

COUNTY ASSEMBLY OF EMBU



SECOND ASSEMBLY: FIRST SESSION

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REPORT OF SECTORAL COMMITTEE ON LANDS, PHYSICAL  
PLANNING AND URBAN DEVELOPMENT ON THE EMBU DIGITAL  
TOPOGRAPHICAL MAPPING AND PREPARATION OF INTEGRATED  
STRATEGIC URBAN DEVELOPMENT PLAN FOR CLUSTER III TOWNS

ISUD PLAN 2035 EMBU

*III  
Hon Speaker  
Kwathy Consider for tabling  
K...  
13/09/18*

SUBMITTED FOR CONSIDERATION BY

THE

COUNTY ASSEMBLY OF EMBU

Clerk's Office  
County Assembly of Embu  
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SEPTEMBER, 2018

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**ANNEX:**

Topographical Mapping and Preparation of Integrated Strategic Urban Development Plan for Cluster III Towns ISUD Plan – 2035 EMBU

- (a) Annex 1 - The original document dated October, 2015
  
- (b) Annex 2 - The revised document

## LIST OF ACRONYMS AND ABBREVIATIONS

CAE	: County Assembly of Embu
CBD	:Central Business District
CECM	: County Executive Committee Member
CGA	: County Government Act, 2012 (Revised)
CIDP	: County Integrated Development Plan
COK	: Constitution of Kenya, 2010
CPSB	: County Public Service Board
ISUDP	: Integrated Strategic Urban Development Plan
LAPSSET	: Lamu Port Southern Sudan and Ethiopia
MCA	: Member of County Assembly
PFM	: Public Finance Management Act, 2012
S.O	:The County Assembly of Embu Standing Orders (2 <sup>nd</sup> Edition)
UACA	: Urban Areas and Cities Act, 2012 (Revised)
GIS	:Geographical Information System
KMP	:Kenya Municipal Programme
NLC	:National Land Commission
IDP	:Integrated Development Plan
KEBS	:Kenya Bureau of Statistics

## EXECUTIVE SUMMARY

The Digital Topographical Mapping and Preparation of Integrated Strategic Urban Development Plan for Cluster III Towns ISUD Plan – 2035 EMBU was received in the County Assembly on 21<sup>st</sup> December, 2015 and tabled on 2<sup>nd</sup> March, 2016. It was subsequently committed to the then Committee of Lands, Physical Planning and Urban Development for consideration and preparation of a report to the County Assembly with recommendations for approval. As part of the legacy report from the Committee on Lands in the First Assembly, the Digital Plan was a pending matter which was taken up by the committee on Lands in the Second Assembly.

The Embu County Government through consultancy services prepared the Digital Topographical Mapping and Preparation of Integrated Strategic Urban Development plan for cluster III Towns – Embu. The Digital Plan is a GIS based database plan that covers the area proposed for the Embu Municipality. The plan will guide the development of the Embu Municipality until 2035 and it will give effect to the objects and principles of County planning. The Digital Plan is a requirement under the County Governments Act, 2012 (Revised) Part V as an instrument for realizing constitutional promises and expectations.

The public notice on the intention to prepare the ISUDP was placed in the newspaper on 30<sup>th</sup> July, 2014 by the Ministry of Lands, Housing and Urban Development under the Kenya Municipal Program (KMP).

The purpose of the plan is to provide a framework for integrated social-economic development, investment and development control of the town in a sustainable environment. The plan preparation project covers the period 2015 to 2035 in an area of approximately 102km<sup>2</sup>. It is a constitutional and statutory requirement that public participation is undertaken on the plan.

The development of this plan will give effect to the provisions Section III of the County Governments Act, 2012 (Revised).

In order to undertake its mandate, the committee held several meetings which culminated into public participation to seek the views of the public on the ISUDP. The Public Participation

forums were held on 6/9/2018 and 7/9/2018 in the six wards found within the Municipality. Later the committee retreated between 8/9/2018 to 11/9/2018 to compile this report.

#### 1.1 MANDATE OF THE COMMITTEE

The mandate of the committee on Lands, Physical Planning and Urban Development is derived from the provision of Standing Order No. 204(5), of the County Assembly of Embu which defines functions of a sectoral Committee as being;

- a) *Investigate, inquire into and report on all matters relating to the mandate, management activities, administration, operations and estimates of the assigned departments;*
- b) *Study the programme and policy objectives of the departments and the effectiveness of implementations;*
- c) *Study and review all County legislations referred to it;*
- d) *Study, assess and analyze the relative success of the department as measured by the result obtained as compared with their stated objectives;*
- e) *Investigate and inquire into all matters relating to assigned departments as they may deem necessary, and as may be referred to them by the County Assembly;*
- f) *To vet and report on all appointments where the Constitution or any law requires the County Assembly to approve, except those under Standing Order 198 (Committee on appointments) And;*
- g) *Make reports and recommendations to the County Assembly as often as possible, including recommendations of proposed legislation.*

#### 1.2 COMMITTEE MEMBERSHIP

The committee on Lands, Urban development and Physical Planning comprises of the following members;

- |    |                                 |   |                  |
|----|---------------------------------|---|------------------|
| 1. | Hon. John Gichovi Gatumu        | - | Chairperson      |
| 2. | Hon. Margaret Lorna Kariuki     | - | Vice Chairperson |
| 3. | Hon. Paul Muchangi Njiru        | - | Member           |
| 4. | Hon. Philip Kinyutu Nzangi      | - | Member           |
| 5. | Hon. Robert Njiru Ileri         | - | Member           |
| 6. | Hon. Jane Anne Muthoni Muriithi | - | Member           |
| 7. | Hon. John Ngari Mbaka           | - | Member           |

### 1.3 PROBLEM STATEMENT

The Digital Topographical Mapping and Preparation of Integrated Strategic Urban Development Plans for Cluster III Towns – Embu 2035 was submitted to the County Assembly and subsequently tabled on 2<sup>nd</sup> March, 2016. Upon being laid, the Plan was committed to the Lands, Physical Planning and Urban Development Committee for consideration according to the respective mandate. It is against this background that the Committee scrutinized the document and made a report with recommendations to the County Assembly.

### 1.4 OBJECTIVES/TERMS OF REFERENCE

- (i) To establish whether the Digital Topographical Mapping and Preparation of Integrated Strategic Urban Development Plans for Cluster III Towns – 2035 Embu meets the standards as set out in the County Government Act, 2012 (Revised).
- (ii) To obtain the views of the public by subjecting the ISUDP to them through public forums.
- (iii) To prepare a report with recommendations for tabling in the County Assembly.

### 1.5 METHODOLOGY

This report was prepared by;

- (i) Holding committee meetings
- (ii) Perusing the proposed the Digital topographical mapping and the preparation of integrated strategic urban development plans for cluster III Towns – Embu by the committee members.
- (iii) Holding committee meetings with the CECM Lands, Physical Planning and Urban Development
- (iv) Subjecting the proposed the Digital Topographical Mapping and Preparation of Integrated Strategic Urban Development Plans for Cluster III Towns – Embu 2035 to the public and stakeholders for their views.

## 1.6 TOOLS OF REFERENCE

The following tools of reference were used for this report;

1. The Constitution of Kenya, 2010
2. The County Governments Act, 2012 (Revised)
3. The Urban Areas and Cities Act, 2011 (Revised)
4. A guide to Spatial Planning by the National Land Commission (NLC)
5. County Assembly of Embu Standing orders (2<sup>nd</sup> Edition)

## 1.7 ACKNOWLEDGEMENT

Mr. Speaker Sir,

I wish to confirm that the recommendations of the Committee in this report were unanimously adopted without dissenting opinion.

The committee wishes to acknowledge the support given to it by the office of the Speaker, the office of the Clerk and the general support of all the members without which this process could not have been successful. The committee also wishes to appreciate all and sundry for what they did before, during, and after the scrutiny of this document.

SIGN  DATE 12/19/2018

**HON. JOHN GICHOVI GATUMU MCA,**

**CHAIRMAN,**

**LANDS, PHYSICAL PLANNING AND URBAN DEVELOPMENT COMMITTEE**



## 2.0 BACKGROUND AND LEGAL FRAMEWORK

### 2.1 BACKGROUND

The proposed Digital Topographical Mapping and Preparation of Integrated Strategic Urban Development Plans for Cluster III Towns – Embu was tabled in the County Assembly on 2<sup>nd</sup> March, 2018 and subsequently committed to the Committee on Lands, Physical Planning and Urban Development for interrogation.

The Committee was therefore, expected to conduct public participation pursuant to Article 196 of the Constitution of Kenya and compile a report with the views and opinions from the exercise.

Subsequently the Committee was required to table a comprehensive report with the proposed amendments by the committee and the public as well as the stakeholders.

### 2.2 LEGAL FRAMEWORK

The following legal provisions have informed the resolutions and recommendations reached by the committee on the preparation of the ISUDP.

#### 1. The Constitution

Land, Physical Planning and Urban Development is a devolved function pursuant to provisions of the Constitution of Kenya 2010, Schedule four, which provides that the County Health Services, including refuse removal, refuse dumps and solid waste, control of air pollution, noise pollution, other public nuisance and outdoor advertising.

Further, County transport including county roads, street lighting, traffic and parking, public road transport and county planning and development are also functions which have been devolved. The above mentioned functions fall under the purview of the ISUDP.

#### 2. The Urban Areas and Cities Act, 2011(Revised)

**Part V** of the Urban Areas and Cities Act provides that the County shall have an Integrated Development Plan.

#### 3. The County Governments Act, 2012 (Revised)

**Part XI** of the County Government Act, 2012 (revised) gives a framework and guidelines on the County Planning of the municipality.

**4. A guide to Spatial Planning by the National Land Commission**

Part 5.2.2 of the guide to spatial planning by the National Land Commission, the County Executive Committee should develop sectoral, County Integrated Development and Urban Areas and Cities Plans.

**5. County Assembly of Embu Standing orders (2<sup>nd</sup> Edition):**

The formation of this report is pursuant to Standing Order number 193 as read together with Standing Order number 204(5) of the County Assembly of Embu Standing Orders.

### 3.0 SUBMISSIONS FROM MEMBERS OF THE PUBLIC AND STAKEHOLDERS

The Digital Topographical Mapping and Preparation of Integrated Strategic Urban Development Plan for Cluster III Towns ISUD Plan – 2035 was subjected to public participation on 6<sup>th</sup> and 7<sup>th</sup> September 2018 by the County Assembly of Embu through the Committee on Lands, Physical Planning and Urban Development.

The general public had also been requested to send their opinion and views on the Embu Municipal Charter and Digital Topographical Mapping and Preparation of ISUD Plan – 2035 through an advertisement in daily newspaper dated 30<sup>th</sup> August, 2018. At the time of compiling this report no memoranda had been received from the public, however the committee was able to collect the following views from the one hundred and ninety five(195) persons who attended the various forums in the six wards. The six wards which fall within the proposed municipality area are; Kirimari, Nginda, Gatari South, Kithimu, Mbeti North and Mbeti South. Majority of the residents welcomed the ISUDP which covered various items in the proposed Municipality. However they also raised several issues for consideration by the committee as follows;

#### 1. **Boundaries of the proposed municipality as per the topographical mapping**

Members of the public were concerned that the boundaries had been proposed to include areas which hitherto had not known development. They were of the view that the municipality would not be the panacea for development.

It was explained that with the municipality coming on board, many projects would be proposed which would eventually bring development in all corners of the municipality. Members of the public were informed that the ISUDP was to be implemented up to 2035 and should therefore, not cause any fear that, the municipality was coming to change their way of life immediately or dispossess them their property.

It was explained by the committee members that the area captured under municipality include six wards namely Kirimari, Nginda, Gatari South, Kithimu,

Mbeti North and Mbeti South. Further, there will be three by-passes which will connect the six wards as follows;

- (i) Rupingazi bridge - Njukiri - and connect Meru highway around Kangaru area.
- (ii) Murinduko - Rwika - Gachoka and connect Embu - Kiritiri highway.
- (iii) Karurina - Kithimu - Kivwe and connect Meru highway

The residents were informed that the land captured under municipality will have benefits of raising the value of the land captured under the digital mapping.

The land captured under topographical mapping will have the benefits of being connected with the national grid of Lamu Port Southern Sudan and Ethiopia (LAPSSET) corridor which will link the County to Isiolo a resort city under LAPSSET.

## **2. Change of status from freehold land to leasehold Land;**

The public was concerned that their freehold land would be converted to leasehold which would then attract high charges in form of land rates and the outright ownership would be subjected to a fixed term.

It was explained that the municipality would be key in ensuring creation of a sustainable settlement structure which will deal with informality on land tenure, proper distribution of resources and if properly managed it will be a major catalyst for infrastructure development to improve linkages, access and mobility. It was also noted that leasehold contracts provide the tenant with the right to exclusive use and possession of property for an extended period of time.

Members were informed that the land use in municipality would be controlled as per the applicable laws and that all charges and fees to be levied would be approved by the County Assembly through the Finance Act. It was stated that the ISUDP provided for zoning, which zones, will have different recommendations on levies to be charged. It was further explained that before compulsory acquisition is effected, due process will be followed, which will include but not limited to open negotiation and adequate compensation to the affected land owners.

## **3. Increase road network, electricity connections and provision of piped water.**

In supporting the, ISUDP the residents noted that several plans for provision of improved services had been proposed. This would improve the lives of the residents

of the municipality. However residents requested that the projects which would have a great impact to the majority of the people within a short time be implemented first. It was explained that the various plans which have been proposed in the ISUDP ranging from housing, sewerage, storm water drainage, transport, railway, land use zones, disaster management among others. That, roads be constructed in the ward to increase the existing road network therefore improving mobility in the vast ward. They also requested for increased connectivity to electricity to the residents.

#### 4. **Benefits of Digital Topographical Mapping (ISUDP)**

Members were concerned that there were no major benefits they were likely to get in the digital topographical mapping. It was explained that the purpose of the ISUDP to was define a vision for future growth and development of the municipality area by 2035. The plan provides an overall integrated physical framework for urban growth as well as providing a basis for coordinated programming of projects and budget.

It was reported that the preparation of ISUDP was a prerequisite before conferment of municipality status to any town. It was therefore explained that there were major benefits which would accrue to the County once the proposals in the plans were realised.

#### 4.0 COMMITTEE OBSERVATIONS AND FINDINGS

In perusing the Digital Plan, the committee observed that the draft ISUDP have been organized into nine chapters complete with various maps and tables giving the various aspects of the parameters under consideration. The committee also noted that the revised digital plan contained an extra chapter on validation Workshop for the Draft ISUDP.

#### 4.1 Features within the Digital Topographical Mapping and Preparation of Integrated Strategic Urban Development Plan for Cluster III Towns ISUD Plan-2035

The two Topographical Plans have captured the Digital Topographical Mapping and Preparation of Integrated Strategic Urban Development Plan for Cluster III - 2035 Towns in nine chapters in the following areas;

##### 4.1.1. Introduction:

The committee found out the following:

- (a) The Kenya Municipal Program has four components;
  - (i) Institutional restructuring and empowering local governments
  - (ii) Participatory strategic planning for urban development
  - (iii) Investment in infrastructure and service delivery
  - (iv) Programme management, monitoring and evaluation
  
- (b) The purpose of the plan is;
  - (i) To define a vision for future growth and development of the areas over the next 10 to 20 years
  - (ii) To provide an overall integrated physical framework for urban growth of the town
  - (ii) To provide a basis for co-ordinate programming of projects and budget, thereby serving as a downstream management tool.
  
- (c) The objectives of the plan are;
  - (i) To produce accurate up-to-date digital topographic maps
  - (ii) To prepare digital cadastral layers in the same system as the digital topographical maps.
  - (iii) To conduct participatory planning exercises in the municipality to identify citizens' priorities.

- (iv) To prepare medium and long term plans to guide urban development, including action area plans, subject plans, advisory or zoning plans and regulations and other reference materials.
- (v) To prepare strategic structure plans, showing current and proposed land use and infrastructure.
- (vi) To prepare an Integrated Strategic Urban Development (ISUD) Plan.
- (vii) To prepare a Capital Investment Plan (CIP).
- (viii) To provide hands-on training to key staff of the planning department on plan preparation and implementation.
- (ix) To prepare a monitoring and evaluation strategy to assist the planning department to review and update the plan in line with the ever-changing trends of the city.

#### 4.1.2. Town Profile and projections;

The committee further observed:

That, the town profile is presented in terms of;

(i) **History;**

Embu is the capital and largest town in Embu County. The County was formed on 4<sup>th</sup> March 2013 under the new Kenya Constitution, 2010 the County is made up of the Bantu people speaking the Embu language as a mother tongue. The Mbeere Community is part of the larger Embu County who speak the Kimbeere dialect.

In the 1980,s Embu grew into an administration centre more than a commercial centre with the transfer of essential provincial services into Embu as the headquarters.

The Mbeere district was carved out of the former Embu District in the 1990s and had Siakago as the headquarters.

(ii) **Administration:**

The Embu municipality is situated in part of Manyatta constituency and Mbeere South Constituency.

(iii) **Regional context:**

The Embu Municipality is situated in Embu County number 14, which is within the former Eastern Province of Kenya. Road transport is the main

mode of transport within the town and County at large and is well linked with other transportation systems within the region.

(iv) **Local context demography:**

The demography has been analyzed in terms of population growth, sex ratio, household size and population density. According to the Kenya Bureau of Statistics (KEBS) there is steady growth in the population from 30.7% in 1979 to a marked growth of 1.6% in 2009. The population of the entire Embu County was 516,212 in 2009 and 12% of that population was registered in Embu Town.

(v) **Economic status:**

As per the Kenya National Bureau of Statistics data done in 1999 the total number of males employed within the urban area was 91.9% while the number of employed female within the urban areas in Embu was 85.8% which gave an average of 89%.

4.1.3 **Development concept**

Chapter three covers the development concept, town vision, goals and planning strategies for all development sectors. The city vision for Embu is;

*“Embu will be the educational and commercial hub of the Mount Kenya region along with focus on agro-based industrial development, that provide adequate and affordable infrastructure and services to its citizens; a secure, well planned, well governed, clean and green town that is environmentally and economically sustainable; a town with all resources to be competitive at national and international level”*

The development planning concept of the planning area has been developed out of an in depth understanding of the existing situation, regional settings, development constraint and potential, environmental sensitivity, digital elevation model, direction of growth, spatial development models, planning hierarchies, and development scenarios.

The development potential and constraints of Embu town as per the existing land use are as listed here below;

**Potential;**

- i) Better road connectivity



- ii) Flat land available in South East part of the planning area
- iii) Good climate
- iv) Rich agricultural hinterland can provide raw material for agro-processing industries

**Constraints;**

- i) Natural streams
- ii) Traffic congestion in the Central Business District (CBD)
- iii) Lack of bypass roads
- iv) Lack of industries
- v) Hilly terrain in some parts of planning area
- vi) Inadequate infrastructure

A detailed analysis of land suitability has been undertaken with the objective of conserving the natural environment within the planning boundary. Environmentally sensitive areas and land suitability especially the riparian reserve and slopes have been earmarked for conservation.

The town has been divided into three sectors as follows;

- (i) Sector 1 (mostly Kangaru, Nthambo and Njukiri sub-locations): 45,220 persons
- (ii) Sector 2 (mostly Kamiu and Dallas sub-locations): 79,887 persons
- (iii) Sector 3 (Itabua, Kiamuringa, Gachoka and Gachuriri Sub-locations): 32,849 persons

It may be noted here that demarcation of all planning hierarchies below sector level namely the Clusters, Neighbourhoods and Estates is a part of detail planning. The allocations of facilities are suggested in accordance with the population norms considering the geographical spread of existing and planned development.

**4.1.4. Gaps in existing situation/provision and future demand**

The committee noted that in principle, gap analysis could only be undertaken in respect of recognized benchmarks because without them there is nothing against which to measure the existing provision.

It was however, observed that there were three measures against which to measure performance;

- (i) Spatial; Spatial or area served by the service concerned.
- (ii) Theoretical: The theoretical which compares with the standards prescribed
- (iii) Economic: Which indicates the extent of a effective demand for a service.

The areas analyzed through the three measures are as follows;

- a. Water
- b. Sewerage
- c. Traffic and transportation
- d. Storm water drainage management system
- e. Fire safety
- f. Solid waste management
- g. Electricity and street lighting
- h. Education
- i. Health
- j. Social and economic facilities
- k. Housing

#### 4.1.5. Structure Plan

This plan deals with existing and proposed land use, population density, within the agreed planning area. It has been prepared after analyzing the existing situation of land use, environmental sensitivity, regional setting, linkages and provision of services.

The following specific areas were considered in details within the planning area;

- a. Existing land use
- b. Land use norms
- c. Planning principles
- d. Spatial development strategy
- e. Population density
- f. Future expansion of Embu Planning Boundaries
- g. Population growth scenarios
- h. Development options
- i. Land Use Plan

#### 4.1.6. Strategic sector plans

The economic base of a town affects its prosperity and is critical to ascertain the overall sustainable development of town.

- a) Commerce and industry
- b) Physical infrastructure
- c) Roads and transport
- d) Environment
- e) Disaster management

- f) Tourism and heritage
- g) Institutional set-up
- h) Financial management

#### 4.1.7. Action area plans:

This is an action oriented plan for a specific area within the planning boundary. The main objective is to provide details of road networks, facilities to be provided, measures to be taken for implementation. Such plans provide the overall framework for the sustainable, phased and planned development of specific areas where significant regeneration or investment is needed to be planned and managed. Such plans address the specific challenges and issues of an area and specify the required land uses in particular locations and identify key strategic interventions for short and long terms. In the Embu Town Planning Area, three areas have been selected:

1. Embu CBD
2. Muthatari Junction
3. River Front Development on Rupingazi River and Kamiu River

#### 4.1.8: Development Control and Zoning Regulations

The committee noted, that;

Effective development control is essential if planning is to achieve its objectives.

History has shown that urban planning has suffered from two main problems, namely;

1. The existing statutory plans either do not exist or are out of date. This plan which emphasis Strategic planning is intended to recognize the problem of plans going out of date. A strategic plan goes into detail by phases, typically five years at a time, and thereby can respond to changes depending on economic and social circumstances.
2. Weak development controls. Political and economic pressures to make a special case for specific developments have been addressed by preparing Part Development Plans. These piecemeal will make a mockery of the concept of adhering to a single urban plan.

The below matters will be affect by effecting of this ISUDP;

- (i) By having a digital cadastral map of the entire urban area it will be possible to identify, with certainty, the zoning of a specific parcel of land. Furthermore planning consent can be linked to other matters affecting land, such as access to services and rates valuation.

- (ii) Development can be phased in a structured way, thus development should not be permitted on land which is not zoned for development in the current five year period. This allows servicing to keep in line with land development. Stakeholder consultations revealed many complaints about the current development control system.

#### 4.1.9: Implementation

The Implementation Plan for ISUDP defines how the plan will be implemented over a period of time. The plan contains individual projects and institutional responsibility to implement them. These projects include physical infrastructure (water supply, sewerage, solid waste management, storm water drainage, etc), transport system improvement, economic development, urban environment and disaster management, tourism and heritage development, institutional development, financial management, etc. The implementation programme of each component is shown below:

- a. Implementation plan
- b. County economy
- c. The urban dividend
- d. Public private partnerships
- e. Planning implementation under the new constitution

#### 4.2. Revised Digital Plan

That in the revised document there was an extra chapter on Validation Workshop Report for the Draft ISUDP. This Chapter also captured the benefits and the planned development of conferring the Embu town the Municipality Status as follows;

- (i) That, Embu town to be developed as an institutional city
- (ii) That, the LAPSSET corridor will make a major economic impact in the Municipality.
- (iii) That, high altitude training is an important attraction which will be improved by the maintaining the current stadium and improving other facilities.
- (iv) That, the airport is being expanded, to make the municipal a strong economic hub.
- (v) That, traffic congestion is a major issue faced by the people of Embu every day. This will be resolved by the construction of three bypasses
- (vi) That, parking spaces in CBD are not adequate and therefore, a multi-storeyed car parking will be constructed.

- (vii) That, there is a need to develop transport infrastructure to address issues like traffic jams. This is taken care of by the three proposed bypasses
  - (viii) That, pedestrian movement and bicycling should be encouraged to reduce pollution
  - (ix) That, security is an important concern and will be addressed by relevant arms of the government.
  - (x) That, liquid and solid waste management needs to be improved
  - (xi) That, recreational facilities and other social amenities in Embu are minimal, no playgrounds for children or facilities for adults such as a golf course. The management of the Municipality will ensure that health facilities, education facilities and other social amenities as well as the recreational facilities will be provided for as the Municipality expands.
  - (xii) That, environmental protection will be highly improved.
  - (xiii) That, Embu County will need to be improved in all aspects for prosperity.
- 4.3 **That,** the ISUDP meets the requirements of the law and contains the requisite parameters as per the County Government Act, 2012 (Revised) and the Urban Areas and Cities Act.
- 4.4 **That,** the members of public were receptive and supported the ISUDP. They appreciated the benefits that the residents would realize once the objectives of the plan were implemented.

## 5.0 COMMITTEE'S RECOMMENDATIONS

Upon considering the findings, observations and the submissions by the public, the Committee recommends;

**THAT**, the County Assembly approves the contents of the revised Embu Digital Topographical Mapping and Preparation of Integrated Strategic Urban Development Plan for Cluster III Towns ISUD PLAN – 2035 EMBU.

## 6.0 CONCLUSION

The Lands, Physical Planning and Urban Development committee urges the County Assembly to consider and adopt this report.

NAME	POSITION	SIGNATURE
Hon. Margaret Lorna Kariuki	Vice Chair	_____
Hon. Paul Muchangi Njiru	Member	
Hon. Robert Njiru Ileri	Member	
Hon. Philip Kinyutu Nzangi	Member	_____
Hon. Jane Ann Muthoni Murithi	Member	
Hon. John Ngari Mbaka	Member	

SIGNED..........DATE.....12/9/2018.....

HON. JOHN GICHOVI GATUMU MCA,

CHAIRMAN

COMMITTEE ON LANDS, PHYSICAL PLANNING AND URBAN  
DEVELOPMENT.