economies and offer easy access to low cost goods and services in public spaces. In some Asian and Latin American cities, street vendors form a large portion of the urban workforce. In Hanoi and Ho Chi Minh City they represent 11 per cent of the urban workforce, in Lima 9 per cent. National level statistics reveal that street vendors account for 11 per cent of total urban employment in India and 15 per cent in South Africa.

Urban plans often do not take into account the needs of informal vendors and their implementation has often been one of the main justifications of street vendor evictions. In India legislation introduced the need for every local authority to prepare a five-year street vending plan in consultation with the planning

authority. Such plans determine spatial vending zones as restriction-free, restricted and no-vending zones.

Street Vendors

There is the need to integrate informal workers and their needs into city-wide plans to legally secure street vendors' use of public spaces and to facilitate their stability and reduce their uncertainty.

3.6. Session 4: Kiambu County Financing Example

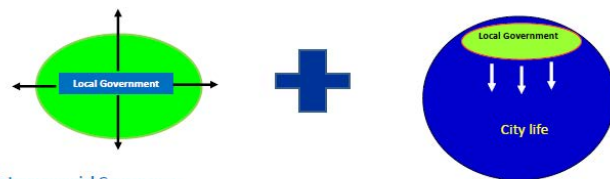
(UN-Habitat, Yoel Siegel)

Summary of the Presentation

Financial Problems of Local Governments

Often in cases of underdeveloped cities, local governments do not have large scale investment funds sufficient for infrastructure needed to create the conditions for economic development. They do not have the funds to leverage assets even when it owns them, neither do they have the organizational and technical infrastructure to optimize existing tax base.

By understanding the potentials for financial schemes, infrastructural development can be funded through legal regulation. For instance, the Local Government Authority can provide development fees. Often with unclear legal authority, limited planning staff and centralized control, potential is often not maximized for financial gain. Legal, organization and financial mechanisms are not in place. However the role of the local government can be both entrepreneurial and beneficial to development.



Entrepreneurial Governance:

- Leading local development
- Providing infrastructure to support growth
- Dedicated management platforms
- Ensuring equity
- Transparency that instills trust

Traditional Government:

- Service provision
- Regulation
- Legislation
- Enforcement

Graphics: Local Government

Adapted from Kiambu County Financing Example, Power Point Presentation

The Local Government Policy implications include:

- Making the provision of building permits conditional upon payment of development fees or ensuring payment through bank guarantees
- Making approval of sub-divisions conditional upon the payment of development fees (bank guarantees) or through allocating lands to the county government for the provision of public works/institutions

Municipal/county development levies for funding infrastructure:

- Paving levy- intended to finance paving of roads and sidewalks.
- Drainage levy-intended to finance rainwater drainage canals.
- Sewer surcharge-is intended to finance infrastructure of the sewer drain.

- Piping Levy-intended to finance water supply pipes going off drinking.
- Public open spaces levy-is intended to fund public open spaces such as parks.

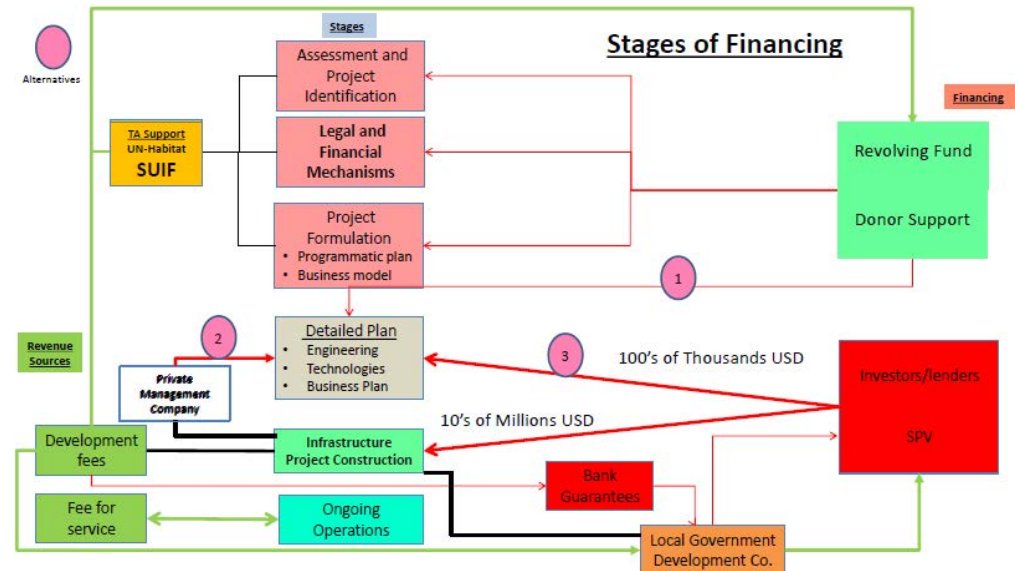


Chart: Mechanisms for Interim Financing

Adapted from Kiambu County Financing Example, Power Point Presentation

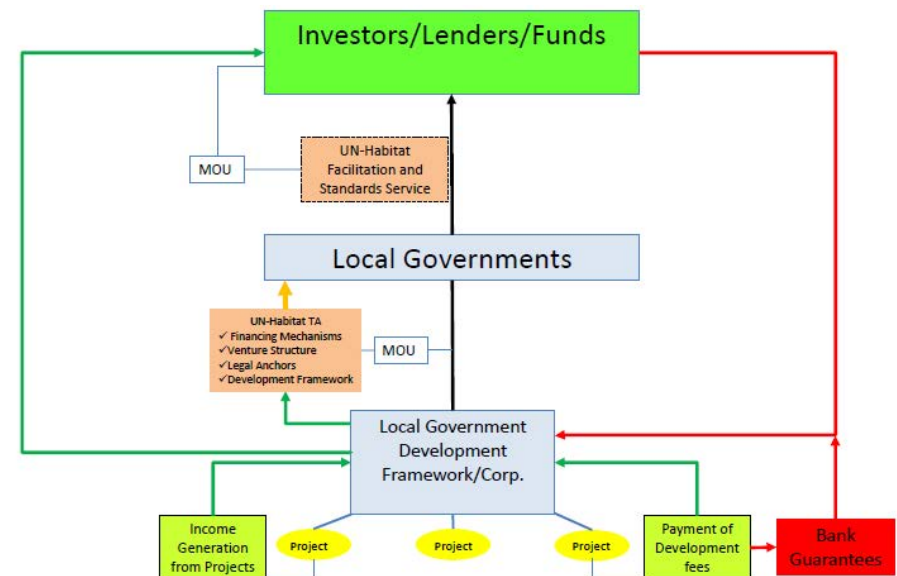


Chart: Mechanisms for Interim Financing

Adapted from Kiambu County Financing Example, Power Point Presentation

Revenue Enhancement Component

A further aspect of consideration involves restructuring the different tax bases and fees. Undeveloped Land tax will be based upon a system of tax zones with similar land values per square meter.

Developed land property tax will be based upon the use of the property and the size of the constructed area.

Fee structure will be based upon relative income generated from different sources with an emphasis upon organizational resources used for collecting income.

Development levies will help ensure the standards and construction of essential infrastructures such as water, sewage, drainage, roads, and solid waste.

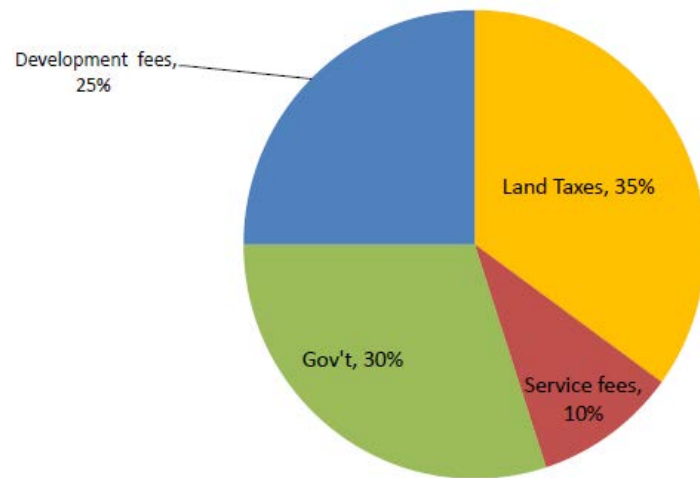


Chart: Kiambu Future Income distribution by percentage
Adapted from Kiambu County Financing Example, Power Point Presentation

3.7. Session 5: Institutional Issues Affecting Planning in Kenya

(UN-Habitat, Baraka Mwau)

Summary of the Presentation

A number of factors have undermined effective planning and implementation of plans in Kenya, which persist even after devolution. These factors are linked to institutional and technical aspects of planning as well as related to urban governance. These key issues include:

- Inadequate plans-plans that are formulated to be unsuitable to guide urban development in the specific contexts. This not only makes implementation difficult, but they also imply that they are irrelevant. To address this, it's important for counties and national government to develop indicators and standards for accessing quality of urban plans.
- Inadequate or inefficient urban policies and legislation-to support implementation, often placing greater emphasis on control rather than on the guidance of urban development. A paradigm shift is required, where planning needs to be utilized as a tool to facilitate development rather than a bureaucratic process of control and unnecessary 'red-tape'.
- Excessive delays in approving Plans-this has often resulted in good plans being outdated due to change in context and various underlying factors.
- Lack of Political Continuity- in electoral cycles, which interfere with implementing planned proposals causing great instability
- Fiscal challenges-lack of financing strategies for plan implementation
- Inadequate monitoring and evaluation mechanisms- for plan implementation, resulting in scenario where planners and policy makers are unable to measure progress, and obtain reliable data to review plans and for informed decision making in urban management processes.
- Inadequate awareness of planning activities and stakeholder participation-the general public has often been 'left behind' in planning matters. Planning has often remained a preserve of the few, mainly the decision makers and planners. This has resulted in inadequate public support for planning.
- Weak/ inefficient Urban Planning Institutions:
 - Understaffed/ Inadequate human resource capacity
 - Inadequate tools, facilities and equipment for aiding in effective execution of duties
 - Inadequate budgetary allocations to planning departments
 - Institutional overlaps, lack of integration and coordination
 - Political interference
 - Mismanagement, corruption and poor governance

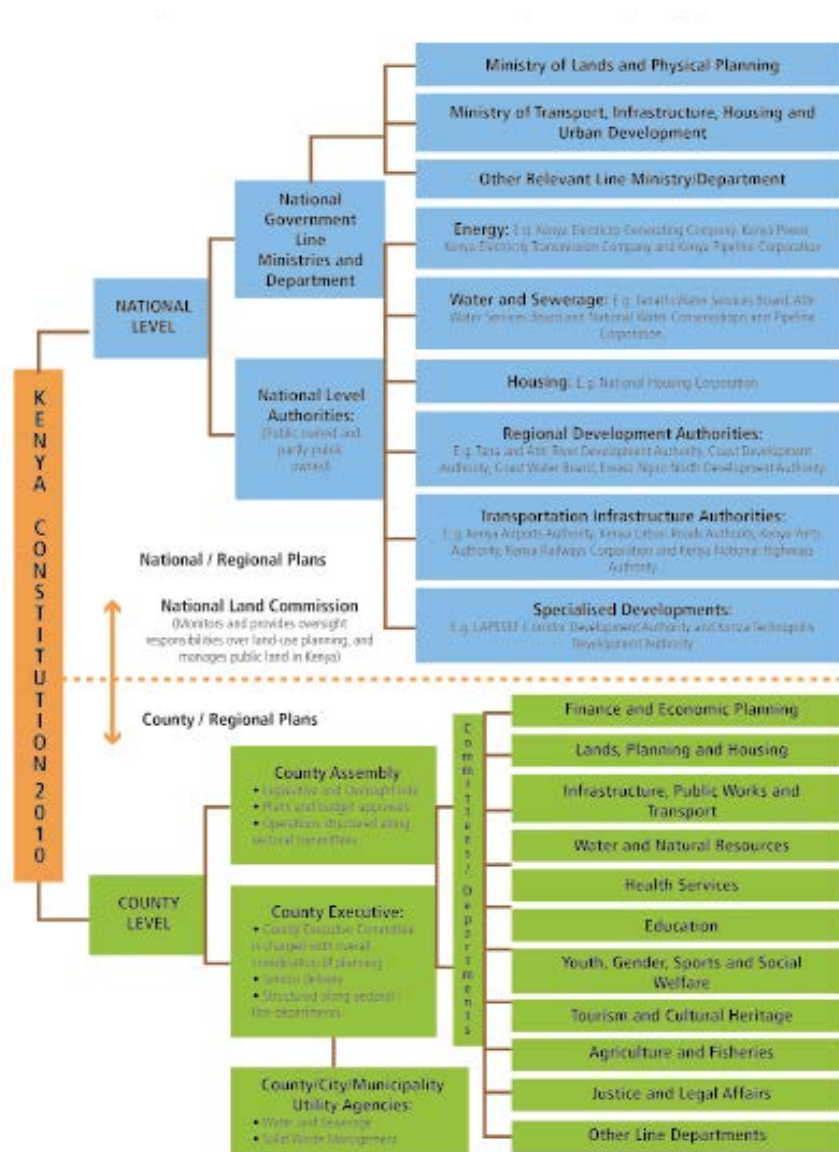


Chart: Institutional Coordination Government
Adapted from Institutional Issues Affecting Planning in Kenya, , Power Point Presentation

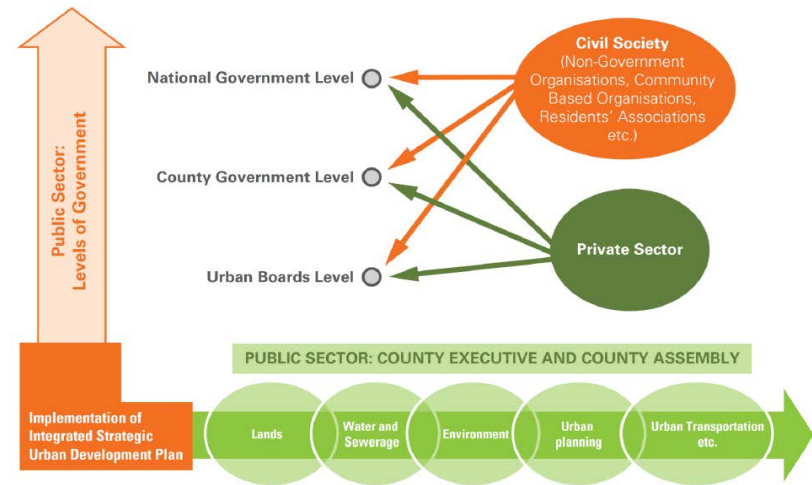


Chart: Institutional Coordination: Public-Private Sector Civil Society
Adapted from Institutional Issues Affecting Planning in Kenya, Power Point Presentation

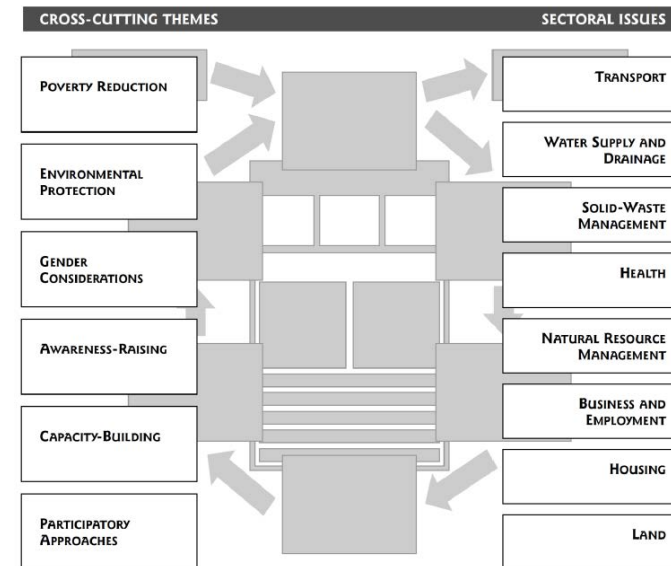


Chart: Cross Cutting Issues
Adapted from Institutional Issues Affecting Planning in Kenya, Power Point Presentation

Recommendations

To tackle the identified concerns, recommendations for improvement include to –

- Establish a coordination team for the plan making processes, cutting across sectors. Publicize plans, regulations and ensure broad public access to necessary information.
- Identify institutional/organizations gaps and recommend a mechanism for addressing them – clarity on what kind of policy reforms needed, organizational modifications, and strategies for addressing political leadership transitions.
- Promote plans that have built-in flexibility to respond to unforeseen opportunities and ideas, as well as to unforeseen externalities that can undermine effective implementation.
- Create and nurture partnerships-the need for promoting participatory planning and active engagement across the public sector, private sector, and the civil society.
- Invest in technology to enhance efficiency of planning and the respective institutions e.g. Land Information Systems, GIS to monitor infrastructure investments.
- Employ Technology to undertake spatial monitoring of new developments and Urban Growth, as way of enhancing effectiveness in monitoring and evaluation of plan implementation.
- There is need for recognizing planning as a cyclic and continues process that does not end with simply the delivery of a plan report. Counties and planning authorities need to constantly engage in planning activities including detailed planning, monitoring and evaluation, plan review, sectoral planning, development control and forward planning etc.
- It's important to develop guidelines, standards and guidelines for undertaking planning process, in respect to various scales, contexts and sectors.
- Strengthen integrated approaches in planning, including scale and sectoral integration and vertical and horizontal coordination of institutions.

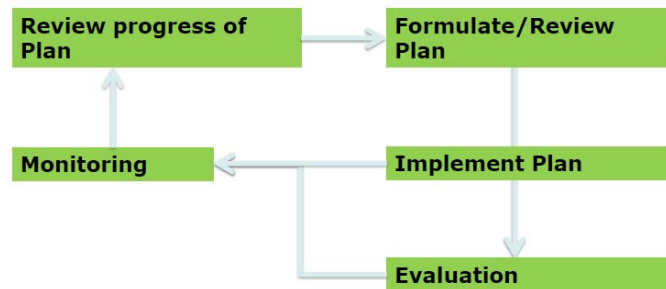


Chart: Planning Process Delivery

Adapted from Institutional Issues Affecting Planning in Kenya, Power Point Presentation

A good plan is equally measured by its implementation process. It should take into account long term implementation and be phased to allow for the most efficient, cost effective and equitable implementation strategy. The plan making process should identify/ recommend a sound institutional structure for implementation, taking into account both spatial and temporal configurations that are necessary to make the plan work over the long term.

3.8. Session 6: Conclusion

(UN-Habitat, Klas Groth)

Summary Points of Conclusion

Important factors that promote effective urban planning:

- Establishing clear visions and strategies to promote common understanding between relevant parties.
- Coordinating and communicating amongst stakeholders.
- Identifying project synergies, where projects and programs are mutually supportive.
- Creating inclusiveness and ownership between stakeholders and communities.
- Interaction and frequent exchange between various planning levels.
- Clear links between planning and financial and legal systems – integrated sustainable solutions.
- “Rethink the City” – new models and solutions are needed.
- Land management is a critical issue that requires consistent re-evaluation.
- Identifying different modes and tools of representation and analysis.
- Identifying long and short term solutions.

4.0. RECOMMENDED LEARNING MATERIALS

TRAINING (RPS) BACKGROUND RESOURCE MATERIALS

1. **Urban Planning For City Leaders**
<https://unhabitat.org/books/urban-planning-for-city-leaders/#>
2. **Urban Finance for City Leaders Handbook**
<https://unhabitat.org/books/finance-for-city-leaders-handbook/>

UN-HABITAT SUPPORT TO SUSTAINABLE URBAN DEVELOPMENT IN KENYA (PUBLICATION SERIES):

3. **Vol 1- Report on Training for Kenya Municipal Programme Cluster III & IV Counties**
<https://unhabitat.org/books/un-habitat-support-to-sustainable-urban-development-in-kenya/>
4. **Vol 2- Report on Training for Kenya Municipal Programme Cluster I & II Counties**
<https://unhabitat.org/books/un-habitat-support-to-sustainable-urban-development-in-kenya-v-2/>
5. **Vol 3- Report On International Design Competition for Kenya Towns**
<https://unhabitat.org/books/un-habitat-support-to-sustainable-urban-development-in-kenya-volume-3/>
6. **Vol 4- Report On Training for Informal Settlement Leaders on Urban Planning (Addressing Urban Informality)**
<https://unhabitat.org/books/un-habitat-support-to-sustainable-urban-development-in-kenya-volume-4/>

ADDITIONAL RESOURCE MATERIALS

7. **A Practical Guide to Designing, Planning, and Executing Citywide Slum Upgrading Programmes**
<https://unhabitat.org/books/a-practical-guide-to-designing-planning-and-executing-city-wide-slum-upgrading-programmes/>
8. **Designing and Implementing Street-Led Citywide Slum Upgrading Programmes: A training module companion**
<https://unhabitat.org/books/designing-and-implementing-street-led-citywide-slum-upgrading-programmes-a-training-module-companion/>
9. **Streets as Tools for Urban Transformation in Slums : A Street-led Approach to Citywide Slum Upgrading**
<https://unhabitat.org/books/streets-as-tools-for-urban-transformation-in-slums/>
10. **Handbook on Financing Urban Infrastructure**
<https://bitly.com/NCFUrbanFinance>
11. **Guidebook on Capital Investment Planning For Local Governments**
http://www.rumboahabitat3.ec/docs/webinars/urban-frameworks/Reading_Capital_Investment_Planning_guidebook.pdf
12. **Planned City Extensions: Analysis of Historical Example**
<https://unhabitat.org/books/planned-city-extensions-analysis-of-historical-examples/>
13. **Planning For Climate Change: Guide – A Strategic, Values-Based Approach for Urban Planners**
<https://unhabitat.org/books/planning-for-climate-change-a-strategic-values-based-approach-for-urban-planners-cities-and-climate-change-initiative/>

14. **International Guidelines on Urban and Territorial Planning**
<https://unhabitat.org/books/international-guidelines-on-urban-and-territorial-planning/>
15. **The Symbio City Approach : A Conceptual Framework for Sustainable Urban Development**
[http://www.symbiocity.org/PublicDownloads/The%20SymbioCity%20Approach/SCA%20full%20version%20\(6,1%20Mb\).pdf](http://www.symbiocity.org/PublicDownloads/The%20SymbioCity%20Approach/SCA%20full%20version%20(6,1%20Mb).pdf)
16. **New Urban Agenda (for Spatial Planning- annotated version for City and Regional Planners)**
<https://isocarp.org/app/uploads/2016/11/New-Urban-Agenda-Planning.pdf>
17. **Sustainable Development Goals**
<http://www.un.org/sustainabledevelopment/sustainable-development-goals/>

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United Nations Human Settlement Programme
Urban Planning and Design Branch

www.unhabitat.org

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