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DEPARTMENT OF ARCHITECTURE AND BUILDING SCIENCE

SCHOOL OF THE BUILT ENVIRONMENT

**SMALL AND INTERMEDIATE URBAN CENTRES AND THEIR IMPLICATIONS FOR
LOCAL ECONOMIC DEVELOPMENT:
A CASE STUDY OF KITENGELA TOWNSHIP KAJIADO COUNTY**

BY

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UNIVERSITY OF NAIROBI

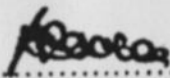
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DECLARATION

This research project is my original work and has never been presented for a degree in any other university

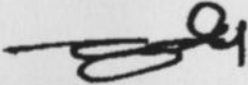
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DEDICATION

This study is dedicated to my parents Mr and Mrs Stephen Arieri Mabea without whose sacrifice, I would not know the value of education. I would also wish to dedicate this study to my wife Petronilla and children Joan, Jim and Jones who showered immense and unqualified love, patience and understanding through the study duration.

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ABSTRACT

Urbanisation is a process through which a society evolves from being rural to an essentially urban setting. Small and intermediate urban centres are particularly important for regions undergoing rapid economic and social transformation. Due to their size and structure, such centres have the potential to deal with problems of urbanization and development in a more flexible way than large cities. The overall objective of this study was to determine the impacts of small and intermediate urban centres on local economic development. This study was an exploratory research using a case study to investigate and understand the significance of small and intermediate towns in Local economic development of the counties, which form their hinterlands. The study used stratified random sampling technique to select the sample. The technique produced estimates of overall population parameters with greater precision. The study grouped the population into strata i.e. public officers, (Kajiado County Council, government ministries and departments), local residents, business enterprises and industries. Secondary data involved the collection and analysis of published material and information from other sources such as existing publications, reports and institutional records, government documents (including those from Kenya National Bureau of Statistics (KNBS) and other Government Ministries), National and local development plans, statistical documents, economic surveys, policy and legislative documents, annual reports, published data on urbanization and economic development, local authority records and reports from research institutions and agencies dealing with Kitengela and Kajiado County. Primary data was gathered directly from respondents and for this study, the researcher used interview guides and questionnaires. Primary data was obtained from seven key sources: public institutions; County council officials; Business/industries/enterprises; Residents; Professionals and practitioners. Primary data was generated through interviews and discussions using questionnaires and discussion guides. Quantitative data was analyzed by descriptive analysis, while qualitative data was analyzed through content analysis. It is used when one has sets of existing written or visual documentation, which require analysis (Grbich 2007).

The study found out that the reasons that made residents to reside in Kitengela were: nearness/proximity to Nairobi, nearness to place of work, cheap accommodation and availability of water. On the other hand the business owners indicated that the main reasons as to why they choose to locate in Kitengela were: availability of market, good infrastructure in terms of road

network, power and information and communication network, proximity to Nairobi, affordable house rents both for residential and business, availability of raw materials, availability of workers, good security, diverse culture and high population with high purchasing power. The study established that the service provision by local authority could be enhanced by: ensuring environmental quality; providing markets; increasing the educational opportunities; improving health facilities; provision of street and security light; and, creating a business friendly environment.

The study recommends that the government and the local authority should enhance provision of security, proper sewerage, power, water, roads, education and recreation facilities, health facilities to the people of this area in order to improve their living conditions. There should also be adequate housing for the residents. The study further recommends that sufficient community/public facilities should be developed. These facilities should be provided for and safeguarded due to the possible rise in the urban population. Kitengela/Isinya Integrated Development Plan is one of the most critical strategic instruments on the area and should be implemented in order to realize the desired objectives and goals. Further, the study recommends that there should be good governance and accountability in the management of public affairs to create confidence on the part of the people residents and investors alike.

CHAPTER ONE

INTRODUCTION

Background of the study

1.2 Problem Statement

1.3 Objectives

1.3.1 Specific Objectives

1.4 Research Questions

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1.6 Scope and Study Area

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LIST OF ABBREVIATIONS AND ACRONYM

A.D.B: Africa Development Bank

AGOA: African Growth and Opportunity Act

COMESA: Common Market for Eastern and Southern Africa

E.A.C: East Africa Community

E.A.P.T.C: East Africa Portland cement

EAC: East African Community

EEA: European Economic Area

EMCA: Environmental Management and Co-ordination Act

EMCA: Environmental Management Coordination Act

EPA: Economic Partnership Agreements

EPZ: Export Processing Zones

ESPON: European Spatial Planning Observation Network

EU: European Union

GDP: Gross Domestic Product

GNP: Gross National Product

GOK: Government of Kenya

ICLEI: International Council for Local Environmental Initiatives

ICT: Information Communication and Technology

KNBS: Kenya National Bureau of Statistics

KWAL: Kenya Wines Agency Limited

KWS: Kenya Wildlife Service

LED: Local Economic Development

NCAPD: National Coordinating Agency for Population & Development

NUDP: National Urban Development Policy

PLUREL: Peri-urban land use relationships linkages,

RIM: Registry Index Map

SACCOs: Savings and Credit Cooperative societies

SMEs: Small medium enterprises

SPSS: Statistical Package for Social Sciences

UDD: Urban Development Department

UNCHS: United Nations Centre for Human Settlements

UNEP: United Nations Environmental Programme

UNFPA: United Nations Population Fund

UN-HABITAT: United Nations Human Settlements Programme

URBS PANDENS: Urban Sprawl: European Patterns, Environmental Degradation and Sustainable Development

CONCEPTUAL DEFINITIONS

Adjudication section: An area of land within Trust Land declared for purposes of determining and confirming the right holders for issuance of title deeds.

Counter-urbanisation: The demographic and social process whereby people move from urban areas to rural areas either through push factors (high rates of congestion and pollution, high rates of land values, high crime rates etc.), or pull factors(perceived better quality of life, conducive environment for children to grow, less pollution, low land values etc.)

Group ranches: Livestock production enterprises in which membership is largely based on kinship and traditional land rights have a freehold title to land and collectively maintaining agreed livestock stocking levels.

Local economic development: A process by which public, business and non-governmental sector partners work together to create better conditions for economic growth and employment generation.

Re-urbanisation: The movement of people back into an area that has been previously abandoned as a result of government initiative to counter inner city decline; when problems such as pollution, overpopulation, inadequate housing are tackled.

Urbanisation: The process in which the number of people living in cities increases compared with the number of people living in rural areas.

Urban growth: The rate of growth of an urban population.

Small and intermediate urban centres: Urban areas are defined primarily by spatial and demographic criteria. Their population and built surface, their existence and dynamics depend directly on trade and other forms of exchange whether near or remote, on which they participate. An urban area may also be defined by the position it occupies and the role it plays not only in the urban network but also in the global economic system. Small urban area refers or relates to its position between local centres with direct contact of the rural area while intermediate relates to activities of exchange and opening towards the outside. Intermediate urban centres refer to all urban centres with a least 20,000 and less than 300,000 inhabitants. However it is also important to consider this definition in terms of function of the urban centres. Intermediate urban centres offer administrative, commercial and educational functions in tandem with being the centre of labour market. An intermediate centre should also have a stable population development (Prigitte A. 2006, Salterthwaite E. Tacole, 2003). In Kenya, Nairobi and Mombasa

accommodates about 10% of the country's population but together account for 40% of wage earnings. Kenyan Towns and cities with more than 100,000 inhabitants are hardly more than ten namely:

INTRODUCTION

Town	-	Population
1. Nairobi	-	304,431,000
2. Mombasa	-	707,400
3. Nakuru	-	337,200
4. Kisumu	-	273,400
5. Eldoret	-	249,100
6. Nyeri	-	213,000
7. Machakos	-	179,500
8. Meru	-	140,900

Under the devolved governance system, forty-seven urban centres with various features, population densities and functions will be seats of county governments. The 47 urban centres irrespective of their size will offer administrative and commercial and provide direct contact to respective county hinterland which has bearing to the local economic development. Small and intermediate urban centres in the context of this paper means all towns with at least 2000 and less than 100,000 inhabitants which have direct contact with rural hinterlands and offer basic administrative services, commercial and educational functions.

Suburbanisation: A gradual geographical expansion of a city tending to engulf some of the villages residing around the rural-urban fringe.

Trust Land: Land under the Trust Land Act Cap 288 Laws of Kenya, which is vested in the County Council in trust for the people ordinarily resident in the area.

CHAPTER ONE

INTRODUCTION

Background of the study

Urbanisation is a process in which the number of people living in cities increases compared with the number of people living in rural areas. Urbanisation involves and necessitates the transformation of social, economic, cultural and political attitudes of people in society. In people's minds, urban centres present opportunities and challenges which affect their lives.

Essentially, economic opportunities are often assumed to be concentrated in urban centres with good network of roads, availability of goods, services, materials, educational and health care facilities, money and information among others. Urban centres are mainly deemed to be centres of inventions and innovations for a better life.

Current publications on global urbanization emphasize an "invisible but momentous milestone" with the fact that over 50 percent of the world population today lives in urban areas (UNFPA 2007: 1). Rightly, the global urban trend is not restricted only to the large metropolis. Today 52 per cent of the urban population worldwide resides in small urban centres' of less than 50,000 inhabitants (UNFPA 2007: 9). It is not only the size of the population living in such smaller urban centres that indicates that their role is wide, but growth rate of these centres, too, suggests that there are dynamic processes at the local level, which potentially have significant consequences for regional development. Indeed by 2015, small and intermediate urban centres are expected to account for about half of the urban population growth worldwide (UNFPA 2007: 9). This population increase will be concentrated largely in low- and middle-income nations (Tacoli 2004: 2).

Small and intermediate urban centres are particularly important for regions undergoing rapid economic and social transformation. Due to their size and structure, such centres have the potential to deal with problems of urbanization and development in a more flexible way than large cities. Given the necessary resources, they are, for example, more adjustable concerning territorial expansion, questions of decision-making, usage of local resources and in using the advantages of their respective location to attract investment (UNFPA 2007: 10; Satterthwaite & Hardoy 1986: 401). While rural development projects require a longer time to have a visible

impact on the living conditions of the target group, smaller urban centres are quick to take up impulses for development. Rapid growth of small urban centres enhances accelerated urbanization, which facilitates economic growth and a change in peoples' lifestyle. Small urban centres are important political, economic and social focus and consequently their development has some impact on their rural hinterland. A focus on the discourse on smaller urban centres thus presents itself as a promising approach for regional developmental policies.

1.2 Problem Statement

The process of urbanization is essential in defining a country's socio-economic development. Indeed one of the definition of urbanization is; "the processes by which rural areas take on urban characteristics" (Tryzna, 2007, p. 7). The world has continuously become more and more urbanized overtime with the majority of people in the world today being urban residents (Mc Donald, et.al. 2008). Future projections indicate that most, if not all people, will be living in cities by 2030 (Ling, 2005). As Tryzna (2005) notes, in the 1950s the proportion of people in the world who were living in cities was only 30%, but by 2030 it is estimated that the number will have grown to 61% (Tryzna, 2005).

The growth of urban areas in Kenya has been associated with two main characteristics namely: the predominance of smaller cities and disproportionately high concentrations of people and investments in the larger cities. While national emphasis has been on the major urban areas, the growth of smaller urban centres has the potential of spearheading other developments at regional level through processes such as technological advancement, employment creation and educational infrastructural developments.

Indeed in Kenya, the role of major urban areas such as Nairobi, Mombasa, Kisumu, Eldoret, and Nakuru, for instance, in national and regional development has been appreciated. Consequently significant developments in areas such as infrastructure, tele-communication, and commerce have been witnessed. Being also administrative centres, these centres house large populations in both high (affluent) income and low (slums) income neighbourhoods.

Whereas significant focus has for long been on these large urban centres, there is little attention and knowledge regarding the contribution of smaller centres such as Kitengela. It is not doubttable that small and intermediate urban areas can play a role in providing market for

agricultural produce, which are essential for small-scale farmers; creating demand from urban consumers, through access to natural resources, credit, labour and inputs such as fertilizers and machinery; establishment of infrastructure necessary for growth and transactions; distribution of goods and services; as well as being sources of technology and information among others. However, there is very little empirical information today in Kenya regarding how and to what extent the small urban areas have played these roles and therefore contributed to their hinterlands in this direction.

According to the 2009 population and housing census, the small and intermediate urban areas account for 32.3% of the national population. While these figures may provide good indication of the demographic significance of small and intermediate urban centres, they do not provide more useful information for consideration of these towns based on their functions, including the provision of services, facilities and infrastructure to their own population and that of their surrounding region.

Although Kenya has experienced rapid urbanization over the last five decades, there are noticeable variations between regions in the scale and spatial distribution of urban change, including the roles and functions of small and intermediate urban centres within the national urban systems and local economic development. This makes generalisations problematic and unhelpful in policy formulation, and points to the need to understand such variations and the local factors underlying urban change and contribution of urban centres to local economic development within different regions.

In view of the devolution and the foreseen county development processes, the empirical evidence on the capacity of small and intermediate towns to play a positive role in local and regional economic development needs to be established. This will harness the key spatial, economic, administrative, political and infrastructural activities in order to make them contribute effectively to local economic development. Moreover, some of the small towns surrounding the major urban areas are now proving to be also instrumental in the growth and sustenance of the mega cities and hence developing strong relationships with such large urban areas, as well as contributing significantly to their growth.

Kitengela is one of those smaller urban centres that has hypothetically strong relationship with Kajiado County, Nairobi County, and Machakos County and plays a critical local economic developmental role amongst these counties. Admittedly, in any regional development process, small urban centres will be expected to act as engines of growth and development for countries and hence the need to examine how these small urban centres are growing (development patterns), function (management and activities) and the role they play in reinforcing development stimulants in the regions under their control as well as other metropolis with which they have relationships.

1.3 Objectives

The overall objective of this study was to determine the impact of small and intermediate urban centres on local economic development.

1.3.1 Specific Objectives

- i. To identify the drivers (key activities) in the development of small and intermediate urban centres.
- ii. To establish the extent to which these activities of small and intermediate centres affect local economic development within and without the urban centres.
- iii. To suggest recommendations for enhancing the role of small urban centres in LED

1.4 Research Questions

- i. Why and how do the small and intermediate urban areas form?
- ii. What activities and functions (socio-economic and administrative) take place in these centres and how do they influence development in the centres?
- iii. How do these activities and functions influence development in the hinterland?
- iv. How do the activities and functions of the hinterland influence the development of the urban centres?

- v. What policy and regulatory frameworks are necessary to enhance the contributions of the small and intermediate urban centres to the local economic development of counties/regions?

1.5 Justification

The study will enhance an understanding on the role of small and intermediate urban centres in local economic development in Kenya. The relative importance of this knowledge is critical in designing effective policies for these small and intermediate urban centres. This is expected to provide useful knowledge for purposes of coordinating the development activities of urban areas in a manner that contributes effectively to local economic development of the areas surrounding them.

Rural-urban balance strategy has been a central tenet of planning regime in Kenya since independence. The 1970-1974, National Development Plan observed that “rural life cannot be complete without towns, any more than towns can be complete without access to the countryside (Kenya, 1970: 15). The 1979-1983 National Development Plan also observed that “rural areas must be linked closely to urban centres because if rural development lags behind, people will migrate to the urban areas in search of better opportunities in such numbers that the urban areas will not be able to accommodate. If urban development proceeds too slowly, the rural areas will suffer from lack of access to supplies and weak demand for their products. Hence, the interdependence of rural-urban development suggests that the two must proceed together and that, a careful balance be maintained between them” (Kenya, 1979: 45). Sessional Paper Number 1 of 1986 on Economic Management for Renewed Growth, further emphasized an urban system that supports growth of agriculture (Kenya, 1986). This, in turn, would generate productive employment opportunities for the rural population close to where they live (Obuodho and Aduwo, 1989: 65-68 and 1990: 51-68).

It is important to note that the development of small and intermediate urban centres in Kenya has been witnessed with little focused government policy on their growth. However, their significance can never be under estimated and especially with the vision 2030 which lays greater emphasis in these centres.

Consequently there is need to examine the critical potential and importance of the small and intermediate urban centres in Kenya's modern approach to economic development. Kenya, which now embraces the county governance approach at local level, does recognize the potential role of the small and intermediate urban centres in the various counties. These centres will therefore be the counties' economic growth poles. It is within this knowledge that this study was relevant and especially during the era of county governance structures in Kenya. The study was expected to compliment the government's efforts in re-designing the urban managements systems and add knowledge to the existing knowledge on the role of urban centres' in local economic development. The focus in Kitengela is definitely appropriate as it provides a typical rapidly growing urban centre and with the county governments approach, it is expected these centres shall grow rapidly thus serve as impetus for local economic development.

1.6 Scope and Study Area

Geographical Coverage

The scope of the study was Kitengela Township in Kajiado County. According to county poverty indicators 2007-2009, Kajiado County is one of the relatively wealthiest counties in Kenya. The area also has a large population of 58,000 from which the sample was carefully selected. The town projects itself as a typical small and intermediate urban centre with considerable interest.

Kitengela town is located in Kajiado County, approximately 30 kilometers south of Nairobi. It is part of the Nairobi Metropolitan Area. In the last decade, the population of Kitengela has grown rapidly due to the town's proximity to Nairobi and Machakos both of which it serves as a dormitory town as well as a source of and destination for goods and services. The study covered the core and peri-urban areas of Kitengela town noting the fact that the town through the sprawl process is now almost linking up with Athi River.

Thematic coverage

In undertaking the study, the principal objectives were to define the thematic areas to cover. Effectively, the issues covered included: spatial development processes, infrastructure and services, administrative and political functions and activities, economic and social activities of the town and how all these are linked to other development processes in other areas within Kajiado County as well as other Counties (such as Nairobi and Machakos) to which Kitengela is linked economically, politically and spatially.

1.7 Organization of the Study

The study is organized in five chapters as follows: Chapter One is the introduction of the study. It gives a general background of the study, objectives as well as justification, scope of the study area. Chapter Two covers the literature review of the study while Chapter Three provides the methodology used in the study. The findings of the study are provided in Chapter Four and Chapter Five gives the summary, conclusions and recommendations.

CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

Small and intermediate urban centres are believed to have a greater potential in facilitating local economic development. This assumption is based on the potential role such urban areas play such as the provision of local markets for agricultural produce, which are essential for producers in the hinterland; sources of production factors such as credit, inputs, labour and employment, information and technical knowledge; transport infrastructure; manufacturing facilities and activities; access to outside capita sources; distribution of goods and services to their rural region; provision of community services and social amenities (water and sanitation, schools, health facilities), among others.

2.1.1 Concept of Urban Centres

An urban area is usually considered to include a city, municipality, conurbation, megalopolis, towns or market centres. Asked to define an urban area, one would easily come up with a definition or some general characteristics which he/she considers to be urban. This is especially so based on the generic difference between an urban vis-a-vis a rural area. However, defining an urban area for functional purposes is more often than not a very subjective affair usually based on the purpose for which such a definition is being sought. For example in 1990, the US Census Bureau defined "urban" as comprising all territory, population, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. The Australian Bureau of Statistics considers urban areas as "urban centres" defined as population clusters of 1000 or more people¹.

In Kenya the first attempt at defining urban area was articulated in 1978 in the Human Settlement Strategy for Urban and Regional Development, popularly known as the "Purple Book." This Report categorized Kenya's economic space into four hierarchic centres including

¹<http://www.abs.gov.au/AUSSTATS/abs@.nsf/Latestproducts/1FD32BE642BBB47ECA25779F001756E8?opendocument> Accessed on 26/10/2012

local, market, rural and urban centres. It defined urban centres as those areas with a resident population of 5,000 and above, with an array of services such as treated piped water and piped sewerage system and that such centres would serve a rural hinterland of 100,000 – 150,000 people. For legal purposes, the most recent definition of urban area is advanced by the Urban Areas and Cities Act, 2011 which defines urban areas as a municipality or a town in which the characteristics of municipality or town are outlined in section 5 and 9 of the Act².

From the above attempts at defining urban areas a number of themes come across as being the basis for defining the term. These include the function of such an area; the aspect of population; its morphology, among others. For the purposes of this study, focus is directed to looking at urban areas as those zones within a human settlement with a distinctive character defined by the people's way of life, the agglomeration of both economic and social activities, and the compactness of the built-up area. Small towns have been defined as nucleated settlements with between 5,000 and 20,000 inhabitants (Hardoy and Satterthwaite, 1986)³.

In many government jurisdictions small urban areas are usually those with less than 500,000 people. However, such a population based definition may not hold water for highly populated countries such as India and China. For the purposes of this paper, small and intermediate towns are all assumed to be central places providing vital urban functions such as retail services, administrative services, agricultural inputs services and employment opportunities to the rural hinterland population. This definition would therefore include all towns with a resident population of between 2,000 and 500,000 and with considerable provision for administrative, economic, social and infrastructural provisions.

This study gives much attention to small and intermediate urban areas which in most cases support a larger part of a country's population most of them from the rural hinterland. Most of the Third World's population lives in rural areas but depends on small and intermediate urban centres for access to goods and services, markets for rural produce, and government facilities including secondary schools and colleges of further education, postal and telephone services and hospitals (Jorge E. and David Satterthwaite, 1988). It has also been argued that the economic

²Government of Kenya, 2011, Urban Areas and Cities Act, Government Printer

³<http://www.un.org/Depts/escap/pop/journal/v10n2a3.htm>

interdependence between urban-based enterprises and rural consumers and between rural producers and urban markets, and the reliance of many households on both rural and urban-based resources are often stronger in and around small and intermediate urban centres, thus underlining their important potential role in local economic development. And for much of the world's population, the services needed to achieve many of the Millennium Development Goals are located in small and intermediate urban centres, to serve their populations and those living in surrounding rural areas⁴. The study therefore looks at establishing the role of such centres in jumpstarting, encouraging and enabling economic development and prosperity both within the centres themselves and around the immediate hinterland. Specifically, it looks at urbanization, urban growth and development including the driving forces, linkages between urban areas and the hinterland regions, how urban areas affect development of the hinterland and vice versa

2.2 Urban Growth and Urbanization

Urban areas are usually organized around densely populated nodes, with a true urban landscape and even better a historical core⁵. There exists a very intricate relationship between urban growth and urbanization. The pattern of concentration of economic activity within an urban area and the resultant progression have been found to be an important determinant, and in some cases the result, of urbanization, the structure of cities, the organization of economic activity, and national economic growth. In terms of the resultant form, urban areas are defined by terms such as a city, municipality, conurbation, megalopolis, towns or market centres. Basically, urban areas refer to those zones within a human settlement with a distinctive character defined by the people's way of life, the agglomeration of both economic and social activities, and the compactness of the built-up area. In the 1920s, three basic types of agglomeration forces were identified to explain the existence of urban agglomerations. These include; knowledge spillovers, thick markets for

⁴David Satterthwaite and Cecilia Tacoli, 2003, The urban part of rural development: the role of small and intermediate urban centres in rural and regional development and poverty reduction, ti-up.dfid.gov.uk/uploads/public/documents/KeyDocuments/rururb_wp09.pdf

⁵ESPON, 2007, Study on Urban Functions, www.espon.eu/export/sites/default/Documents/Projects/ESPON2006Projects/StudiesScientificSupportProjects/UrbanFunctions/fr-1.4.3_April2007-final.pdf

specialized inputs and backward and forward linkages. Moreover, availability of local amenities and public goods could also provide pertinent agglomeration forces⁶.

Over the past 50 years the process of urbanization, suburbanization, counter-urbanization, and re-urbanization, has allowed for urban expansion into rural areas taking the form of low-density development, predominantly single-family residential subdivisions and strip commercial development (Lee et al 1998). The result of this development process is commonly called 'urban sprawl.' In this form, urbanization spreads outward in a haphazard pattern, consuming more land than is necessary and creating excessive public costs for community facilities and services (Lee et al., 1998, 865). Sprawl is urbanization that takes place in either a radial direction around a well-established city or linearly along the highways over a given period of time (Sudhira et al 2004). Clearly, radial and linear are just two types of map patterns that sprawl can take. Sudhira et al. (2004) state that to understand the complexity of urban sprawl, land use change analyses and urban growth pattern recognition must be determined. Ewing (1997) argues that suburbanization, as we know it is not the issue, but rather the wasteful form of development known as sprawl with which many critics have a problem. Nechyba et al (2004, 186) list a plethora of ills related to sprawl: the loss of open space, urban decay, unsightly strip mall developments, the loss of a sense of community, patchwork housing developments in the midst of agricultural land, increasing reliance on the automobile, the separation of residential and work locations, and the spreading of urbanized developments across the landscape.

Increasing levels of urbanization are caused by natural growth of the urban population and migration of the rural population towards cities. Over the past half century, a great rural-to-urban population shift has occurred and the process of urbanization (the concentration of people and activities into areas classified as urban) is set to continue well into the 21st century⁷. Driving forces include the opportunities and services offered in urban areas — especially jobs and education — while in some parts of the world, notably Africa, conflict, land degradation and exhaustion of natural resources are also important (UNEP 2000). African urbanization is taking

⁶Yannis Ioannides and Esteban Rossi-Hansberg, 2005, URBAN GROWTH, Department of Economics Tufts University, <http://ase.tufts.edu/econ/papers/200513.pdf>; Accessed 26/10/2012

⁷ United Nations Environmental Programme, State of the Environment And Policy Retrospective: 1972-2002, www.unep.org/geo/GEO3/english/pdfs/chapter2-8_urban.pdf

place in a context of severe constraints that did not face other country groups in other periods such as full exposure to pressures of global competition; very limited outlets for external migration; and depredation of the productive workforce and of family security due to HIV/AIDS, which also drains the weak capacity of local administrations (World Bank, 2005).

Urbanization will continue to play a major role on economy, environment and people's lives. The challenge is to learn how to live with urbanization while using its benefits and developing resilience for undesirable and negative impacts. Over half of the world's population lives in urban areas and by the middle of this century all regions will be predominantly urban, with the tipping point in Eastern Africa anticipated slightly after 2050⁸. Currently, the urban population of the world is estimated at 3.2 billion, of which 0.9 billion live in industrialized countries. By 2030 the world's population will have grown by 75 percent. More than 1.8 billion people will have been added to the world's cities, and more than 93 percent of this increment (1.7 billion people) will be in developing urban regions⁹. The population living in urban areas is projected to gain 2.6 billion, passing from 3.6 billion in 2011 to 6.3 billion 2050¹⁰. Despite being the least urbanized, Africa still has one of the highest urbanization rates. It has an annual growth rate of 3.31%. In 2009, Africa's total population exceeded one billion, of which 395 million, almost 40 per cent, lived in urban areas. This urban population will grow to one billion in 2040, and to 1.23 billion in 2050, by which time 60 per cent of all Africans will be living in cities¹¹.

Statistics from UN-Habitat, 2010 postulate that urban growth will be highest in smaller cities, and that in 1975, only five cities worldwide had 10 million or more inhabitants, of which three were in developing countries; that the number of megacities is likely to increase to 23 by 2015, with all but four of them being in developing countries. Also, by 2015 an estimated 564 cities around the world will contain one million or more residents, 425 of them being in developing countries. As at 2005, World Bank indicated that only about 15 percent of the urban population resides in cities of over 1 million inhabitants (about the same as other regions), while 52 percent

⁸UN HABITAT, State of World Cities 2010/2011

⁹UN HABITAT, 2005, Guide to City Development Strategies – Improving Urban Performance

¹⁰United Nations, 2012, *World Urbanization Prospects, the 2011 Revision*: Department of Economic and Social Affairs, Population Division: New York, <http://esa.un.org/unpd/wup/Documentation/highlights.htm>

¹¹UN-HABITAT, The State of African Cities 2010: Governance, Inequalities and Urban Land Markets, www.unhabitat.org/content.asp?cid=9141&catid=7&typeid=46

(versus about 43 percent for other developing countries) live in urban areas of less than 200,000 people. East Africa is currently experiencing one of the highest growth rates varying from a low of less than 10% in Rwanda to 40 % in Kenya.

Urban areas in Kenya are therefore not spared from this rapid urbanization rate. In 2009, Kenya's population was estimated at 38.6 million people, up from 28.7 million in 1999, 21.4 million in 1989 and 15.3 million in 1979. The proportion of Kenyans living in urban areas increased from 7.4 per cent in 1960 to 21.3 per cent in 2007. By 2030, it is projected that 33 per cent of Kenyans will live in urban areas (UNPD 2008). According to the 2009 population and housing census, about 47% of the urban population in Kenya lives in urban centres which can be categorized as small and intermediate urban centres, many of them in market towns and administrative centres with between 65% and 35% inhabitants. 60 to 80 percent of Kenya's urban population lives in informal settlements that are characterized by lack of access to water and sanitation, insecure land tenure, lack of adequate housing, poor environmental conditions and high crime rates¹². There are over 4 million urban food poor in Kenya, The poorest urban-dwellers spend up to ¾ of their income on staple foods alone¹³.

This rapid urban growth therefore has a number of implications ranging from increasing urban congestion and sprawl; hampering local authorities' attempts to improve basic infrastructure and delivery of essential services, increasing unemployment, environmental degradation, moreover, managing such complexities within an urban environment sustainably will become a major challenge.

2.3 Functions and Activities of Urban Areas

The functions and activities of urban areas have been aptly captured in a joint communiqué of the Local and Sub-national Governments to the UN Secretary General during the Rio+20 conference held on the 23rd April 2012. It stated thus "Urbanization is a driver for economic world growth and development. It is in the cities around the world that the pressures of globalization, migration, social inequality, environmental pollution and climate change and youth unemployment are most directly felt. On the other hand they have for centuries been cradle

¹²<http://www.urbangateway.org/sites/default/ugfiles/Kenya%20Household%20Survey%20Report%20Final%20120312>

¹³Oxfam GB Kenya Programme, 2009, Urban Poverty and Vulnerability In Kenya

of innovation and they produce currently above 75% of the world's GDP. We should strive to achieve cities that are environmentally sustainable, socially responsible and economically productive."¹⁴ In Kenya cities and towns have been engines of growth and incubators of civilization and have facilitated the evolution of knowledge, culture, tradition, industry and commerce¹⁵.

During the earlier centuries of civilization urban areas emerged as centres for administrative functions, industrial development or religious and recreational purposes. Urban areas then were characterized by availability of meeting places, market places, citadel/palaces and religious buildings such as church or mosque thus making such areas places for administration, worship, business and other forms of social interaction. Today urban areas have witnessed a paradigm shift in as far as their functions and activities are concerned. Indeed the role of the urban sector has changed from merely providing services to leading in innovation and serving as engines of growth. In 1984, Jane Jacobs' observed that urban areas or cities are the natural unit of economic growth and development. This assertion continuous to generate considerable debate on its veracity especially considering the urban area challenges of the 21st century articulated by UN-Habitat, 2009 which indicated that urban areas in both developed and developing countries will increasingly feel the effects of phenomena such as climate change, resource depletion, food insecurity and economic instability¹⁶.

Urban areas are centres of modern living, culture, learning and technological development where female labour force participation is greatest and where indicators of general health and wellbeing, literacy, women's status, and social mobility are typically highest; also important social and cultural centres that house museums, art galleries, film industries, theaters, fashion houses, and other important cultural centres¹⁷.

¹⁴Joint Messages of Local and Sub-national Governments - Rio+20, 23 April 2012, Presented to the UN Secretary General Conference Room 7, United Nations Headquarters - New-York; [www.unccd2012.org/content/documents/560Local and subnational joint messages-23 april.pdf](http://www.unccd2012.org/content/documents/560Local%20and%20subnational%20joint%20messages-23%20april.pdf)

¹⁵<http://www.csudp.org/urban/58>

¹⁶UN-Habitat, 2009, The Human Settlement Report (Planning Sustainable Cities), <http://www.unhabitat.org/content.asp?typeid=19&catid=555&cid=5607>

¹⁷www7.nationalacademies.org/dbasse/Cities_Transformed_World_TechnologyInSociety_Article.pdf

Urban areas provide opportunities for economic and social development; such areas have and will always be crucial points for economic growth, innovation, and employment. In addition, urban areas play a major role not only as providers of employment, shelter and services but also as centres of culture, learning and technological development, portals to the rest of the world, industrial centres for the processing of agricultural produce and manufacturing, and places to generate income (UNCHS 2001). Urban areas are therefore principal source of economic services – markets, trade and commerce; banking, insurance and credit; communications; technical support and agricultural and rural extension services. For example affordable microfinance facilities (savings, loan, and even insurance products for small - scale clients) are available within urban areas and have been widely used to provide poor people with a chance to get out of poverty and build up a sustainable source of livelihood.

As ‘engines of economic growth’ the concentration of populations within the urban area and its spheres of influence usually provide the much needed market for industrial and manufacturing goods and services in addition to making available a large pool of highly skilled, semi-skilled and even unskilled labour. Moreover, the economies of scale emanating from the agglomeration of economic activities within an urban area assure investors of high profits which can be ploughed back as investment. Urban areas therefore function not only in line with traditional growth theories by aggregating larger pools of labour, inputs and capital, but even more importantly, they epitomize the process of endogenous growth whereby productive resources are used more productively and in new ways¹⁸. Excluding the smallest and most of the conflict-ridden countries the economic growth that has taken place in the 1990s in Africa derives overwhelmingly from industry (including construction and mining) and services sectors, which are mainly urban-based. With very few exceptions, these secondary and tertiary activities accounted for at least 60 percent, and averaged almost 80 percent, of GDP growth in the region between 1990 and 2003(World Bank, 2005). Urban areas therefore become industrial centres for the processing of agricultural produce and manufacturing,

¹⁸World bank, 2005, The Urban Transition in Sub-Saharan Africa: Implications for Economic Growth and Poverty Reduction, www.worldbank.org/afr/wps/wp97.pdf

Urban areas are also feted as centres for new ideas. The infrastructural development available in urban areas such as improved transportation systems, information technology systems, internet etc., makes it easier and faster for information sharing, benchmarking and competition. Generally, small, medium and large cities (urban areas) provide services and the basic infrastructural framework for their territory. Technology has freed companies from locating near transportation nodes as ports and railways (Kohlhase, 2003). Technology has also enabled growth of urban centres. Efficient transport system and technological advancement has implied that residents can have easy access to the facilities in cities, while living in areas outside the city. Further, Glaeser and Kahn (2003) show that there is a high correlation between car use and settlement in areas with low density.

Urban areas are also considered as centres of infrastructure and basic services. The attractiveness of small and intermediate urban centres, in terms of opportunities and services available, which necessitates movement of people towards them, is of critical focus for this study. Infrastructure available in urban areas usually assure people of improved living standards due to provision of services such as better health facilities, piped water, better institutions of learning, better transport infrastructure, recreational facilities among others.

Globalization and all its dynamics (trade liberalization and openness) is better witnessed within an urban area. Progressive integration with the world's economies opens up urban areas to enjoy the benefits emanating from globalization such as free movement of labour, easy access to markets, and easy access to new technological advancements etc. People follow jobs, jobs follow investment and economic activities. Trade liberalization and openness, as a prelude to development, have been flagships of conventional economic policy advice to most African countries over the last few decades. Trade liberalization and openness increase African countries' openness to foreign goods (winters, 2008). Countries such as Kenya are more inclined to be guided by the Economic Partnership Agreements (EPA), which define sensitive products in terms of their contribution to employment and the GDP, food security and livelihood. EPAs have enhanced intra-regional trade since most of the negotiations are done from a regional bloc approach. Kenya is a member of EAC and COMESA, which has a positive impact on the growth of the economy and by extension growth of urban centres.

Indeed, urban areas world over are important centres of government at national, state and county levels. Government institutions usually develop their headquarters and branches within urban areas.

Small and intermediate urban areas therefore have a considerable role in promoting development within themselves and the hinterland. The commonly stated spatial aims of regional planning policies assume that small and intermediate urban centres contribute to regional and rural development in four main ways: (1) ***By acting as centres of demand/markets for agricultural produce from the rural region***, either for local consumers or as links to national and export markets. Access to markets is a prerequisite to increase rural agricultural incomes, and the proximity of local small and intermediate centres to production areas is assumed to be a key factor. (2) ***By acting as centres for the production and distribution of goods and services to their rural region***. Such concentration is assumed to reduce costs and improve access to a variety of services, both public and private and for both rural households and enterprises. Hence, services include agricultural extension, health and education (and access to other government services), as well as banking, post, services of professionals such as lawyers and accountants and lower order services such as bars and restaurants, and wholesale and retail sales of manufactured goods from within and outside the region. (3) ***By becoming centres for the growth and consolidation of rural non-farm activities and employment***, through the development of small and medium-sized enterprises or through the relocation of branches of large private or parastatal enterprises. (4) ***By attracting rural migrants*** from the surrounding region through demand for nonfarm labour, and thereby decreasing pressure on larger urban centres (Cecilia Tacoli, 2004).

2.4 Drivers of Urban Development Process

The need for urban development has come to be an increasingly important element in a people's development process. Urban areas have different characteristics, opportunities and needs. Growth in urban centres is affected by many factors and it may be difficult to generally state what factor has the greatest influence. Furthermore, driving forces behind growth in urban centres vary between cities, regions and countries whether in the developed or developing countries. Therefore, driving forces and potential for growth in urban centres is dependent on the political, social and economic conditions in each urban area.

Various scholars have looked at driving forces behind growth in urban centres. For example, Leontidou and Couch (2007) shows that globalization, reduced transport costs and increased revenues are macro reasons behind growth in urban centres. At the medium level demographic changes, political factors, as well as economic, cultural and social factors contribute to growth in urban centres. At the lowest level, individual explanations are emphasized. Leontidou and Couch (2007) also express direction of the relationships between drivers on the different levels. There are a variety of different driving forces behind urban land-use and the causal effect can hence be both ways. Furthermore, the driving forces behind growth in urban centres may be context-sensitive and there may be statistic interaction between the various driving forces. However there are other drivers of urban development which are in the form of economic, social, political and governance factors. Urbanization and migration especially of skilled labour has further been indicated to drive urban development.

2.4.1 Population

Looking at migration, World Bank 2005 indicates that population mobility will contribute to the growth of cities, especially in the least urbanized countries, but many households will retain footholds in both the rural and urban economies. Historically, the growth of urban centres in Kenya was partly linked to colonization, which developed new centres to control and administer the colonized population and to exploit natural resources. Labour migration was an important factor of urban development in colonial times when workers were needed for public infrastructure¹⁹. Migration therefore leads to accessibility of jobs with a possibility of trickle down effects to the hinterland in addition to making available a rich pool of skilled labour to spur industrial growth.

According to World Bank, the processes of urbanization and the growth of cities and towns favor national development by diversifying incomes, expanding options for more affordable service delivery, and opening horizons for innovation and skill acquisition (World Bank, 2005). That is, urban concentration is beneficial because the population benefits from the greater variety of

¹⁹NCAPD Policy Brief No. 4, 2009, Migration, Urbanization and Environment in Kenya, www.ncpd-ke.org/document/5a301170f63b3ca896fcec233c8b9647d21871a.pdf; A publication of the National Coordinating Agency for Population & Development

goods produced (forward linkages) and may be sustained because a larger population in turn generates greater demand for those goods (backward linkages). Levels of urbanization are closely correlated with national income — the more developed countries are already mostly urbanized — and in almost every country, urban areas account for a disproportionate share of the gross national product (GNP)²⁰. However, of necessity is the need to critically examine the benefits accruing from urbanization in light of challenges arising from the same process (increased unemployment rates, urban sprawl, increased pressure on urban infrastructure, poverty etc.).

2.4.2 Globalization and technology

Globalization arising from technological advancement has also proved to be an imminent driver of urban development process. Globalization provides a contributory opportunity for investment within the urban centres in addition to other benefits such as ease of knowledge and technology transfer as long as these urban areas are prepared to counter the challenges arising from this phenomenon. Driven in large part by global competitive forces, the primary engine of urban economic development has shifted from one based on mass-production industries and low-skill service jobs to a more sophisticated technology- and knowledge-based system of production and services (Rondinelli, Johnson, and Kasarda, 1998). Flexibility and development in ICT can be another driving force behind growth in urban centres. Technology has enabled professionals to work outside the workplace, as well as improved opportunities to work while commuting. Sallez and Burgi (2004) also argue that ICT has meant that businesses have greater choice in where they can reside. Such a factor will vary between regions and countries but is critical to urban growth.

Therefore those urban areas that become more globally linked and responsive to the competitive needs of businesses will attract investment and jobs while those that do not will decline ((Rondinelli, Johnson, and Kasarda, 1998). As countries actively trade amongst themselves, individual country urban centres tend to develop rapidly since such centres play substantial role as commodity or manufacturing centres. For instance, small urban centres in rural regions with

²⁰United Nations Environmental Programme, State of the Environment And Policy Retrospective: 1972–2002, www.unep.org/geo/GEO3/english/pdfs/chapter2-8_urban.pdf

potential resource development for export tend to grow and the same is true for manufacturing in rural regions. However, many a time such economic development factors usually favor large urban areas as they have an edge in terms of education, financial resources and the location of large companies. Economic globalization has led to the emergence of regional trade blocs. These trade blocs create opportunities for erstwhile backward and isolated regions within countries to explore economic collaboration with regions within other countries, on the basis of comparative advantage²¹.

2.4.3 Policy and regulatory framework

The incentives for growth in urban centres also came from the government in terms of appropriate policy and integrated planning. Tax policy and subsidies contributed to developments in previously undeveloped areas. Local governments compete to attract investments, giving investors strong bargaining positions. For instance, the Government of Kenya over space and time has undertaken a number of development strategies. These include; rural-urban balance, growth with distribution, linkages of physical and sectoral sectors and efficient manpower policy; these policies fall within the concepts of planning from below (Bottom-up paradigm) which had a focus on people' participation in the overall economic development process (Leontidou, Lila, 2007). The policy of 'Growth with distribution' was meant to ensure an equitable standard of life and regional growth across the country. The 1970-1974 National Development Plan argued that the growth of urban population should be "distributed over a relatively large number of centres and not mainly concentrated on the two largest urban centres of Nairobi and Mombasa" and that "... even more important than the need to avoid the negative consequences of concentrating the growth of the urban population in one place is the positive need to provide a number of focal points in different parts of the country" (GOK, 1970:15). The subsequent plans embraced growth with distribution policy.

The 1979-1983 National Development Plan identified several small urban centres for special attention under the Growth and Service Centres Strategy. Thus small urban centres like Garissa, Isiolo, Kapenguria and Narok were singled out as "Gateway towns... linking the arid and semi-

²¹United Nations Economic and Social Council, 2001, Balanced Development of Urban and Rural Areas, www.unescap.org/57/e/e1199e.pdf

arid areas of the country to the better developed markets in the nation”, (GOK, 1970:50). The impact of such policy on development of small and intermediate urban centres remains contentious. In Kenya, the lack of urban development policy has largely contributed to the spontaneous growth and haphazard development in urban areas. Kenya’s development blueprint (Kenya Vision 2030) states that a policy framework for the proper development and management of urban sector is vital to define strategies and mechanisms to enable the urban sector respond effectively to the challenges of urban development. Currently, the Ministry of Local Government through the Urban Development Department (UDD) is preparing a National Urban Development Policy.

2.4.4 Infrastructure

Accessibility is necessary in order to promote economic development. Globalization and a regional common market make good transportation options a prerequisite. This necessitates inter-linkage between regional urban centres, which have to be well connected in terms of infrastructure and other cooperative facilities. Dieleman and Wegener (2004) summarize the effects of increased investments in infrastructure and increased availability such that availability may contribute to new areas becoming attractive for residential, industrial and office space and thus can contribute to growth in urban centres. In addition, it should be noted that growth in urban centres may be associated with construction of both residential houses and industries. Transportation-related industries located along highways are also significant driving forces. Indeed, investments in infrastructure, can affect land development since such investments facilitates development of an integrated labour and settlement area.

2.4.5 Industrial development

The Industrial structure in a region affects density and centralization in centres of such regions. For example, cities tend to be more compact if they specialize in sectors where employment is centralized (Burchfield et al. 2006). Business sectors are an example of such division, partly because such sectors are particularly dependent on good communication. There will probably be more growth in urban centres that are dominated by the concentration of industries, which again is the issue of availability of employment opportunities. Industrial development in a locality necessitates demand and development of other facilities.

2.4.6 Competition among urban areas

Competition between and among urban areas usually has a positive impact on respective urban areas. The state of competitiveness of an urban area is therefore an important factor that warrants attention from policy makers. Urban competitiveness refers to the ability of an urban region to produce and market a set of products (goods and services) that represent good value (not necessarily lowest price) in relation to comparable products of other urban regions. Non-tradables, e.g. local services, are part of the competitiveness equation. An urban economy that produces goods and services for local people of high value relative to price, supports the export economy of the city, making it more competitive, as well as directly raising the quality of life and standard of living for people living in the urban region²². The productivity of an economy, in turn, sets the sustainable level and path of prosperity that a country can achieve. In other words, more competitive economies tend to be able to produce higher levels of income for their citizens. A country's productivity level also determines the rates of return obtained by investment. Because the rates of return are the fundamental drivers of growth rates, a more competitive economy is one that is likely to grow faster over the medium to long term²³.

2.4.7 Economic Growth and Purchasing Power

The economic growth and purchasing power of an urban area also contribute considerably to the development of such areas. Glaeser and Kahn (2003) believe that economic growth can be a driving force behind growth in urban centres. However; economic growth is not the only main reason, as growth in urban centres is such a common phenomenon. Urban economic performance is likely to be important to aggregate growth. Where economic growth has been linked with a fall in poverty and indigence, this is generally associated with employment generation. However, even in these contexts urban chronic poverty and extreme vulnerability remain, although perhaps somewhat changed by economic restructuring through growth. The reality in many contexts is that unskilled and semi-skilled employment grows scarcer, as the urban economy restructures

²² Douglas Webster and Larissa Muller, 2000, Urban Competitiveness Assessment in Developing Country Urban Regions: The Road Forward, siteresources.worldbank.org/INTLED/Resources/competitiveness.pdf

²³ World Bank and the African Development Bank, 2011, The Africa Competitiveness Report 2011, <http://www.weforum.org/reports/africa-competitiveness-report-201>

(technological change, levels and types of investment). Qualifications required for accessing 'good' jobs become ever more elevated and an identifiable increased sense of isolation develops among residents as gap between rich and poor expands²⁴.

2.4.8 Governance and Management Infrastructure

Generally, availability of good governance and management in urban areas is a sure way to encourage development. Managing urban areas effectively and efficiently is pivotal and becoming more complex with the rapid population growth and economic development being currently experienced. Governance of cities throughout the developing world has been affected by movements towards democratization and political pluralism, an emphasis on decentralization, and the rise of civil society. Good governance assures that political, social and economic priorities are based on broad consensus in society and that the voices of the poorest and the most vulnerable are heard in decision-making over the allocation of development resources²⁵. In countries with good urban management, cities of one million or more inhabitants tend to be the most productive for a number of reasons, including especially their ability to match workers with jobs. Yet most African cities of this size range are completely unequipped, in facilities, finances or local government capacity, to meet the demands placed on them. Thus the potential of both large and small urban areas in Africa remains greatly compromised (World Bank 2005).

2.5 Implications of the Drivers, Functions and Activities on the Local Economic Development of the Urban Area Itself and the Surrounding Region

Growth in urban areas is usually accompanied by a plethora of impacts both positive and negative. Under this section, the study dwells more on the positive implications of the drivers, functions and activities of urban areas on the local economy and the surrounding hinterland. However, there will also be a mention of some of the negative implications.

²⁴Ursula Grant, 2006, Urban Economic Growth and Chronic Poverty, www.chronicpoverty.org/uploads/publication_files/CPR2_Background_Papers_Grant_06_2.pdf; accessed 27/10/2012

²⁵UNDP Internet Conference Forum on "Public Private Interface in Urban Environmental Management"

2.5.1 Positive implications

Growth of urban areas makes them major engines of wealth generation in developing economies, providing dense and synergistic concentrations of capital, talent, and entrepreneurial opportunity. Industries tend to locate themselves in urban areas. Markets are large, which means industries can take advantage of economies of scale, and cities provide convenient access to domestic and international markets through diverse transportation systems. Industries also benefit from access to highly specialized financial, legal, and technical services. The marginal costs of increments to urban infrastructure are also lower in towns, which encourage governments to provide basic services (Sandra, 2010). This is unlike the rural areas which owing to their sparsely populated nature, the per capita cost of infrastructure provision is much higher.

The relationship between population influx and migration and urban area economic development is rather indistinguishable. The difficulty lies in distinguishing whether economic growth is the magnet attracting new residents to an area, or whether it is the influx of immigrants that fuel economic growth. Evidence suggests a complex and interdependent interaction between the two, largely confirming that, in economically thriving urban areas, immigrants are attracted to growing areas and spur on further growth by virtue of their contributions to the local economy. The complicated immigration-economic development relationship has to be unpacked, in order to enable regions to invest in strategies likely to yield the greatest benefit, while managing risks²⁶. For example, deliberate strategies can be implemented in small and intermediate urban areas to encourage in-migration. The arrival of immigrants stimulates consumption of, and demand for services, housing construction, as well as commercial and banking activities, indirectly promoting economic growth (Kaufman & Olson, 2008). Moreover, the demographic paradigm shift resulting from in-migrations i.e. increase in the number of persons with high skills and sophistication spurs local economic growth due to their enhanced disposable income.

Globalization and adoption of technology in all spheres of development within the urban area has immense potential in spurring economic development. Transfer of technology enables the opening of various subsidiaries of mother companies in other urban areas. The improved

²⁶Kaufman & Olson, 2008, Immigration and Urban Development: Implications for Greater Cleveland; urban.csuohio.edu/~sanda/papers/immigration.pdf; accessed 31/10/2012

technical skills which come with these technologies help the domestic workers in the long run who can acquire these in the future and develop and manage the sophisticated equipment's independently²⁷. Globalization on the other hand ensures that local industries benefit from the advantages of economies of scale by hiring cheap labour and raw materials which are not produced domestically, and from increased flow of goods and services. Moreover, Economic globalization has the concomitant effect of the gains of comparative advantage which enables urban areas to produce goods they are most efficient in terms of lowest production costs which leads, in turn, to increased volumes of output (Economy Watch, 2010). Therefore firms/industries/individuals transacting business within small and intermediate urban areas are able to broaden their export market and compete favorably.

Local economic development is further enhanced by industrialization within an urban area. Industrial development has had an important role in the economic growth of countries like China, the Republic of Korea (Korea), Taiwan Province of China (Taiwan), and Indonesia. For industrialization to benefit small and intermediate urban areas and their hinterland, there is need for deliberate efforts to promote pro-poor economic and industrial policies focusing on increasing the economic returns to the productive factors that the poor possess, e.g. raising returns to unskilled labour, and promoting development of rural non-agricultural activities, like production in small and medium-sized enterprises (SMEs), to level out aspects of disparity that may arise from excess agglomeration of industries within the urban area. Industries promote economic growth by supporting other small industries (juakali sector) and other local businesses. For example, there are a number of urban centres in Kenya which have grown due to the existence of specific manufacturing industries; Bungoma, Awendo, Mumias, and Muhoroni whose growth is attributed to the establishment of sugar industries there. Workers in such industries are able to either invest surplus income either within the urban area or its hinterland hence improving the economic prosperity of such an area.

For urban areas to have any meaningful economic growth, they need efficient transport, water, sanitation, energy and communications systems. Lack of reliable infrastructure assets in small

²⁷http://www.economywatch.com/world_economy/world-economic-indicators/global-economy/globalization-economy.html;
accessed 31/10/2012

and intermediate urban centres leads to lack of access to basic social services, markets and job opportunities. Good quality roads, railways, ports and airports are essential for the smooth running of many key economic sectors including agriculture, industry, mining and tourism. Efficient transport infrastructures can also improve the delivery of and access to vital social services, such as health and education²⁸. Efficient infrastructure not only improves urban areas competitiveness by attracting both investments and skilled labour but also enables such an area benefit from globalization. With good infrastructure, trickle-down benefits of urban growth are likely to be experienced in the hinterland due to improved connectivity. For example, with a good transport and communication network, businesses are able to locate their production centres within the urban hinterland where raw material is sourced and only transport goods after value addition. This ensures that even the economic status of the hinterland is improved due to job creation. Rémy Prud'homme, 2004, says that infrastructure is a space-shrinker, it enlarges markets, and operates like the lowering of trade barriers. In urban areas, it can be shown that infrastructure contributes to enlarge the effective size of the labour market and of the goods or ideas markets, thus increasing productivity and output²⁹.

There are often important spatial dimensions to a national growth scenario. The geographic distribution of public spending is crucial - reflecting political decision making. Spatial inequalities may reflect simple market distortions but, on the other hand, may reflect strong political influences or decisions about the most efficient way to allocate scarce resources, so as to benefit from agglomeration economies and the like (Ursula Grant, 2006). Regulatory framework and political factors can be both a driver behind growth in urban centres, but also a factor against growth in urban centres. A number of factors act as driving forces, but in the end, it is the public authorities that decide how land development should be managed. Adequate management may therefore be an important driver of growth in urban centres, while planning and political control can play a critical role in preventing or limiting such development leading to disparities.

²⁸Making transport work; http://ec.europa.eu/europeaid/what/infrastructure-transport/index_en.htm

²⁹Rémy Prud'homme, 2004, Infrastructure and Development, Paper prepared for the ABCDE (Annual Bank Conference on Development Economics), Washington, May 3-5, 2004; siteresources.worldbank.org/DEC/Resources/84797-1251813753820/6415739-1251814066992/remy1-12.pdf

2.5.2 Negative implications

A major negative impact is an increase in urban poverty which tends to be concentrated in certain social groups and in particular locations. Land development processes tend to serve middle and higher income classes, forcing the poor to settle (illegally) in high densities on marginal lands within cities or in the urban periphery, sometimes in areas at risk from environmental hazards such as floods and landslides, and without access to basic services such as water and sanitation. Commodity prices are higher in urban than rural areas, and all aspects of living are marketised (services and infrastructure, as well as livelihood associated costs, e.g. paying for vending space, toilets etc.). Privatization of services can reinforce existing forms of social discrimination thereby pose significant economic risks to poor urban households. Policy responses to offset these high costs are urgently needed in many low income urban contexts to assist the urban poor to recover from health shocks. It can be reasonably argued that because economic growth inevitably entails a higher extent of monetization, these trends are likely to be particularly stronger in urban areas experiencing growth (Grant, 2006).

As cities develop, effects can include a dramatic increase and change in costs, often pricing the local working class out. This implies that there is a need to address the hard economic times that follow such inequality trends due to rapid urbanization. Policies that encourage labour intensive technologies should be encouraged as a means of absorbing the influx of low skilled and unskilled labour. Urbanization is often viewed as a negative trend, but there are positives aspects in the reduction of expenses in commuting and transportation while improving opportunities for jobs, education, housing, and transportation. Living in urban areas permits individuals and families to take advantage of the opportunities of proximity and diversity. While cities certainly have a larger variety of markets and goods than rural areas, infrastructure congestion, monopolization, high overhead costs, and inconvenience of cross town trips team up to make marketplace competition as often as not worse in urban areas than in rural areas.

Urban areas are often located in prime agricultural areas or if not they sprawl into the agricultural zones. The resultant change in land use puts additional pressure on nearby areas. Urbanization in coastal areas often leads to the destruction of sensitive ecosystems and can also alter the

hydrology of coasts and their natural features such as mangrove swamps, reefs and beaches that serve as barriers to erosion and form important habitats for species³⁰. The urban heat island has become a growing concern and is increasing over the years. Urban heat island is formed when urban areas are developed, and heat becomes more abundant. In cities, where less vegetation and exposed soil exists, the majority of the sun's energy is absorbed by urban structures and asphalt. Hence, during warm daylight hours, less evaporative cooling in cities allows surface temperatures to rise higher than in rural areas. Additional city heat is given off by vehicles and factories, as well as by industrial and domestic heating and cooling units. Impacts also include reducing soil moisture and intensification of carbon dioxide emissions. This can be considered a "positive" or "negative" effect depending upon what kind of climatic conditions one lives in and what is desired (Marr, 2004). Pollution and lack of vegetation, especially trees, can cause urban areas to suffer from poor environment, but no general statement about environmental quality can be made to apply to all rural and urban areas.

The growth and development of urban areas have a serious impact on its demography. The United Nations Department of Economic and Social Affairs Population Division, 2011 indicated that for the first time in history, more people live now in urban than in rural areas. In 2010, urban areas are home to 3.5 billion people, or 50.5 per cent of the world's population. In the next four decades, all of the world's population growth is expected to take place in urban areas, which will also draw in some of the rural population through rural to urban migration. Moreover, most of the expected urban growth will take place in developing countries, where the urban population is expected to double, from 2.6 billion in 2010 to 5.2 billion in 2050. In developed countries, the number of urban dwellers will grow more modestly, from 0.9 billion in 2010 to 1.1 billion in 2050. During the same period, the world's rural population will decline by 0.6 billion³¹. This increase in urban population will affect social indicators such as life expectancy, infant mortality,

³⁰ See UNEP, State of the Environment and Policy Retrospective: 1972–2002, www.unep.org/geo/GEO3/english/pdfs/chapter2-8_urban.pdf

³¹ United Nations, 2011, Population Distribution, Urbanization, Internal Migration and Development: An International Perspective, Department of Economic and Social Affairs Population Division; www.un.org/esa/population/publications/PopDistribUrbanization/PopulationDistributionUrbanization.pdf; accessed 27/10/2012

levels of nutrition, the proportion of the household budget spent on food, literacy, school enrolment rates, access to health clinics and drinking water, and levels of social and political participation, among other indicators (United Nations, 2011). Unabated urban population growth is a major contributor to the proliferation of slums and squatter settlements. It is estimated that, for example, about 65 percent of Kenya's urban population lives in informal settlements that are characterized by lack of access to water and sanitation, insecure land tenure, lack of adequate housing, poor environmental conditions and high crime rates³². Moreover, a survey conducted by African Population and Health Research Centre in 2002 showed that child mortality rate³³ in Nairobi slums was in excess of 151 compared to Kenya's urban and rural population combined at 112, Kenya's rural areas at 113 and Nairobi's at 62.

Disparities between urban and rural areas and between regions are the result of three sets of factors. Natural factors such as differences in agro-climatic conditions, endowments of natural resources or geographic location such as distance to a seaport or centres of commerce determine the potential for the economic development of an area or a region. Some of these conditions, such as climate and natural endowments, are largely invariable, while others can be improved, for instance through infrastructure such as roads to overcome isolation, and irrigation to overcome arid conditions. In addition, urban areas have the advantage of economies of scale and agglomeration, while the terms of trade favor the urban areas as producers of industrial goods over the rural areas as producers of primary commodities. Socio-cultural factors such as values and traditions that either encourage or discourage innovation, entrepreneurship, and social and economic mobility form a second set of factors while Political factors form the third set of factors³⁴.

³²<http://www.urbangateway.org/sites/default/ugfiles/Kenya%20Household%20Survey%20Report%20Final%20120312.pdf>

³³Deaths per 1,000 births. Population and Health Dynamics in Nairobi's Informal Settlements: Report of the Nairobi Cross-sectional Slums Survey, APHRC, 2002.

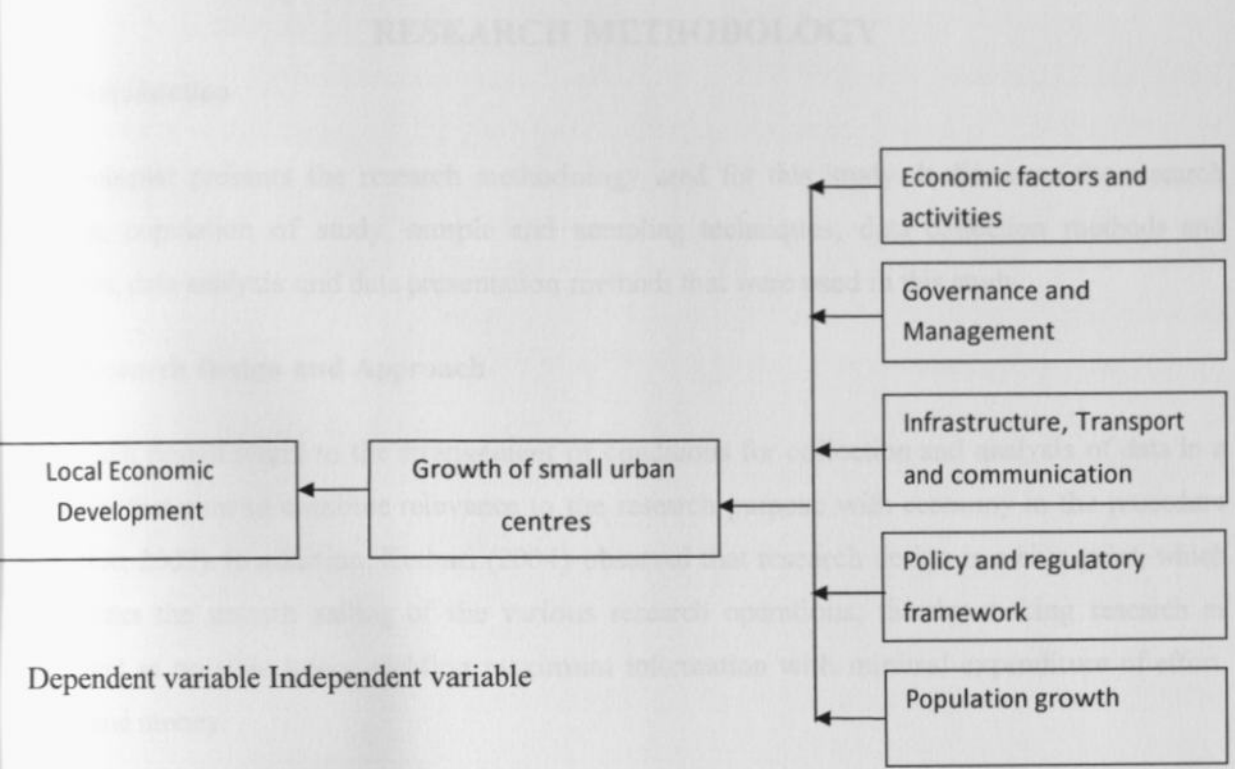
³⁴United Nations Economic and Social Council, 2001, Balanced Development of Urban and Rural Areas, www.unescap.org/57/e/e1199e.pdf

2.6 Conceptual Framework the conceptual framework of our study

Conceptual Framework is the result of what a researcher conceptualizes as the relationship between variables in the study and shows the relationship graphically or diagrammatically (Mugenda & Mugenda 2003). According to Donald & kisilu (2009) conceptual framework helps in the formulation of the research design and providing reference points for discussion of literature, methodology and data analysis. It thus assists the researcher to organize his/her thinking and complete an investigation successfully by providing the linkages between the various concepts in the study. Independent variables are those variables, which are systematically varied by the researcher. On the other hand, dependent variables are those variables whose values are presumed to depend on the effects of the independent variables (Mugenda, 2003).

Indeed local economic development can be described in terms of the objectives which include; creation of jobs and wealth and the improvement of quality of life. The main goal of local development is therefore to improve the economic well-being of the community through efforts that entail job creation, job retention, and enhancements of the quality of life. Small and intermediate urban centres as centres of innovation and modernization are to facilitate local economic development. As a result of the combinations of drivers of small and intermediate urban centres development characteristics and functions, we note that the independent variable will actually be the growth and development of small urban centres. The sub-variables will be derived from a combination of the drivers of the small urban centre development, their characteristics and their functions. The dependent variable in this case will be the Local economic development.

The figure below illustrates the conceptual framework of our study.



Growth and development of urban centres = Activities, functions and characteristics = LED

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Introduction

This chapter presents the research methodology used for this study. It discusses the research design, population of study, sample and sampling techniques, data collection methods and sources, data analysis and data presentation methods that were used in this study.

3.2 Research Design and Approach

Research design refers to the arrangement of conditions for collection and analysis of data in a manner that aims to combine relevance to the research purpose with economy in the procedure (Babbie, 2002). In addition, Kothari (2004) observed that research design is a blue print, which facilitates the smooth sailing of the various research operations, thereby making research as efficient as possible hence yielding maximum information with minimal expenditure of effort, time and money.

3.2.1 Approach

This study was an exploratory research using a case study to investigate and understand the significance of small and intermediate towns in Local economic development of the counties which form their hinterlands. The objective of a case study is to obtain multiple perspectives of a single organization, situation, event or process at a point or over a period of time (Cooper and Schindler, 2006). Exploratory case study was chosen here because it enabled the researcher to resolve the issues of the availability as well as limitations on both quantitative and qualitative data provide holistic and in-depth explanations of the socio-economic, political, administrative, and spatial developmental issues in question. In addition, the methodology enabled the researcher to delve beyond the quantitative statistical results and understand the behavioral conditions through the actors' perspectives. By including both quantitative and qualitative data, the case study helped to explain both the process and outcome of a phenomenon through complete observation, reconstruction and analysis of the cases under investigation.

The case study process was undertaken in a participatory manner, which is a collaborative approach that builds on strengths as well as valuing contribution of everyone involved.

According to Cooper and Schindler (2006), the flexibility of case study approach and the emphasis on understanding the context of the subject being studied allowed a clear understanding of the phenomenon under investigation. Kitengela was therefore a case study whose results would impact on the significance of small urban centres on the County's economic development in Kenya.

In practice, the participatory exploratory case study drew upon all available social science research methods, but with the principle focus being the town and county under investigation, the institutions and communities under study. The authorities and different interest groups participated effectively in the research process so as to promote not only the researchers learning process but also help institutions and interest groups concerned to understand the importance of small towns in the county development process.

3.2.2 Target Population

Cooper and Schindler (2006) describe a population as the total collection of elements whereby references have to be made. The population of study consisted of Kajiado County officers (planners, engineer, environment department, the town clerk and the treasurer), the ministry of lands, Ministry of Housing and Ministry of local government (Urban Development department), large-scale real estate developers in residents (both house owners and tenants) in Kitengela. Business owners (small and Medium industries (EPZ) real estate agents, valuers and developers were also targeted.

3.2.3 Sample and Sampling Procedure

Cooper and Schindler (2000) state that the sample size is the selected element or subset of the population that is to be studied to ensure that the sample accurately represents the population. Sampling is a deliberate choice of a number of people who are to provide the data from which one draws conclusions about some larger group, whom these people, represent (Cooper and Schindler, 2000).

The study used stratified random sampling technique to select the sample. The technique produced estimates of overall population parameters with greater precision. The study grouped the population into strata i.e. Kajiado County officers (planners, engineer, environment

department, the town clerk and the treasurer), the ministry of lands, Ministry of Housing and Ministry of local government (Urban Development department), local residents, business enterprises, industries and large-scale real estate developers in Kitengela. The goal of stratified random sampling was to achieve the desired representation from various sub-groups in the population. The distribution of sample was as shown below;

Table 3.1 Sample

Strata	Sample
Residents	1800
Kajiado County council officials	10
Business persons/ business and industries	500
Public officials	10
Total	2220

Source Researcher 2012

3.2.4 Types of data and sources

The study used both secondary and primary sources of information and data. The two types of data were essential for the purpose of research study and helped in the process of addressing the research problem, under study.

Secondary data involved the collection and analysis of published material and information from other sources such as existing publications, reports and institutional records, government documents (including those from Kenya National Bureau of Statistics (KNBS) and other Government Ministries), National and local development plans, statistical documents, economic surveys, policy and legislative documents, annual reports, published data on urbanization and economic development, local authority records and reports from research institutions and agencies dealing with Kitengela and Kajiado County. It included data and information on economic base, demography, infrastructure and services, development processes and trends,

administration, among others. The secondary sources provided both the quantitative and qualitative data. Cooper and Schindler (2003) further explain that secondary data is a useful qualitative technique for evaluating historical or contemporary confidential or public records, reports, government documents and opinions. In this respect, for this study opinions formed the qualitative data for analysis.

Primary data was gathered directly from respondents and for this study; the researcher used interview guides and questionnaires. Primary data was obtained from seven key sources: (1) public institutions (2) County council officials (3) Business/industries/enterprises (4) Residents(5) Professionals and practitioners. Primary data was generated through interviews and discussions using questionnaires and discussion guides.

Units of observation:

- Households
- Development/infrastructure and service delivery agencies
- Local Authorities
- Enterprises
- Interest groups

3.2.5 Primary Data Collection procedure

Data from the units of observation was collected using the following:

- a) Questionnaires: Both structured and nonstructured questionnaires were administered; the questions were in closed and open-ended format and were based on the research objectives. A questionnaire is the preferred mode of data collection as it allows for the collection of many data over a short period of time and with minimal interruption to the respondents schedules. The results of the questionnaires can be quickly and easily quantified either by a researcher or with a software package. Questionnaires can be analyzed more 'scientifically' and objectively than other forms of research.

- b) Interview schedules: The study also used interview schedules to collect data from Local authority officers, Kajiado County council officials and officers from Ministries of lands and Ministry of Housing and Ministry of local government. Structured interview and in-depth interviews are the two types of interviews used in research evaluation by the researchers. In structured interviews, emphasis is on obtaining answers to carefully phrased questions while in in-depth interviews, the interviewers seek to encourage free and open responses, and there may be a trade-off between comprehensive coverage of topics and in-depth exploration of a more limited set of questions. However, this method requires a substantial amount of pre-planning, the quality and usefulness of the information is highly dependent upon the quality of the questions asked and there is a possibility that the presence of the researcher may influence the way a respondent answers various questions hence introducing biasness in the responses. According to Jupp (2006), an in-depth interview is a dialogue between a skilled interviewer and an interviewee. Its goal is to elicit rich, detailed material that can be used in analysis (such interviews are best conducted face to face, although in some situations telephone interviewing can be successful). For the purpose of our study, we administered structured interviews for specific respondents.
- c) Direct household interviews: This involved use of structured questionnaires in a rapid assessment of social economic circumstances of communities. This was important in providing pieces of socio-economic information, which not readily available or obtainable by direct observations
- d) Direct observation: This involved actual observation to gain better understanding of the physical conditions such as housing environment, availability and conditions of infrastructure and facilities etc..

3.3 Data Analysis

Before processing the responses, the completed questionnaires were edited for completeness and consistency. The data was then coded to enable the responses to be grouped into various categories. Data collected from the questionnaires was both quantitative and qualitative. Quantitative data was analyzed by descriptive analysis, while qualitative data was analyzed

through content analysis. It is used when one has sets of existing written or visual documentation, which require analysis (Carol Grbich 2007). The descriptive statistical tools helped the researcher to describe the data and determine the extent to be used. Quantitative data findings were presented using tables and charts. Data analysis entailed use of SPSS and Microsoft excel to give percentage, means scores, and frequencies. Tables were used to summarize responses for further analysis and facilitate comparison. Qualitative data was presented using prose format based on the objectives of the study.

Background of Kitengola

Historical Development

The town is located in Kitale County, about 30 kilometers south of Nairobi and a journey of approximately 45 minutes from Nairobi (see Map 1 overleaf). The town is part of the Eastern Equatorial Area. Kitengola has an estimated urban population of 38,167 (KNBS, 2010). It is located along the Athi River which is in Machakos County within the former Eastern Equatorial Area and lies at the main highway joining Nairobi and Naivasha which is a gateway to the East African Rift system. The town is also well served with major industries like East Africa Portland cement, and has a port on the Athi River (see Map 2). The town is a fast growing and well served area due to its proximity to the capital City, Nairobi and town has a nearby railway built in 1930 along the Mombasa - Nairobi line in Athi River town, passing just close to it and is located.

CHAPTER FOUR

DATA ANALYSIS, FINDINGS AND DISCUSSION

4.1 Introduction

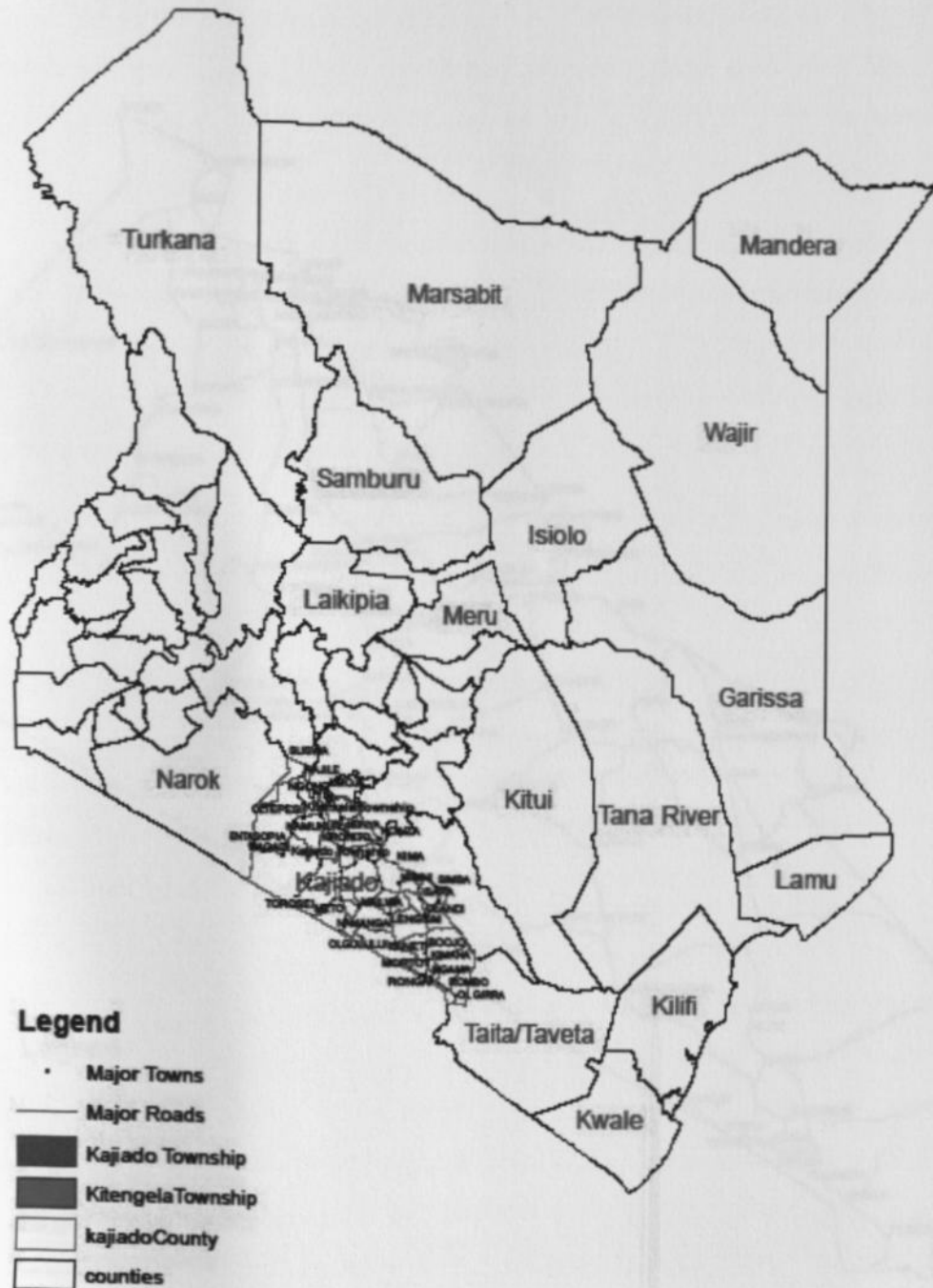
This Chapter covers the analysis of data and presentation of the findings from the study. The data is presented in three broad categories, which address the specific objectives namely the driving factors that promoted the economic development of Kitengela, as well as the drawbacks they present and; the functions and activities taking place in Kitengela town and the connection these have with its LED process. The broad categories have been narrowed further into related segments with the category of driving factors attracting issues such as population, infrastructure, and industrial development, competition Kitengela has with the adjacent towns as well as the policy frameworks, governance and management structure of the town. The study also examined the demographic characteristics of Kitengela town with the focus on the analysis of Kitengela's population growth trend and implications of those demographic characteristics on LED, in addition to the analysis of the spatial development of Kitengela. The Chapter also elaborates and suggests strategies for enhancing the role of small urban centres in local economic development with the focus on Kitengela, while at the same time studying the challenges Kitengela is facing

4.2 Background of Kitengela

4.2.1. Historical Development

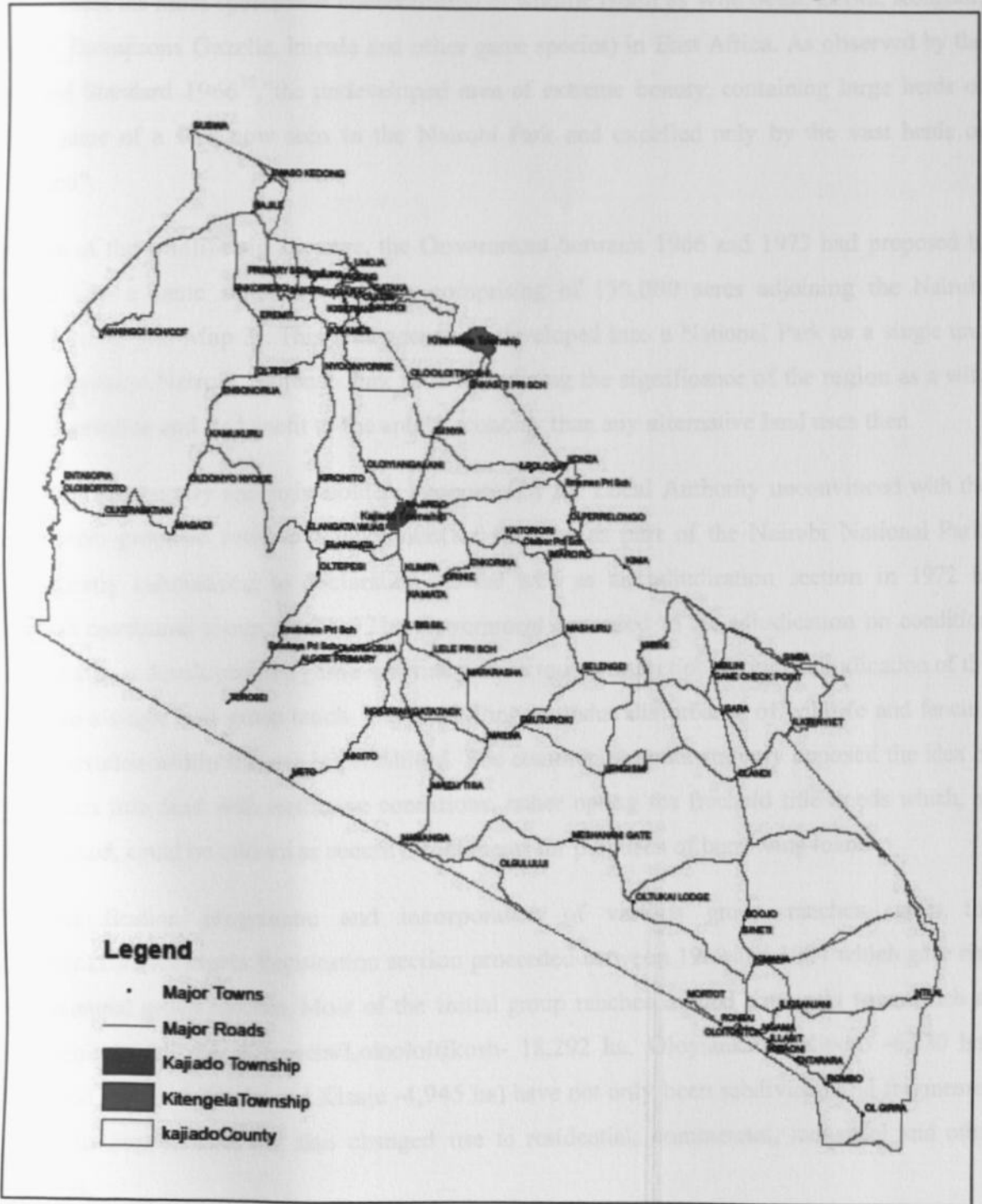
Kitengela town is located in Kajiado County, about 30 kilometers south of Nairobi and a journey of approximately 45 minutes from Nairobi (see Map 1 overleaf). The town is part of the Nairobi Metropolitan Area. Kitengela has an estimated urban population of 58,167, (KNBS, 2010). The town is located close to Athi River which is in Machakos County within the former Eastern Province and lies at the main highway joining Nairobi and Namanga which is a gateway to Tanzania. It is relatively industrialized with major industries like East Africa Portland cement and EPZ, just next door but within Athi River town (see Map 2). The town is a fast growing residential area due to its proximity to the capital City, Nairobi and town has a nearby railway station built in 1920 along the Mombasa - Nairobi line in Athi River town, passing just close to it and is also located.

Map 1: Kenya counties



Source: survey of kenya Department 2012

Map 2: Kajiado County



Source: survey of Kenya Department 2012

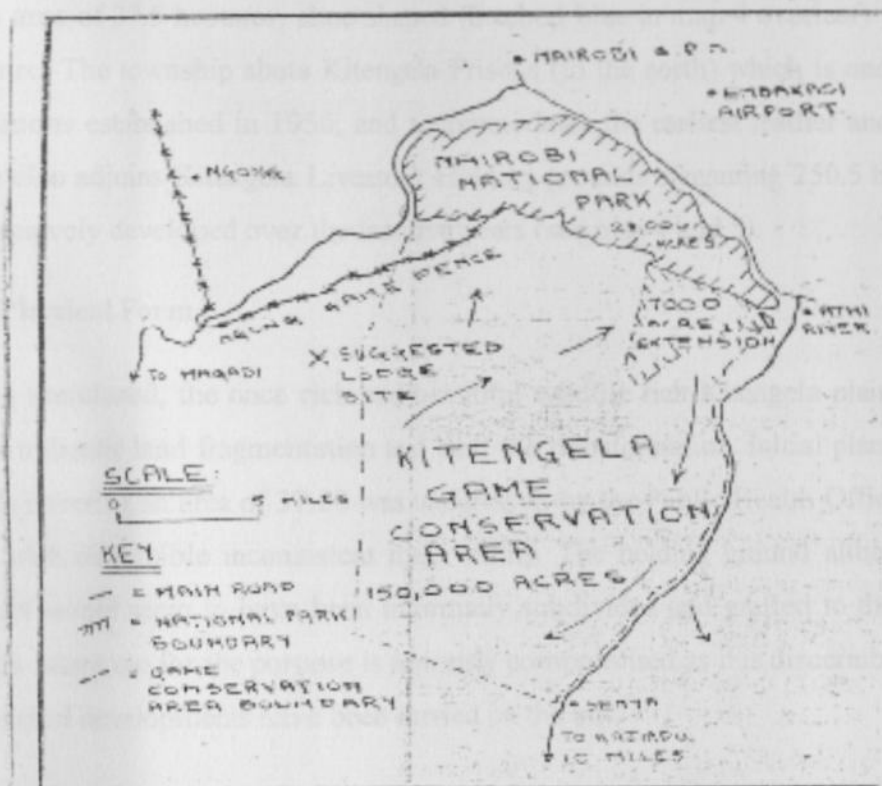
Kitengela sits on the Athi- Kaputei plains or rangelands which up to the end 19th Century were said to boast the most spectacular concentration of wildlife (such as Wild beast, Zebra, Kongoni, giraffe, Thompsons Gazelle, Impala and other game species) in East Africa. As observed by the weekend Standard 1966³⁵, "the undeveloped area of extreme beauty, containing large herds of plains game of a size now seen in the Nairobi Park and excelled only by the vast herds of Serengeti".

Because of the wildlife significance, the Government between 1966 and 1973 had proposed to convert into a game sanctuary an area comprising of 150,000 acres adjoining the Nairobi National Park (see Map 3). This area was to be developed into a National Park as a single unit with the present Nairobi National Park thus underlining the significance of the region as a wild life conservation and its benefit to the area's economy than any alternative land uses then.

The local community and right-holders supported by the Local Authority unconvinced with the government proposal resisted development of the area as part of the Nairobi National Park, subsequently culminating to declaration of the area as an adjudication section in 1972 to establish communal group ranches. The Government conceded to the adjudication on condition that the area is developed as a game sanctuary and a tourist attraction through adjudication of the area into a single unit group ranch, and the killing or undue disturbance of wildlife and fencing and cultivation within the area is prohibited. The community again strongly opposed the idea of tying their title deed with restrictive conditions, rather opting for freehold title deeds which, as they argued, could be utilised as security documents for purposes of borrowing loans.

The adjudication programme and incorporation of various group ranches under the Oolooitikoshi/Kitengela Registration section proceeded between 1969 and 1984 which gave rise to communal group ranches. Most of the initial group ranches around Kitengela town (such as Emboloi -24,000 ha. Kitengela/Loolooitikosh- 18,292 ha. Oloyiankalani/Kipeto -6,530 ha., Olchoro/Onyore -3,751 ha and Kisaju -4,945 ha) have not only been subdivided and fragmented into individual ranches but also changed use to residential, commercial, industrial and other purposes.

Map 3 : Sketch of Proposed Kitengela Game Reserve



Source: Weekend standard 22nd July 1966

The once rich and beautiful wildlife rich Kitengela plains have seen and undergone a drastic land use transformation. This change, which has taken place in the last two decades, is largely

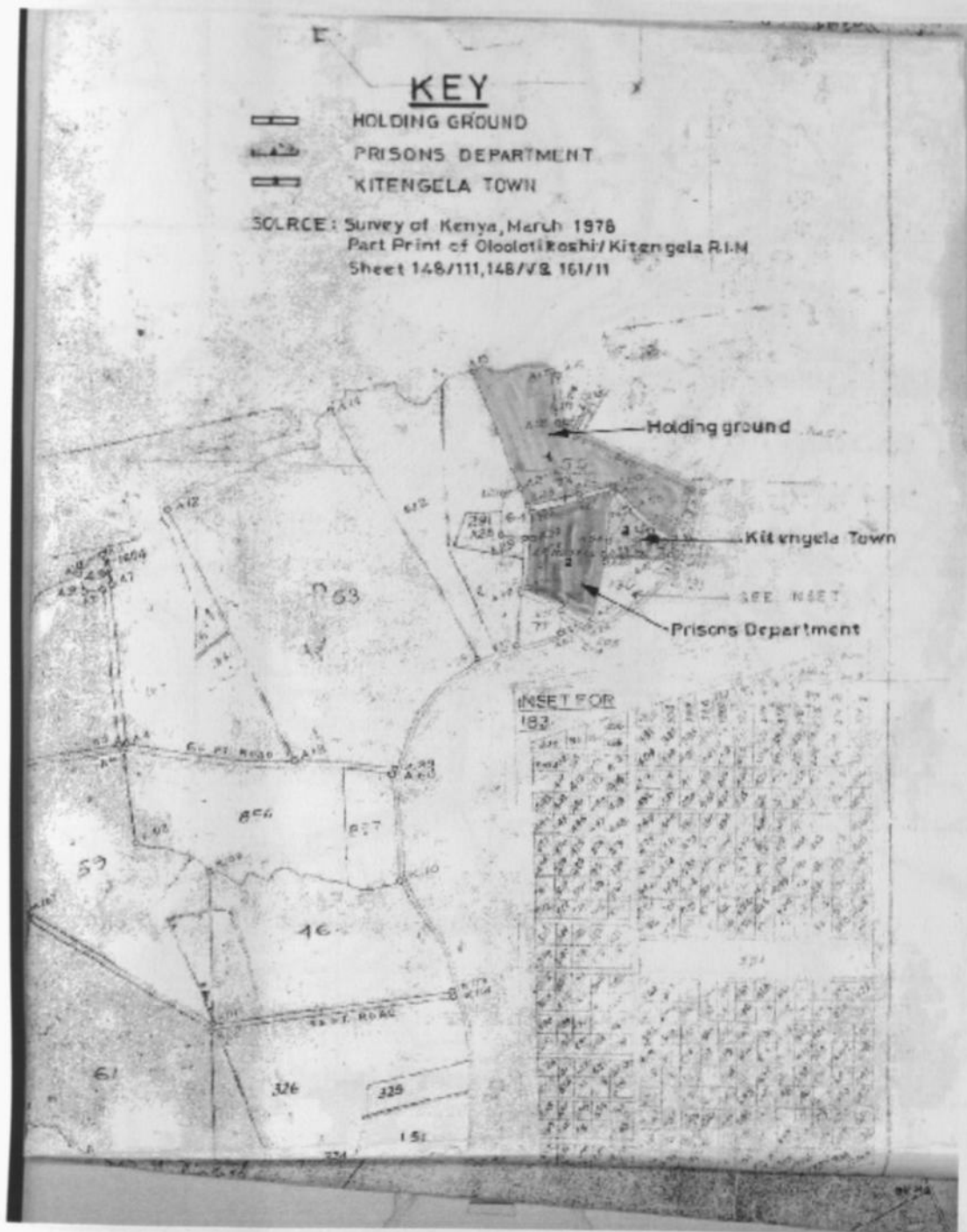
occasioned by the privatisation of once communal group ranches and subsequent subdivision and change of use coupled with fencing. This fencing has restricted, and in some cases blocked, animal migratory routes leading to conflicts between human and animals.

Although Kitengela Town started around 1969, it was officially established pursuant to a land adjudication process under the provisions of the Land Adjudication Act Chapter 286, Laws of Kenya, whereby an area of 37.5 hectares; shoe shaped (hatched blue in map 4 overleaf) was set aside as market centre. The township abuts Kitengela Prisons (to the north) which is one of the oldest public institutions established in 1950, and accommodates the earliest leather and wood industry. The town also adjoins Kitengela Livestock Holding grounds measuring 250.5 hectares which has been extensively developed over the last five years (see map 4 and 5).

4.2.2 Evolution of Physical Form

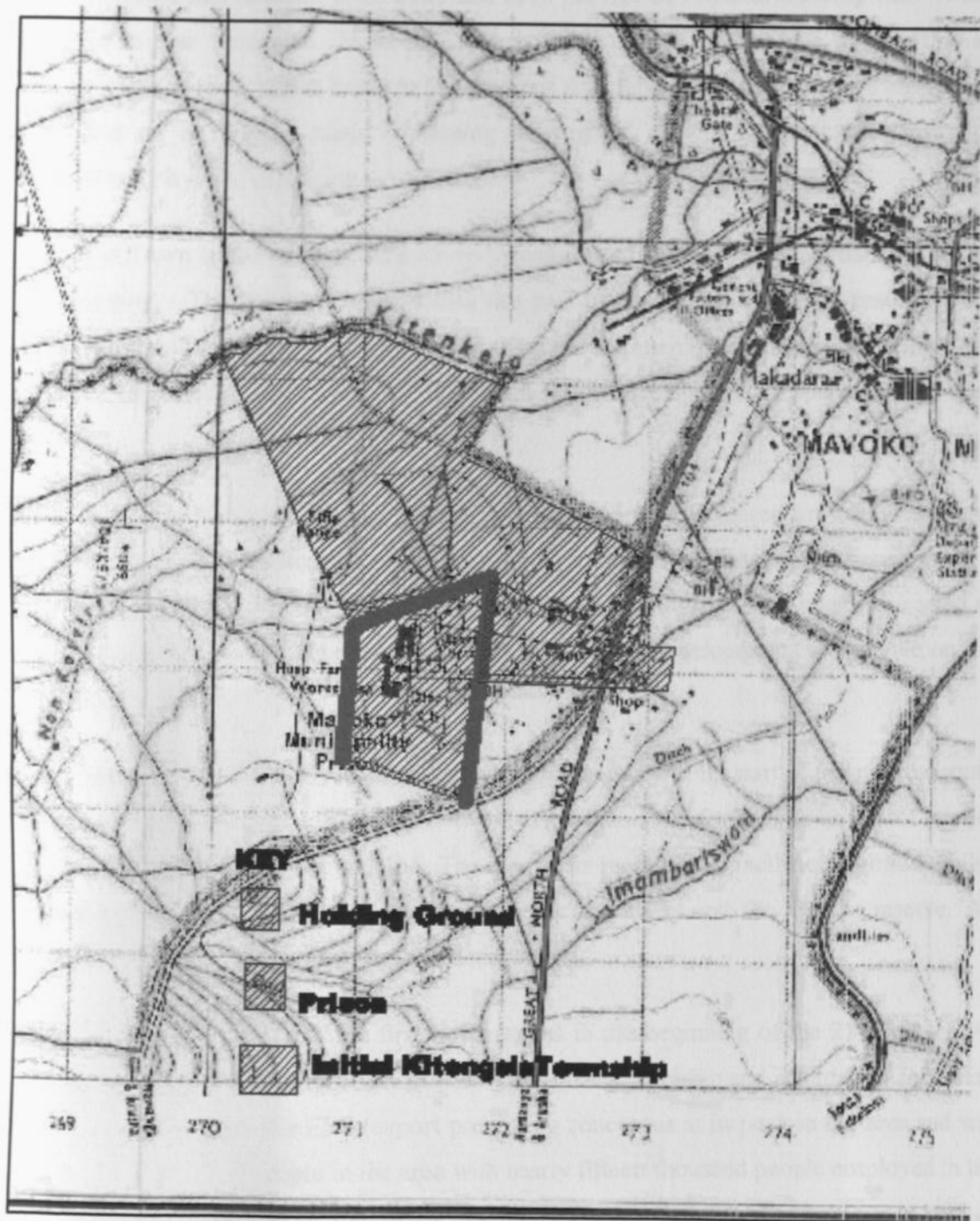
As has already been mentioned, the once rich and beautiful wildlife rich Kitengela plains have seen and undergone a drastic land fragmentation and land use transformation. Initial planning of the core market area covering an area of 37.50 was undertaken by the Public Health Officer who produced a layout with discernible inconsistent road widths. The holding ground although on record remains intact would seem to have been informally subdivided and grafted to the town. The holding grounds future use for the purpose is seriously compromised as it is discernible from aerial maps that physical developments have been carried on the site.

Arguably the initial growth of the town is inextricably woven with the surrounding activities; livestock from the surrounding group ranches and the prisons leather and wood industry which stood out strategically and undoubtedly offered a natural environment for growth. The growth has been progressive in terms of densification. It is significant to note that the pattern of developments tends to follow the main highway Athi River-Namanga road with concentrations where there are infrastructure services and facilities. There is no compact growth of the Town and the form generally seems to grow without restrictions, rooted in *laissez-affair*; rules and regulations not strictly adhered to or enforced such as plot ratios, site coverage for the various land uses.

Map 4**Extract of Ololotikoshi/Kitengela RIM**

Source: Survey of Kenya

Map 5 : Extract of Athi River - Kitengela Toposheet



Source : Survey of Kenya 2012

The growth has been progressive in terms of densification; the aerial maps (see map 6 -8 on pages 48-50) reveal that between years 2003 and 2008 the rate of Physical Development within Kitengela Town was moderate. However, between 2008 and 2012, the rate of growth was meteoric; with the section of the Town to the south of Athi River-Namanga (Great North) road which is held on a freehold basis witnessing the highest growth in terms of density of development and physical expansion.

This section of Town to the south of Athi River-Namanga road seems to have not had any proper physical planning. The Developments within this part of town seems to have resulted from mutation surveys without reference to overall physical development plan. Physical developments mushroomed faster because of lack of control which makes it easier and cheaper to put up such developments.

The part of Town to the north of Athi River-Namanga road has witnessed growth in terms of density of development and physical expansion but far much lower than the southern part. It is significant that this area covered by the prisons and livestock holding ground must have acted as deterrent to lower the rate of development, although physical developments are visible on the holding ground.

Generally, there is inadequate physical infrastructure particularly in the part of town to the south of Athi River -Namanga road. The road network is poor and the few which are there are not hierarchical for instance 6M, 9M, or 12M. The area lacks recreational facilities, public utilities, green areas and the problem is further aggravated by encroachment onto the riparian reserve. All these combined, denies the area required aesthetic value.

Kitengela must have been one of the first boom towns in the beginning of the 21st century. As early as 2001 there was a housing boom in Kitengela. Land was cheap and affordable. Jobs were available based on the fact that EPZ (export processing zone) was at its peak in the area and was now massively employing people in the area with nearly fifteen thousand people employed in the sector. These changes were very significant given that the population of Kitengela was by then less than 20,000. What followed in the subsequent years up to 2007 was a mushrooming of uncontrolled development and migration of more people into Kitengela.

Map 6: Aerial View of Kitengela 2003



Data Source: Google earth 2003

Map 7: Aerial View of Kitengela 2008



Data Source: Google Earth 2008

Slums quickly developed. Plots were subdivided further and soon nice houses and flats stood next to tin roof "mabati" structures. There have been no notable efforts by the government to improve infrastructure which has given rise to a situation where the residents have no central sewerage systems; the roads are not paved (apart from the Nairobi Namanga highway which dissects the town into two). Moreover, perennial water shortages, insecurity and lack of basic services such as schools and health facilities are some of the challenges that the town has continued to experience for quite a long time. This state has continued even as the town continues to witness an influx of the middle class who had moved in.

During the first three years of the 21st Century, Kitengela experienced economic challenges arising from closure of several companies in the EPZ due to competition from Chinese companies in the United States Textile Industry. Thousands of workers were laid off from work. The criminal gang "Mungiki" soon moved in and was frustrating the residents from whom they imposed illegal taxes as well as on the business owners.

Things have, however, started changing from around the year 2005; growth is again becoming impressive. This can be attributed to the completion of Mombasa Road into a dual carriageway. With skyrocketing prices of rent and houses in Nairobi, Kitengela is slowly booming again. Developers have realized that the only way to tackle infrastructure and security problems is by developing gated communities. This has led to a high demand for houses in Kitengela from the middle class who are trooping back

4.3 Response Rate

The research sampled 1800 Kitengela residents (which is approximately 3% of the town's population) and 500 enterprises. Discussions were held with 10 central government officials (from Ministry of Lands, Ministry of Planning and Ministry of Industrialization) and 10 local authority officials (Kajiado County Council). Data collected from all these sources related to the functions and activities of Kitengela, the drivers of growth and their implications on LED of Kitengela and the surrounding region.

4.4 Demographic characteristics

In attempt to understand the population make up of Kitengela town, the researcher examined the diversity of the population of Kitengela in respect to age, gender, economic status, place of

origin, current place of residence, length of stay in Kitengela, as well as marital status of the people of Kitengela. The researcher further sought to establish what these characteristics meant for LED of Kitengela town and the surrounding areas.

4.4.1 Population Characteristics and its Implication to Economic Growth

Household Characteristics

According to the 2009 population and housing Census, Kitengela's population is estimated at 58,167 persons. Out of this, 51.73% are males and 48.27% are females and out of which, 70% is aged between 18 and 55 years which is the economically active age.

Table 4.1 Kitengela Population by Gender from 18 years to 50 years old

Gender	Population	Percentage
Female	787	43.7%
Male	1013	56.3%
Total	1800	100.00%

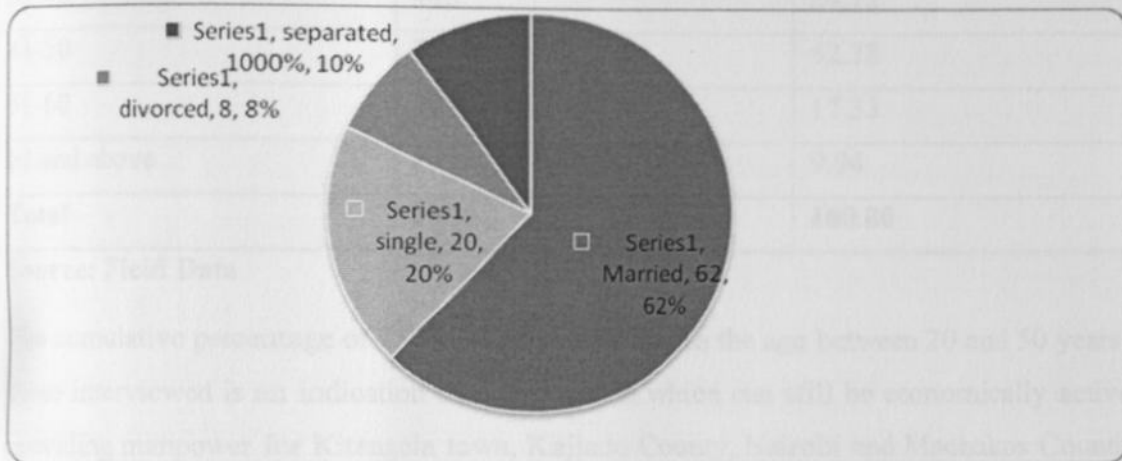
Source: Field Data

The research randomly interviewed 1800 adults' household members out of which 56.3% were males and 43.7% were females (see table 4.1 above). These findings have no significant variation with the population and housing census results of 2009. However, one could as well argue that the population of men in Kitengela might have slightly increased over the past three years due to the increased number of the men who were leaving their families behind to look for employment in Kitengela town.

A majority of the Respondents had families and even though the household sizes were not established 80% were multiple persons family households (see figure 4.1 below). The high percentage of the multiple people's family household coupled by the fact that over 60% of the respondents were married implies need and possibly demand for social amenities such as schools, health facilities and recreational facilities. This inevitably has led to the springing up of schools (private and public), colleges and health clinics. Unfortunately, the provision of public facilities has been minimal in the town and there is only one public primary school, one public

secondary school, one public health centre and one public college. Inevitably the private sector has had to step in to fill the gap through investments by people from both within Kitengela and outside Kitengela.

Figure 4.1 Distribution of Residents by Marital status



Source: Field Data

The age distribution among respondents as shown in the table below does not indicate the need for certain social amenities but this is because the household survey only targeted adults and did not investigate the age distribution among household members. However, the 2009 census results show a growing population of young people (see table 4.2 below) who also imply a need for expansion of social facilities including public recreational facilities which are lacking. The result is a growth of leisure joints such as restaurants and clubs to the extent that the central area of Kitengela town currently has more than seven clubs. The industry on the other hand is providing employment and livelihoods for many and contributing to LED.

Table 4.2 National population distribution by age cohorts

Age cohort	Female	Male	Total
1-14	8,398	8,173	16,571
15-64	10,180	10,505	20,685
65 plus	602	730	1,332
			38,588

Source: Kenya's 2009 Census.

The sampled population for the Kitengela urban centre does exhibit a fairly large segment of economically active population as shown in table 4.3 below.

Table 4.3 Distribution of Residents by Age

Age Bracket(years)	Frequency	Percentage
20-30	103	5.72
31-40	445	24.72
41-50	761	42.28
51-60	312	17.33
61 and above	179	9.94
Total	1800	100.00

Source: Field Data

The cumulative percentage of 72.7% of people falling in the age between 20 and 50 years among those interviewed is an indication of a population which can still be economically active hence providing manpower for Kitengela town, Kajiado County, Nairobi and Machakos Counties. The findings indicate that most of the residents in Kitengela Township are in their active ages and hence provide adequate human capital required for economic development of Kajiado County.

Characteristics of entrepreneurs

Among the entrepreneurs, which included people running petty groceries informal vehicle garages, butcheries, salons, cyber café, electronic shops as well as petrol stations, the majority are males at (64%) while females constitute 36% (see table 4.4 below).

Table 4.4 Gender of the Respondents

	Business Owners/ enterprises		Residents	
	Frequency	Percentage	Frequency	Percentage
Male	320	64	1014	56.33
Female	180	36	786	43.67
Total	500	100	1800	100

Source: Field Data

A possible explanation for the dominance of males among the entrepreneurs is the fact that they are the ones who often take risks and access resources and that most of the males migrate to Kitengela in search of business opportunities. However, in general, Kitengela has offered such business opportunities to both men and women.

While 24% of the entrepreneurs originally hail from Kitengela, 28.4% are from within Kajiado and 43.6% are from other counties such as Nyamira, Nairobi, Kiambu, Nyeri, Narok, Nyandarua, Machakos, Makueni, Kitui, Tana River, Busia and Kisumu counties. Moreover, 45% and 39% of those from other counties are from Nairobi and Machakos respectively.

4.5 Functions, Economic Activities and Drivers of Economic Development of Kitengela Town

Kitengela town has grown as a hub for many activities. Amongst these activities are manufacturing industries, commerce and trade, horticulture, quarrying and mining, entertainment and hospitality, as well as residential zone for people working in other parts of Kajiado and other counties such as Nairobi and machakos. Kitengela, however, does not play a significant role as an administration centre since it is being governed from Kajiado town and the central government units as well as the Local Authority offices are all located in Kajiado town.

4.5.1 Industrial and Manufacturing activities

Kitengela is home to the following industries: steel industries, mining industries, processing and manufacturing industries which are located around Kisaju area. In addition to these manufacturing factories, Kitengela town is neighbored by the EPZ which has 75 number of factories which deal with textiles, Digital, minerals (Fluorspar), Gas, pharmaceuticals, film production, tea blending manufacturing e.tc. The greater Mavoko Municipality (which includes Athi River town and Mlolongo area) which is the immediate neighbor of Kitengela town also has factories such as cement factories, leather processing, meat processing, ceramic industries, and steel industries among others. There are also light industries dealing with metal fabrications, furniture and wood products.

The industrial growth of Kitengela Town and its neighbouring Mavoko Municipality area has been spurred largely by availability of land which is also relative cheaper than land in Nairobi's

industrial areas where land is not only becoming scarce but also costly to acquire; availability of infrastructure such as water, electricity, trunk roads (Namanga and Mombasa roads) and abundant labour force from the burgeoning population.

There is obviously a strong relationship between the growth of industries in Kitengela town and the wider Mavoko Municipality (which includes Athi River and Mlolongo areas, see photos 1), and LED of Kitengela as well as these neighbouring areas including Nairobi and Machakos. The industries in Mavoko are providing employment and income generation opportunities for residents of Kitengela while Kitengela is providing accommodation for the labour force for the neighbouring areas. As can be seen from the field data, about 78% (see table 4.6) of the residents of Kitengela work outside Kitengela, the majority in Athi River and Mlolongo areas where most of the manufacturing industries, including the EPZ are located.

Photo 1: Cement Factory and EPZ Athi River

Photo 2: EPZ Athi River



Source: Field observations

In spite of this, Kitengela has a remarkable potential of further industrial growth. According to the field data, at least 9% of the respondents were employed in the large industries (see table 4.5 below). This low number may be attributed to the fact that most interviews were conducted during day time when most of the employees of the industries are at their places of work. The number is thus likely higher. Economic development wise, these industries located in and around Kitengela have attracted huge capital investments, provided employment and income generation activities and hence supported consumption of goods and services within Kitengela

and neighbouring regions, as well as created demand for housing for the workers of these industries that has stimulated residential and commercial property development. Industrial development in Kitengela acts as a pull factor in development of Kitengela with thousands of people seeking jobs within the town.

Table 4.5 Nature of Business Owned by Business Owners

Nature of Business	Frequency	Percentage
Manufacturing/Processing	45	9%
Wholesale	70	14%
Retail	140	28%
Urban Agriculture	55	11%
Hospitality/Hotel	60	12%
Hawking/Jua Kali	85	19%
Mining/quarry	35	7%
Total	500	100

Source: Field Data

Discussions with government officials, local authority staff and private sector developer indicated that industrial development is a key factor in the growth and economic development of both Kitengela town, and the surrounding neighborhoods of Kajiado, Nairobi and Machakos counties.

4.5.2 Commerce and Trade

Kitengela is a business hub with different commercial enterprises ranging from hardware shops, mini super markets, large shopping malls such as Naivas, Eastmatt Supermarket and Tuskys, medium level super markets such as Saby Stores, Setlight Super Market and Elite supper market, grocery stores, catering and entertainment establishments such as hotels, bars and restaurants.

According to the field survey, most of the entrepreneurs are engaged in wholesale shops, retail shops, Jua Kali fabrication, hospitality and hawking (see table 4.5 above).

Some of the well established businesses in the town include Kitengela Hot Glass, Pampa Churrascaria, Kenallen Investment Ltd, Anselm Kitengela Glass, Josekinyaga Enterprises Ltd, Kadet Ltd, Naivas Super market, Kenya Wines Agency Limited (KWAL), Majoka Enterprises, Pampa at Savana, Thomson Group, Darmac Ltd, Kingdom Offcut Metal, Tagwa Cosmetics, Jamah Holdings, Honey Bees Enterprises, Rosereen Cereal and Flour, Pemo Feeds, House of Style, Limuru Dairies, Kite Floor Mills, Titraviv Horti Fresh, Eden Groceries, Njeri Grocer, Caro Grocer, Kinangop Cereals, By Faith Grocery Store, Joy cereals and flour, among others.

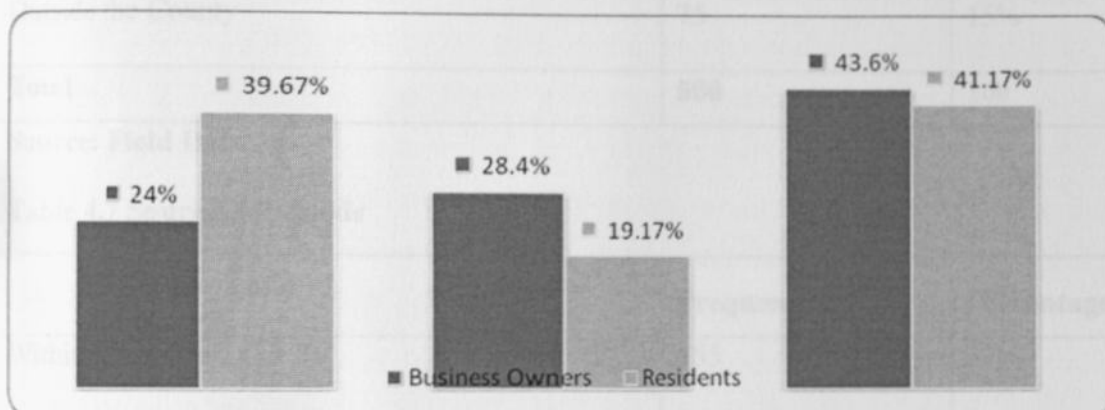
That Kitengela is playing an important development role in commerce and trades is supported by the fact that Kitengela town has attracted people from both Kajiado County and outside Kajiado County. For instance, while 24% of the entrepreneurs originally hail from Kitengela, 28.4% are from within Kajiado and 43.6% are from other counties such as Nyamira, Nairobi, Kiambu, Nyeri, Narok, Nyandarua, Machakos, Makueni, Kitui, Tana River, Busia and Kisumu counties. Moreover, 45% and 39% of those from other counties are from Nairobi and Machakos respectively (see figure 4.2 below).

Photo 3: Shopping Complex



The significance of the role Kitengela plays in the LED of Kajiado and the neighboring counties is confirmed by the fact that 28.4% of the business owners are coming from Kajiado County and 18.45% from Nairobi and 14.76% from Machakos as compared to 24% coming from Kitengela itself. The findings had a very significant bearing on the understanding of Kitengela as a business hub for people from outside with a convincing 43.6% of business owners are investors being from other counties.

Figure 4.2 Respondents' Place of origin



Source: Field Data

This also means that there is attraction of both capital and manpower from the hinterland which is contributing to the economic activities as well as economic development of Kitengela town. The migrant business and household population serves as a source of labour for economic activities, a market for goods and services, as well as investors in enterprises and real estate development.

The importance of commerce and trade in Kitengela as an activity and a driving factor in the LED process of Kitengela and its neighbouring regions was explored further on the sources of commodities traded and the areas where the clients/customers come from. According to the findings 45% of the business owners indicated that their main customers come from within Kitengela, 40% from outside Kitengela but within Kajiado County while 15% indicated that their main customers come from outside the County (see table 4.6 below). This indicates that there is a ready market for the goods and services offered by the entrepreneurs and this makes Kitengela a strategic area for doing business.

Areas that the Main Customers Come From

Table 4.6 Area That the Main Customers Originate

	Frequency	Percentage
Within Kitengela	225	45%
Outside Kitengela but within Kajiado	200	40%
Outside the County	75	15%
Total	500	100

Source: Field Data

Table 4.7 Sources of Goods

	Frequency	Percentage
Within Kitengela	155	31%
Outside Kitengela but within Kajiado County	75	15%
Nairobi	225	45%
Other areas outside Kajiado County	45	9%
Total	500	100

Source: Field Data

The businessmen/women were also to indicate the sources of their goods that they sold to their customers. From the findings, 45% of the businessmen/women attested that they purchased their goods from Nairobi, 31% from within Kitengela, 15% from outside Kitengela but within Kajiado County while 9% got their wares from other areas outside Kajiado County. This illustrates that the business operations in the town is highly reliant on the town's proximity to Nairobi which is the main source of goods for the business community in Kitengela (see table 4.7 above).

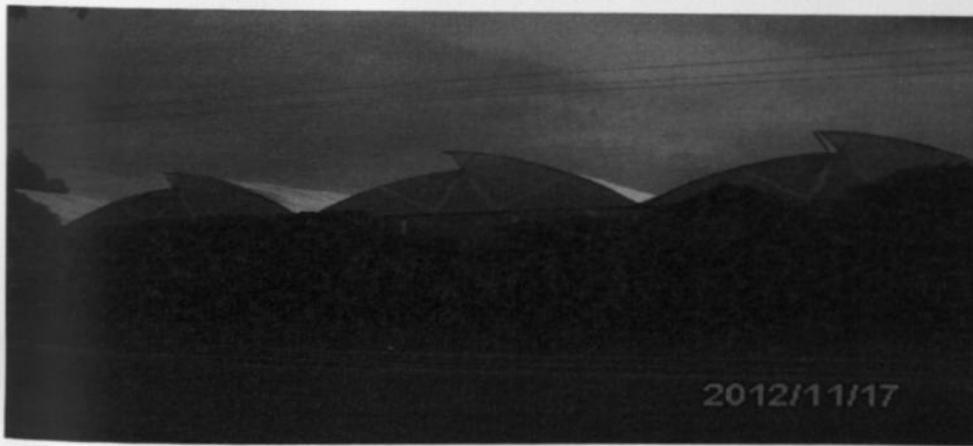
4.5.3 Horticultural Activities and other Farming Activities

Kitengela has grown tremendously, making the floriculture industry move steps closure in comparison to Naivasha and Nanyuki areas which were hitherto the best known flower farming

regions. Several flower farms and green houses can now be found in areas such as Maasai flowers (Sian group) which has Red Ribbon, Mariyo, Athena, Belle Rose, and Fire Flash (a spray rose) PJ Dave Ltd, and others. The growth of the floriculture activities can be attributed to Kitengela's proximity to the airport, availability of water and a large labour force coming in from the greater Eastern counties. Additionally, the affordable large parcels of land in the area and the improved road network, such as the new Namanga Road and Mombasa Road place Kitengela strategically as an important flower growing region.

On the other hand, the area is endowed with an ideal climate and rich black cotton soils. Climate in Kitengela is important for high flower production, which is very good for pigmentation on roses. The high temperatures are critical to increasing production due to shorter flash cycles, since it receives very high sun radiation. This can result in very deep contrasting colours for some varieties, making them more attractive and therefore more marketable. It should not be forgotten that the wider Athi River area, which has had quite a number of successful farms, has also impacted on Kitengela's growth. And in a manner of speaking, Athi River has been a good example from which Kitengela has drawn some useful lessons. It is also important to note that pests and diseases in the area are less resistant to pesticides.

Photo 4: Flower farm



Source: Field survey

Beside the floricultural products activities, some other urban agricultural activities such as poultry farming, vegetable and tomatoes are picking up remarkably with establishments such as Nairobi Poultry Centre, Gracefarm Ltd and Meyfarm enterprises expanding rapidly.

The agricultural sector is providing employment and income generation for a sizeable population of Kitengela residents (11%, see table 4.5 above) as well as people who reside outside Kitengela in the neighbouring Kajiado and Isinya towns, Athi River and Nairobi. Moreover it has also provided investment opportunities for capital from outside Kitengela town. The earnings and profits from these investments support development and consumptions in the counties where the investors come from or live, mainly Nairobi and Machakos counties.

4.5.4 Hospitality and Entertainment

As has been mentioned earlier, Kitengela town lack public recreational facilities, a factor which has resulted in the growth of leisure joints such as restaurants and clubs within the town. Besides the need to fill this gap, Kitengela is located at the edge of the Nairobi National Park which also enhances its role as a tourist's zone. As a relative small towns, Kitengela has the following hospitality and entertainment facilities: Amani Fast Foods, Grays Oak Hotel, Hotel Nomads, Nomads Club, Maasai Ostrich Resort, Spiral Hotel, Bles Café, Mwireri Bar, Imples Pub, Kungu Maitu Hotel, Pinto Club, Maasai Discovery, Sandal Wood Hotel, Tropical Hotel, Bob's Makuti Park, Amos Junction Pub, Neighbours Hotel, Sweet Waters Restaurant, Urwa Pub, New Victoria Hotel, One Ten Dishes, T.Frys, Club Tropikana, Club 360, Legend Cafeteria, Top Ten Bar and Restaurant, Mwangaza Guest House, Ground Zero Club, Buffalo Inn, Kaputei Safariland Hotel, among others. The mushrooming of hospitality facilities has had two main effects:

- a) Contribution to employment creation and income generation: Twelve percent of those interviewed were employees of the hospitality industry, meaning that industry is providing employment and livelihoods for many and contributing to LED. It is also providing market for farm products and retail goods within the town
- b) There is a worry among residents that the mushrooming of clubs, bars and accommodation facilities is leading to immorality and delinquency among both the youth and the adults.

4.5.5 Service, Information and Communication

The Service industry has greatly expanded due to the need for efficiency, thriving business and industrial enterprises, and the increasing population. Amongst the service industry establishments are the financial services institutions (Equity Bank, Family Bank, City Bank,

Faulu Kenya Ltd, Kenya Commercial Bank, Bank of Africa Ltd, Opportunity Micro Finance), the insurance institutions (Elior Insurance Agency, Madison Insurance), information and technology (Virtual Enterprises, Paramount Technologies, Flashwood Communications, Texx Computers and electronics, Coast Computers, Danco Communications, Alpha Virtual Services, Wings Softwares), driving schools (Rocky Driving School, Seniors Driving School), motor vehicle (Car and General, Hooks Car Alarm Centre), security firms, among others.

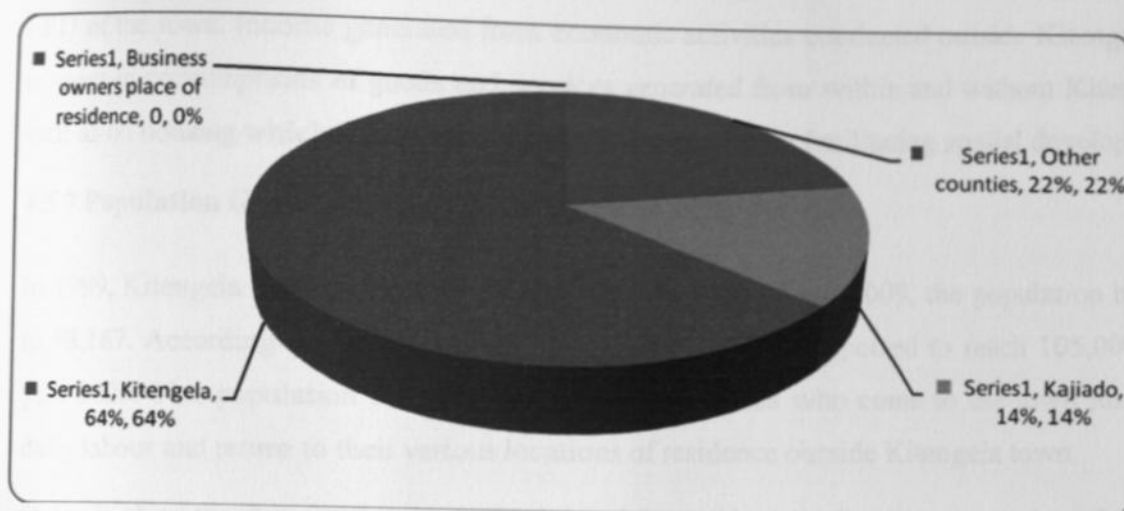
The rising middle class population is providing demand for these services and enhances making it possible for the service industry to expand, create investment, employment and income earning opportunities for people residing in Kitengela as well as those residing outside Kitengela. Moreover the rapidly expanding service sector is attracting migrant capital which is stimulating growth of both Kitengela and the surrounding areas.

4.5.6 Residential Zone

The dormitory-workplace linkage between Kitengela and the surrounding areas comes out clearly from the analysis of the field data. At least 14% and 22% of the entrepreneurs in Kitengela live in other parts of Kajiado County and Nairobi and Machakos respectively (see figure 4.3 below). Nairobi accounts for 75% of the 22%.

Thus, it is evident that majority of business owners in Kitengela town reside within their area of business operations. This means that the business activities that are experienced in the area have a significant contribution to the growth of the commercial and residential estates which provide accommodation for both the enterprises and the households of the business owners. Moreover, the fact that 64% of the entrepreneurs live in Kitengela means that they spend their resources within the Kitengela economy to purchase goods and services, hence a market for products from both within and without Kitengela town. It is important to note also the fact that other part of Kajiado, Nairobi and Machakos are playing dormitories to entrepreneurs who carry out their economic activities in Kitengela.

Figure 4.3 Business Owners' Current Place of Residence



Source: Field Data

This means that the entrepreneurs have to invest in housing developments or rental houses developed by others in these counties, hence supporting the growth of real estate sector. Linked to the dormitory-work place linkage, is also the fact that only 22% of the households interviewed work in Kitengela town, 35.27% work within Kajiado County, while 42.5% work outside Kajiado County (see table 4.8 below). The study also noted that within the 42.5% of those working outside Kajiado County, 56% worked in Nairobi while 34% worked in Machakos.

Table 4.8 Residents' Place of Work

	Frequency	Percentage
Within Kitengela town	400	22.22
Within Kajiado county	635	35.27
Outside Kajiado County	765	42.50
Total	1800	100.00

Source: Field Data

This means that Kitengela plays the role of a dormitory town hosting workers of Nairobi, Machakos and other parts of Kajiado County. It can therefore be argued that Kitengela provides human resources necessary for economic activities and economic development of the hinterlands (Nairobi, Machakos and other parts of Kajiado), while these regions also provide

sources of employment and income generation for Kitengela residents which is important in the LED of the town. Income generated from economic activities conducted outside Kitengela town is spent in consumptions of goods and services generated from within and without Kitengela, as well as on housing which is developed within Kitengela hence facilitating spatial development.

4.5.7 Population Growth, Labour Migration and LED

In 1999, Kitengela had a population of only 36,723. By the year 2009, the population had risen to 58,167. According to current projections, the population is expected to reach 105,000 by the year 2020. This population does not include the individuals who come to the town just for the daily labour and return to their various locations of residence outside Kitengela town.

Going back to the data on the place of origin of the residents and entrepreneurs (see figure 4.2), statistics imply the following:

1. Kitengela has attracted entrepreneurs from within the town and its immediate hinterland which includes other parts of Kajiado County, Nairobi and Machakos
2. Over 60.4% of the resident households are from the immediate hinterland and still have ties with wherever they have come from.

This means that even though the town is attracting capital and manpower from outside, the likelihood that profits and earnings generated are remitted to the surrounding areas is high. This is shown in the fact that 95% of the household residents do remit part of their earnings to outside Kitengela town (see table 4.9).

Table 4.9 Remittance of Incomes/Benefits to Dependents' Outside Kitengela

	Frequency	Percentage
Yes	1712	95.11
No	88	4.88
Total	1800	100.00

Source: Field Data

From these findings, it is possible to conclude that Kitengela is source of earnings to many people whose breadwinners are based in Kitengela. There is also certainty that Kitengela contributed in the development of the hinterland especially those that their members have sought

to work in Kitengela town. Whatever is remitted to other parts of Kajiado, Nairobi and Machakos contributes to economic development in those areas by way of enhancing consumptions of goods and services, supporting education and development, and facilitating investment in other areas.

There has been a considerable increase in labour migration to Kitengela to address the increasing demand of labour in the industries in the area. By 2009, only women who worked in EPZ were over 10,000 and nearly a similar number of men. The range of activities within the Export Processing Zones has attracted a variation of labour with skilled, unskilled and semi-skilled labour coming together for the job opportunities within the town. This has positively affected the economic growth of the town with increase in easy acquisition of labour as a factor of production.

This also provides an understanding of the pull factors that make Kitengela a business hub. It is worth noting that all the investors interviewed and who are from other counties cited the strategic position and the centrality of Kitengela to other outside market as one of the factors that have influenced their decision to invest in Kitengela. This means that even though the town is attracting capital and manpower from outside, the likelihood that profits and earnings generated are remitted to the surrounding areas is high. This is shown in the fact that 95% of the resident the household residents do remit part of their earnings to outside Kitengela town (see table 4.9 above).

The burgeoning population is a ready source of market for the goods and services traded in Kitengela, contributing at least 45% of the market share (see table 4.6 above), hence making Kitengela a strategic area for doing business owing to the great potential of customer availability.

Inquiry made among entrepreneurs on the social factors affecting the economic development of Kitengela positively shows that population is ranked the highest among several other factors (see table 4.10 below). The social factors that positively impacted on businesses in Kitengela were; presence of high population (73%), diverse cultures (66%), social network (63%), public institutions (55%), schools (51%), religious grouping (45%), and hospitals (42%) respectively.

Table 4.10 Business Owners' Response on Social Factors that Impact on their Business

Social factor	Positive	Negative
High population	73%	27%
Diverse cultures	66%	34%
Public institutions	55%	45%
Social network	63%	37%
Religious grouping	45%	55%
Schools	51%	49%
Hospitals	42%	58%

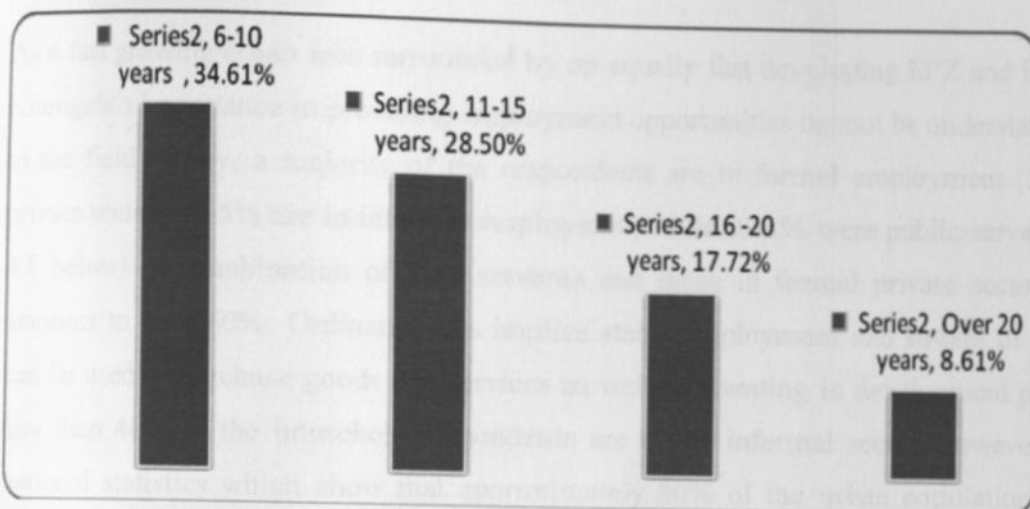
Source: Field Data

This yet confirmed that the role of population was paramount in promotion of business considering that the highest number of customers were from within Kitengela according to the earlier discussion. Diverse culture of Kitengela depicted the variation of skills and talents that were now conspiring to improve the economic growth of Kitengela.

From the findings, it was noted that high population had an influence on the economic development in Kitengela and was actually the one with the highest positive effect. There has been a need for housing to accommodate the rising number of workers. This has not only witnessed the expansion of the town but also improvement of the income of the casual labourers in the area, who are involved in the construction of the houses.

Kitengela still remains a choice of location for many as can be seen from the fact that most residents have lived here for fairly long period. For instance about 55% have lived in Kitengela for 11 years and above (see chart 4.4 below). Moreover, most of the respondents did not wish to move out of Kitengela to other locations due to reasons such as proximity to their places of work (EPZ, Athi River, Mombasa road industrial zone, etc.), affordability of land and housing, proximity to airport and ease of access to other peace areas such as Nairobi, Mavoko and Machakos which the majority have economic or social links with. The finding showed clearly that none of the residents in Kitengela would prefer to live in any other town close to Kitengela. This makes it possible to conclude that that Kitengela has a comparative and competitive advantage over the neighbouring towns but Nairobi. This can be considered as a vital driving force behind the fast and rapid LED of Kitengela.

Figure 4.4 Residents Length of Stay in Kitengela



Source: Field Data

Table 4.11 Reasons for Locating in Kitengela

	Frequency	Percentage
Cheap availability of land	210	15.91
Cheap accommodation	216	16.36
Flexible development conditions	311	23.56
Nearness/proximity to Nairobi	768	58.18
Security	113	8.56
Nearness to place of work	606	45.91
Availability of portable water	97	7.35
Community Interests (friends, relatives etc.)	120	9.09

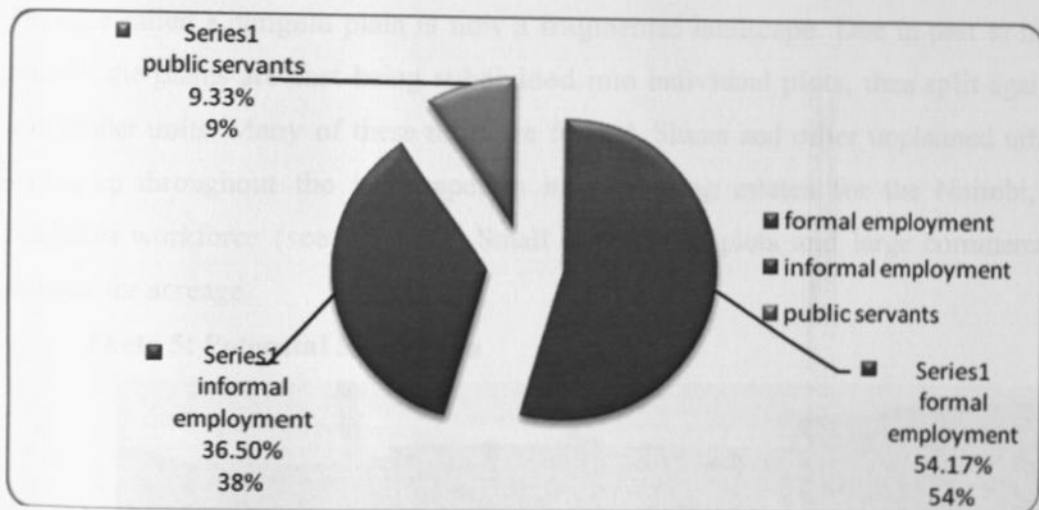
Source: Field Data

The findings further confirm that Kitengela plays a very important role in easing the hustle in Nairobi. 45.91% of the residents having confirmed that they live in Kitengela because of the nearness to their work place (Table 4.11 above), it is evident that Kitengela also supports other towns adjacent to it. These characteristics of Kitengela were never mentioned on the case of adjacent towns.

4.5.8 Employment Opportunities

As a fast growing urban area surrounded by an equally fast developing EPZ and industrial zone, Kitengela's importance in providing employment opportunities cannot be understated. According to the field survey, a majority of the respondents are in formal employment (54.2%), in the private sectors 36.5% are in informal employment while 9.33% were public servants (see figure 4.5 below). A combination of civil servants and those in formal private sector employment amounts to over 60%. Ordinarily this implies stable employment and stream of income which can be used to purchase goods and services as well as investing in development processes. That less than 40% of the household respondents are in the informal sector, however, varies from national statistics which show that approximately 80% of the urban population works in the informal sector (The Heritage Foundation; 2012 Index of Economic Freedom).

Figure 4.5 Nature of Employment of the Residents



Source: Field Data

It can also be observed that the growth of industries in the nearby EPZ has offered formal employment to most of the residents of Kitengela hence the town provides labour force to both local and the nearby regions like Athi River industries whose increased production leads to boost in economic development. This further illustrates the significant role of Kitengela in revenue generation and collection since those in the formal employment were likely to be paying tax. It further demonstrates the fact that developing small and intermediate urban centres like Kitengela would lead to the growth of the national economy.

4.6 Spatial Development and Local Economic Development

The semi-arid Kitengela plains have been the longtime home of the Kaputiei Maasai community. The area once was a host to rich populations of wildlife and together with Nairobi National Park formed the Athi-Kaputiei ecosystem. However, the rangeland that once seemed endless is now splintering. Close to the ever expanding Nairobi and the fast growing Mavoko Municipality, Kitengela is experiencing a population boom, rising land prices and speculation, commercial and subsistence farming, and unregulated urbanization.

Over the last two decades, Kitengela has witnessed rapid spatial growth in all sectors, namely residential, industrial and commercial development. These developments have rapidly transformed the land use within the town and its environs. The spatial development process is intrinsically and directly related to the LED of Kitengela town and the surrounding areas such as the greater Kajiado County, Machakos and Nairobi Counties.

The once called Kitengela plain is now a fragmented landscape. Due in part to its proximity to Nairobi, the plains are fast being subdivided into individual plots, then split again into smaller and smaller units. Many of these units are fenced. Slums and other unplanned urban areas have sprung up throughout the landscape, as have housing estates for the Nairobi, Mavoko and Machakos workforce (see photo 6). Small subsistence plots and large commercial farms also compete for acreage.

Photo 5: Potential Slum Area



4.6.1 Kitengela Development Plan

In August 2006, the Department of Physical Planning in the Ministry of Lands and Housing unveiled a proposed Master Plan for Kitengela based on consultations with the community,

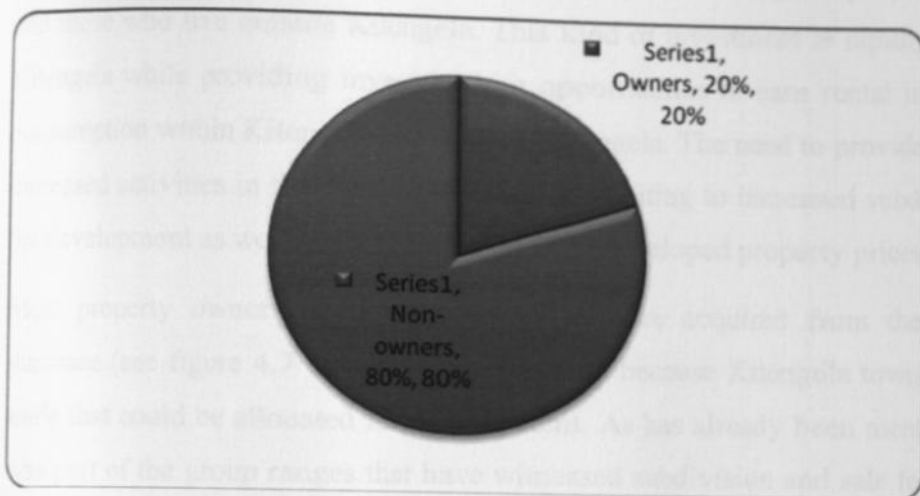
Olkejuado County Council and Kenya Wildlife Service (KWS). The plan's prime objectives included; providing the basis for development control; promoting sustainable utilization of available natural resources; providing guidance on human development; encouraging stakeholder participation in town planning; promoting local and wildlife economies and controlling rapid urban sprawl.

This plan indeed provides for various land use (residential, industrial, commercial, agricultural, infrastructure, and social amenities). It is clear that this master plan is essential to the effective realization of the local economic developments. Indeed it should be observed that this initiative has not been fully implemented as for instance, the observed conflict between wildlife and human beings in Kitengela has continued as human settlements continue encroaching on the animal migration path. Many indigenous land owners have continued to subdivide and sell their land for residential and commercial development, both formally and informally. Moreover, many land buying groups, especially cooperatives and Savings and Credit Cooperative societies (SACCOs) have also obtained huge chunks of land and subdivided for development. The biggest problem that is now facing Kitengela is rapid spatial growth without commensurate provision of infrastructure and social amenities such as water, roads, schools and health centres. There is no doubt that the rapid spatial development is spurring growth in terms of creating construction related jobs, enterprises and income earning opportunities, as well as providing space for residences, commercial and industrial activities. However, there is also the critical issue of uncontrolled land developments which may eventually have a negative impact on the overall local economic development process in the region. The problems of control are further complicated by the fact that Kitengela town has no specific urban or town management structures and is being administered and managed by the Olkejuado County Council. This has partly been responsible for the inability of the local authority to provide the desired infrastructure and services even though it levies taxes on various activities in the town

4.6.2 Land Ownership and Acquisition

Most residents of Kitengela town are tenants and not owners of the properties they occupy. Only 20% of the respondents were leaseholders of the land while 80% indicated that they do not own the land they live on (see figure 4.6 below).

Figure 4.6: Residents' Land Ownership



Source: Field Data

This finding is not unusual since studies have indicated that most urban residents are tenants as a result of rapid urban population growth rate relative to the rate of house development rate (BRIDGE:1997). On the other hand, this is also expected since most of the residents are migrant workers who still have ties with their areas of origin (see tables 4.8 and 4.9). These findings have the following important implications.

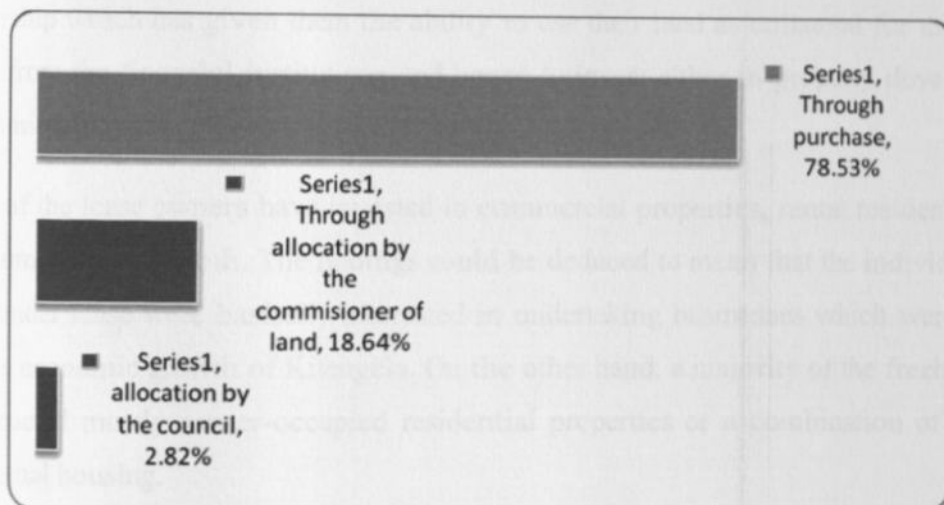
- a) The big population of tenants implies that Kitengela is providing affordable accommodation for the working population who work within Kitengela town and outside Kitengela town
- b) There is need and demand for rental housing within Kitengela town to accommodate the tenant population.
- c) The rising cost of land resulting from pressures exerted by the increasing population of the neighbouring regions such as Nairobi, Mavoko and Machakos is making land expensive and unaffordable for a most of the people living in Kitengela
- d) It is also a reflection of the fact that even though most of the Kitengela residents are in formal sector employment, their incomes may not be adequate to facilitate land acquisition and development.

The end result is the rapid growth of rental housing in the form of tenements, flats and even single family units such as maisonettes. This means investment opportunities in real estate for

people who hail from Kitengela, people from outside Kitengela, people who live in Kitengela and those who live outside Kitengela. This kind of investment is rapidly changing the phase of Kitengela while providing investors with opportunities to earn rental income which is used in consumption within Kitengela and outside Kitengela. The need to provide rental housing has also increased activities in the real estate industry resulting to increased subdivision and sale of land for development as well as increase in land and developed property prices.

Most property owners or developers (79%) have acquired from the open market through purchase (see figure 4.7 below). This is mainly because Kitengela town had very little land set aside that could be allocated for development. As has already been mentioned, most of the land was part of the group ranges that have witnessed subdivision and sale for development. Most of the allocations of land in the central business district of Kitengela town by the ministry of lands are regularization process on behalf of the County Council.

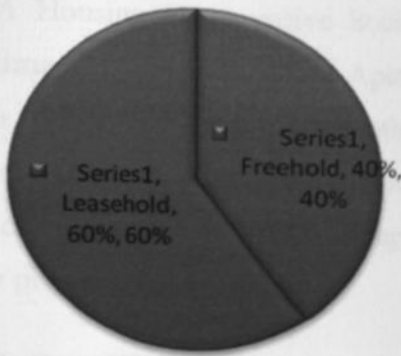
Figure 4.7 Means of Land Acquisition



Source: Field Data

One other interesting observation is the fact that most land owners are leaseholders (at least 60% compared to 40% freeholder), see fig 4.8 below.

Figure 4.8 Tenure of Property Owners



Source: Field Data

This situation has resulted from the fact that those subdividing their parcels into smaller units have been required by law to surrender the freehold titles. All land owners have formal ownership which has given them the ability to use their land as collateral for their acquisition of loans from the financial institutions and hence to invest either in property development or other economic activities.

Most of the lease owners have invested in commercial properties, rental residential development or a combination of both. The findings could be deduced to mean that the individuals who owned land under lease were basically interested in undertaking businesses which were very important for the economic growth of Kitengela. On the other hand, a majority of the freehold owners have constructed mostly owner-occupied residential properties or a combination of owner-occupied and rental housing.

An important aspect of the predominant leasehold situation is that it allows the local authority a chance to plan and enforce development control and regulations which might positively influence the spatial and economic growth of Kitengela.

4.6.3 Real Estate Development in Kitengela

Away from the dusty and overcrowded Kitengela town and the high rise rental apartments that one sees along the road as one moves towards the Namanga border, a more subtle ring of well-planned residential estates are coming up that define homes for middle and upper middle income

households of Kitengela town, Nairobi, Mavoko and Machakos. Examples of such residential developments include En-Silange Estate, Ryno Garden, Kitengela Status Villas Estate, Kitengela New Valley, CHUNA Housing Co-operative Society, Reeds Villas, Boston Estates, Muigai Estate, Kitengela Milimani, Oasis Park, Villa Apartments, Laiser Hill Estate, Ndatani Estate, Maiyanati Apartments, Miriams Estate, among others. Moreover, nearly a dozen new multi-family residential developments in gated communities are at different stages of completion, with developers hoping to cash in on the bargain-hunting home buyer, driven from inner city estates by exorbitant property prices.

Photo8: Gated Estate



Major commercial blocks have also sprung up in Kitengela especially along the Namanga road in recent years. These include Red Heron Centre, Muguma House, Milele Centre, Namelok, Miriams place, Mini Shopping Mall, Viwa House, Winda Fabricators, Starehe building, Capital Centre, Betty Business Centre, Kitengela Plaza, Mac Arcade, Serian Court, Ivy building, KK Towers, Daima Building, Kaka House, Chairman Building, Nosim plaza; Gabon House, Nurik Business Centre, Chandy Building, among others.

The ownership of the land based on purchase depicted the fact that majorly the landlords were having land on freehold. According to the study, in some cases still, the parcels of land up for sale are within a controlled planned space indicating that the buyer can only put up a specified

design. "Controlled development" selling was ranked among the strongest selling points for ready homes and plots for development, and the best way to give an indication of what the target clientele is. However, the bubbling pricing of land is noted to be as a result of the entry of the big brand names associated with up market, Nairobi.

Some of the reasons cited for making people to choose to locate in Kitengela and hence drive the growth of real estate industry and spatial growth include availability of land for development, affordable and reliable means of communication, flexible development control and conditions and proximity to Nairobi (see table 4.8 above).

The findings further confirm that Kitengela plays a very important role in easing the hustle in Nairobi. As already mentioned, 45.91% of the residents having confirmed that they live in Kitengela because of the nearness to their work place, it is evident that Kitengela also supports other towns adjacent to it.

The vibrant residential and commercial property industry in Kitengela is a sign that the area is undergoing rapid economic development which has direct relationship with the neighbouring regions, especially Nairobi and Machakos. First of all, most developers are investors who work in or are based in Nairobi and Mavoko area. This implies attraction of capital which is yielding returns for investors from outside and within Kitengela town. Secondly, the property development process has created employment for consultants, contractors and site workers who are from within and without Kitengela town. Thirdly, the process has spurred growth in the construction industry related enterprises with numerous firms and businesses now being located in Kitengela town. Such include Sons Building, Dantech Electrical Services, Peltico Hardware, Check point Hardware, Nallys Hardware, Strong Steel Fabricators and suppliers, Modern Plumbers and Suppliers, Sakawa Welding, Green light electronics, Mutivu Hardware, Devic Hardware, Checkpoint hardware, Levis Kitchen and Wardrobe, Tegga Light Industries (steel fabricators), Ashut Engineering, Telo Welding Engineer, Elkimo Hardware, Mtwapa Engineering Works, Rocefrig General Hardware, Dalisto Steel Hardware, Modern Technology contractors, Njawana Contractors, Cornersal Contractors, Joyley Hardware, Kiboko Fabricators, among others.

The study identified that some of the reasons that were facilitating this growth were the availability of building raw materials. Examples noted were materials such as Stones which are

available from the quarries around the town. Machine-cut stones are also available at reasonable price. They are cost effective as they reduce amount of cement used due to their fine edges. Ballast is also available from a crusher very close to the plots. This could also be easily collected from the waste of the stones that are shaped. Sand was noted to be available from Isinya town (standard grade) and very high grade sand from Kajiado town which is fetched from seasonal rivers around that area. Cement was also noted to be available from the major cement manufacturers in Kenya i.e. (E.A.P.T.C) East Africa Portland Cement and Bamburi Cement. All factories being less than 4 km from the town.



Photo9: Quarry

The importance of this is the employment creation and income generation, market for commodities, demand for space in which to locate business and hence need for more investments. The study noted that a lot of people found Kitengela to be a place where jobs were easily available due to the constructions that were going on. It was also evident that flower farms within Kitengela are providing ready employment opportunities for the both residents and those staying away from Kitengela. It was clear from the research findings that spatial development in Kitengela was significant in its development and economic growth

On the other hand, the rise in the value of land has scared the property dealers as well as business operators in the town with the fear laid on the inability to sustain business with high cost of production. Fanned by a highly-speculative class of individuals and land buying companies,

average land prices in Kitengela rose more than 20-fold in just five years as middle income households seeking to dump their landlords in Nairobi, bought land to build their own homes.

4.6.4 Infrastructure and Community Facilities

The development of Infrastructure and community facilities is one of the greatest challenges facing LED in Kitengela town. Despite of the rapid spatial and economic development so far being witnessed in the area, the town has only one tarmac road (the Namanga high way), no sewer system, inadequate public education facilities, inadequate public health facilities and no public recreational facilities.

Roads, Electricity, Water and Sanitation

Water is available from the EPZ but not accessible to a majority, while electricity is also available. While the highway makes Kitengela easily accessible from other areas thus stimulating the market for goods and services, accessibility to most residential areas during the raining seasons is highly compromised while the investors have to contend with the cost of employing private exhauster services (such as Bomida Exhausters) in order to manage waste water.

Water is provided to most household mainly by water vendors, Mavoko water and sewerage or from boreholes. The Local Authority hardly provides garbage collection services and most residents and enterprises rely on private firms. The garbage collection services have greatly expanded due to the need for efficiency and habitable environment by the population. Garbage collection has now been professionalized with the budgeting of the residence covering the garbage collection fees. In fact, most of the landlords prefer that tenants include their garbage collection fees in the rental fees. Many garbage collection firms now see Kitengela as the place to stop and do business.

Most of the inroads within the estates have been planned and graveled by the developers themselves. The study noted that the main water supplier is Export Processing Zone (EPZ) which has so far been a reliable source of water. Besides, there are also individuals who have sunk private boreholes and are supplying water to the neighborhoods at an average cost of about Kenya Shillings 80 per unit (1000 litres). The combination of EPZ and individual borehole

supplies has enabled the residents to build easily and such initiatives have contributed largely to ease with which business is carried out.

Most parts of the town have access to electricity which has been installed through the government's "Umeme Pamoja Scheme" which enabled new residential areas to have access to electricity at a cost of only ksh32, 500 flat rates to any subscriber. This has consequently led to the improvement of businesses in the area with the small and micro-medium enterprises growing uninterrupted.

Education Facilities

There are only two public primary schools and one public secondary school, one technical institute while the rest are private institutions which include St. Monica, Kennedy Academy, Jobec Education Centre, Liberty Foundation Centre, Kitengela Baby Care, Kitengela Girls School, Pillar School, St. Marks Academy, Kitengela Academy, Bright light preparatory school, Noonkopir girls school, Thanks Giving Academy, Blue Valley Academy, Milimani Academy, Baraka Academy and Winbroke Academy. The rising population has also attracted establishment of major social amenities and institutions of higher learning. Kitengela now enjoys the existence of over five (5) major institutions including Kitengela international school.

Health Facilities

In terms of health facilities, the town has only one public medical facility which is managed by the Kajiado County Council. The rest are private facilities which include Nyamache Hospital, Saitoti Health Centre, Hurlingharm Eye Care Service, Getrude Childrens Hospital, St Paul's Hospital, Mawepi Medical Services, Satima Medical Clinic, Grace Medical Centre, Kitengela Health Centre, Kitengela Medical Hospital, Pona Hospital, Amani Medical Clinic, St Teresas dispensary

Transport and Communication

The growth of Kitengela transportation system has been one of the slowest in Kenya until recently when the Athi-River - Namanga - Arusha road jointly funded by East Africa Community (E.A.C) and Africa Development Bank (A.D.B) was commissioned. The study also noted that Kitengela enjoys the best strategic location as far as the proximity to the Jomo

Kenyatta International Airport is concerned. The flower farmers reported that their cost of production as far as transportation is concerned is much reduced compared to their possible flower farms in other places like Naivasha. Discussions with officials also showed that the proximity of the Athi River railway line and station to Kitengela town allowed quick and cheap access of the town by the casual labourers who could not afford to live in the town. The ability for the train to access the hinterland allowed the rapid growth of the hinterland.

The completed dual carriage highway from Nairobi to Athi River has been of great use to Kitengela. This has eased the flow of traffic into and out of the town and to and from Nairobi and Machakos from and to where most of the goods and services are procured or sold, and the movement of commuter workers and entrepreneurs. Individuals driving from Kitengela to Nairobi city now need just between 20 to 30 minutes to reach the city. It is envisaged that with the completion of the highway and the ongoing Northern and Southern by-passes, Kitengela will be the most accessible town in the neighboring outskirts of Nairobi.

The study also found that the Athi-River - Namanga – Arusha road having been completed, there is a guaranteed gain in investment in the near future. It was also evident that due to the proximity of Kitengela town to the railway, the access of the town was excellent. Most of the casual labourers who lived outside the town and work within the factories such as EPZ, find cheap and reliable means of transport to work. Moreover, even the vibrant real estate development and constructions going on in Kitengela currently are heavily reliant on the transportation system in Kitengela especially in ferrying the construction materials.

In assessing the extent to which the various aspects of transport and communication is affecting the growth and LED of Kitengela and its neighbouring regions the responses were rated on a five point Likert scale where: 1=No extent at all, 2=little extent, 3=Moderate extent, 4=Great extent and 5= Very great extent. The mean and standard deviations were generated from SPSS results and are as illustrated in the table 4.12 below.

From the study findings, the majority of the business owners indicated that the aspects of transport and communication that had positive effects on LED of Kitengela area to a great extent were; increased information communication technology infrastructure (M=4.73), good transport linkage with other regions (M=4.71) and proximity to central business district in Nairobi (M=4.62) respectively. In addition, the aspects of transport and communication affecting LED of

Kitengela area to a moderate extent were; less traffic jam in the area (M=3.71) and availability of effective means of transport (M=3.50) respectively. This depicts that the good (ICT) infrastructure, reliable transport network in Kitengela and proximity to Nairobi served to make Kitengela be a business hub for potential and existing business investors. This in turn made the Kajiado County make great strides in the economic development.

Table 4.12: Relationship between Aspects of Transport and Communication and LED of Kitengela

	Mean	Std Dev.
Good transport linkage with other regions	4.71	0.429
Proximity to central business district in Nairobi	4.62	0.452
Less traffic jam in the area	3.71	0.523
Availability of effective means of transport	3.50	0.413
Increased information Communication Technology (ICT) infrastructure	4.73	0.540

Source: Field Data

Generally, the business owners felt that transport and communication affected LED of Kitengela to a very large extent as can be seen from the table 4.13 below.

The fact that a majority of the business owners (56%) indicated that transport and communication affected growth of Kitengela to a great extent, 32% to very great extent while 12% indicated that transport and communication affected growth of Kitengela to a moderate extent illustrates that transport and communication structure were major determinants of the economic development of Kitengela and the entire Kajiado County

Table 4.13. Extent to Which Transport and Communication Affect LED Kitengela

	Frequency	Percentage
No extent at all	0	0%
Little extent	0	0%
Moderate extent	60	12%
Great extent	280	56%
Very great extent	160	32%
Total	500	100

Source: Field Data

The business owners further explained that the other aspects of transport and communication affecting growth in Kitengela included; road network, communication network, availability of electricity, housing facilities, less traffic congestion, availability of railway network

The General Feeling of Residents and Entrepreneurs about the Effects of Infrastructure of LED

When the respondents were asked to rate the availability of various services in Kitengela town, they were able to rate the availability of electricity as very good which had a mean score of 3.54. They also felt that even though predominantly a private sector affair, the access to garbage collection, food stuffs, security and waste water management services were good depending on whether one is able to afford. Moreover, they felt that the cost of living is fair relative to Nairobi and Machakos counties.

Interestingly access to water supply and inter estate road network is poor, each with a mean score of 1.44 and 1.23 respectively (see table 4.14below). The availability of electricity indicated the economic improvement of Kitengela as it was one of the main factors of production. The study results showed that pollution and lack of vegetation, especially trees, which cause Kitengela town to suffer from poor environment thus, have a negative impact on development.

Based on the findings, it was clear that the availability of electricity played a significant role in improving the livelihood of the residents with most of them depending on electricity for food storage and production and subsequently good food availability. The services also were noted to be the pull factor that kept residents and entrepreneurs focused on staying to develop Kitengela.

Table 4.14. Residents' Response on Availability of Services

	Mean	Standard deviation
Infrastructure	2.63	0.054
Inter township/estate road	1.23	0.672
Water supply	1.44	0.761
Electricity	3.54	0.454
Drainage system	2.55	0.672
Garbage collection	3.10	0.761
Environmental (pollution)	2.48	0.454
Security	2.35	0.984
Availability of food stuffs	2.85	0.672
Cost of living	2.73	0.966

Source: Field Data

Amongst the business community, road network, communication and electricity played the most positive role since most of them are located along the Namanga highway and next to trunk services. They therefore do not feel the pinch that the residents who live in the residential areas away from trunk services feel (see table 4.15 below).

Table 4.15. Business Owners' Response on Infrastructural Factors that Impact on Business

Infrastructural factor	Positive	Negative
Road network	77	23%
Communication network	72	28%
Power network	68	32%
Sewerage system	55	45%
Good housing	57	42%

Source: Field Data

The infrastructural factors that positively impacted on businesses in Kitengela were; availability of road network (77%), communication network (72%), power network (68%), good housing (57%), and sewerage system (55%) respectively. The findings had a very significant bearing on the economic development of Kitengela considering that the effect of the infrastructure was above average in how positive it affected the businesses in the centre.

The results of the study provide a clear indication that the private sector is increasingly getting involved in the provision of infrastructure and services within Kitengela town. This involvement implies three things in terms of LED:

- a) It is providing an additional cost to investors and households which may in the end discourage investment and consequently LED. Most investors will be worried about the cost of production if they also have to invest in infrastructure and basic services
- b) It is providing an opportunity for the private sector to invest and create employment and income generation to people living in Kitengela as well as those coming from neighbouring counties.
- c) By not being able to provide the infrastructure and services, the legitimacy and the capacity of the local authority to collect revenue and provide services is now in question.

4.7 Legal and Regulatory Framework

The capacity of local authorities to realize sustainable development is not only dependent on sound legal framework but also on the effective implementation of the laws. Kitengela town

falls within former Trust Land area which was adjudicated as Kaputiei Adjudication Section under the provisions of the Land Adjudication Act (Chapter 282, Laws of Kenya) giving rise to private land mostly ranches.

The Kaputiei Adjudication Programme which was completed in 1971 resulted in setting aside Kitengela Township for urban development. Kitengela town is now comprehensively planned into residential, commercial, industrial, educational and public purposes. This physical development plan was approved in 1991 and forms the basis for guiding and controlling development.

This section of the town is administered under the Trust Land Act, Chapter 288 Laws of Kenya, with regards to land rights, and secured by registration under the Registered Land Act Chapter 300, Laws of Kenya. The development control and environmental management in the area is undertaken under the provisions of the Local Government Act Chapter 269, Laws of Kenya, the Physical Planning Act (Chapter 286, Laws of Kenya) and the Environmental Management Coordination Act (EMCA, Act Number 8 of 1999). Full implementation of this legal and regulatory framework is critical if meaningful economic development in the area is to be realized. However, with only an out post office in the town, the local authority has been unable to fully enforce most of the provisions of the legal and policy instrument, thus leading to uncontrolled development.

4.7.1 The Metropolitan Strategic Plan (Nairobi Metro 2030)

The Nairobi Metro 2030 has its orientation on strengthening the economic power of its commuter zones and Kitengela among other satellite towns. The strategic plan gives prominence to the economic stability, infrastructural development and clear accessibility to Nairobi. The plan also focuses on the strengthening of key institutions and decentralization of services with the main aim of decongesting the city. The Nairobi Metro 2030 Strategic Plan is grounded on seven main concepts; to build an internally competitive and inclusive economy, deploying world-class infrastructure and utilities, optimizing mobility and accessibility through effective transport systems, enhancing quality of life and inclusiveness in the regions, branding the region to make Nairobi metropolitan the place of choice, enhancing safety and security in the region and having an effective institutional implementation framework. Kitengela being a satellite centre of Nairobi is to attract the human resources and factors of production for local economic development.

4.8 The Role of Local Authority

The Local Authorities are not only service providers and regulators but also drivers of LED within their areas of jurisdiction. One of the fundamental roles of the local authorities is to institutionalize good governance (civic engagement, transparency, rule of law, efficiency and effectiveness). This is significant as governance has considerable implications for the development of urban centres. The Local Government Act, Chapter 265 (which has since been repealed), gave local authorities wide powers of administration and control over cities and urban areas which included acquisitions and dealings on land and property; provision of health services and hospitals, health centres and dispensaries; provision of recreational facilities; planning and control of the development and use of land and buildings; provision of educational facilities; licensing of businesses; establishment and maintenance of sewerage and drainage; housing development for rental, undertaking water supply and development of road network within its area of jurisdiction.

County Council of Olkejuado administers and manages not only Kitengela town but several other urban centres in the County mainly, Ngong (with a population of the 100,000 people), Rongai, Kiserian, Bulubulu, Isinya, Magadi, and Namanga amongst others. The administration is centrally controlled from Kajiado town which is the County headquarters where the senior administrators and professional and technical staff are based. In order to oversee day to day operations in the various urban centres within the county, the County council has deployed an administrative officer for purposes of revenue collection and noting of upcoming developments. The revenue from all the urban centres is centrally collected and applied in line with the council priorities which mostly are at variance with the requirements of the generating urban centres. The current administrative and institutional arrangement poses major challenges for the proper development control of the urban centres. The Local Authority has insufficient capacity to deliver services as it lacks the professional and technical competences to address the complex urban development issues.

CHAPTER FIVE

SUMMARY OF THE FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

5.1 Introduction

This Chapter presents the summary of the findings, the conclusions and recommendations on the growth of small urban centres and their implication on local economic development of Counties taking a case study of Kitengela Township, Kajiado County. The findings of the study were based on the objectives of the study. The objectives of this study were; to identify the drivers of and challenges in the growth of small urban centres; to establish the extent to which the centres affect local economic development at the local and regional level; to establish the potential contribution and challenges of Kitengela to the development of Kajiado County; to suggest strategies for enhancing the role of small urban centres in local economic development.

5.2 Summary of the Findings

5.2.1 The Drivers of, and Challenges in the Growth of Small Urban Centres

The study found out that the reasons that made residents to reside in Kitengela were its proximity to Nairobi, nearness to place of work, cheap accommodation and availability of portable water. On the other hand the business owners indicated that the main reasons they choose to relocate in Kitengela were: availability of market, good infrastructure in terms of road network; power and information and communication network; proximity to Nairobi; affordable house rents both for residential and business; availability of raw materials; availability of cheap human resource; ample security; diverse culture and high population with high purchasing power.

The study also established that the development was regulated by various government agencies. For instance, land owners obtained their authority to develop the land from Physical Planning Department, Commissioner of Lands and from County Council. On the other hand, different government institutions in collaboration with private agencies provided different services according to their mandates. The electricity is provided by Kenya Power, water is provided by water peddlers, Mavoko water and sewerage or from borehole. Sewerage and drainage is largely provided by private firms, garbage collection is undertaken local council and private firms.

Responsibility for security, health, education and recreation is shouldered by the Government, local authority and private firms. In addition, the availability of electricity, sanitation/garbage collection, food, and infrastructure and drainage system was good. This brought satisfaction in the provision of services to the local residents and business community. This therefore implied that the institutions responsible in provision of various socio-economic services were competent and reliable. The policies in place for the management of urban centres in the country included spatial planning policies; urban development policies; issuance of titles and leases, among others. The business licenses, taxes and business permit as a legal requirement negatively affected the operation of their business. The policies/regulations governing development within Kitengela Town were physical planning Act; council by-laws; legislations on security management; EMCA of 1999, and Kitengela/Isinya Integrated Development Plan. The study established that Physical planning Act has effect on development by providing legal frame work for physical planning. Kitengela/Isinya integrated development plan provide harmonized and coordinated base for control of development in Kitengela and Isinya. EMCA act safe guard development from negative environmental effect of physical development.

The study also revealed that Kitengela area has an adequate and reliable human capital to work in the various businesses as majority of the workers were from Kitengela. On the other hand, doing business in Kitengela was cost effective as majority of the raw materials were readily available from the area. There was a ready market for the products and services that the business owners sold which made Kitengela a strategic area for doing business owing to the great potential of customer availability.

The study further revealed that the obstacles encountered in carrying out development in Kitengela were political interference, too many authorities involved and too many charges. The factors that triggered growth at Kitengela were proximity to Nairobi; availability of suitable land for development; good infrastructure; proximity to EPZ, and other major industries. Coexistence of local communities which contribute to peace, availability of agricultural products, availability of housing both for business and residential purposes.

The study further revealed that the economic factors affecting development in Kitengela included availability of financial intuitions; availability of ready market for fresh produce; increase in large scale market; presence of industries; affordable housing rents; the high purchasing power

of local residents, and practice of agriculture. Other economic factors were favourable mortgage rates, rising consumer confidence in the area and availability of employment in the area. These factors further led to creation of employment and provision of market for agricultural produce.

The social factors that positively impacted on the development of Kitengela Town were population growth; social networks; diverse cultures; housing; health facilities; educational facilities; religious grouping and public institutions, among others. The infrastructural factors that positively impact on the development of Kitengela Town were roads network, (ICT) communication infrastructure, electricity, water and sewer system.

The study established that the political factors and regulatory policies affect growth of Kitengela area were; presence of development oriented political leadership, effective taxation by local authorities, presence of great political accountability, favourable policies on land ownership and favourable policies on land development respectively. The main administrative/managerial problems experienced in Kitengela were lack of good internal road network and blocked sewerage/waste disposal, urban sprawl-unplanned spreading of urban development, lack of social infrastructure (schools and health facilities) and uncontrolled land sales.

The study also established that the constraints facing local institution in implementing urban centres management policies according to Public Institutions officials' were; lack of following the laws and regulation, lack of funds to spearhead the development agenda, lack of institutional capacity in enforcing policies, lack of professional integrity, mismanagement and poor planning of public resources.

5.2.2 The Extent to which Small Urban Centres Affect Local Economic Development at the Local and Regional Level

The study established that the ways to improve service provision by local authority were; ensuring environmental quality, providing markets, enhancing the educational opportunities, and improving health facilities, provision of street and security light, reducing the charges and rates and creating a business friendly environment.

The study further found out that the specific benefits that the business owners derived from locating in Kitengela town were high rate of business growth due to the growing population,

availability of raw materials at affordable prices, cheap labour, availability of market for goods and services, the high level of security, good means of transport, business growth and expansion opportunity, high business profitability, availability of many banking institutions.

The study also established that the Kitengela town is also contributing to the development of neighbouring Counties through provision of housing, employment, business opportunities and provision of health, education and social amenities. Kitengela town serves as a business hub for the Kajiado County and other neighbouring counties.

The study further revealed that the ways that would make Kitengela Town contribute more effectively to the development of Kajiado County includes; expansion of services and facilities, upgrading of the present social, education, and health amenities, development of stadium and the street and security light. The residential areas should be refurbished with good road networks and improvement of garbage collection.

The plans by public institutions for upcoming urban centres in Kajiado County were suggested as; increased accountability in the management of public funds, improvement of the infrastructure in the town, restriction of land fragmentation and subdivision, proper inspection of development projects, improvement of provision of titles and leases, adoption of information technology in service delivery, proper solving of land and other disputes.

5.3 Conclusions

5.3.1 The Drivers of and Challenges in the Growth of Small Urban Centres

The study concluded that the reasons that made residents to reside in Kitengela were nearness/proximity to Nairobi, nearness to place of work, cheap accommodation and availability of portable water. On the other hand the business owners indicated that the main reasons as to why they choose to locate in Kitengela were; due to available market, good infrastructure in terms of road network, power, information and communication network, proximity to Nairobi, affordable house rates both for residential and business, availability of raw materials, availability of workers, good security, diverse culture and high population with high purchasing power, availability of financial services, high consumer confidence, educational facilities, health, electricity, water and sewerage.

The study also concluded that the development is regulated by various government agencies. For instance land owners obtained their authority to develop the land from Physical Planning Department, Commissioner of Lands and from County Council. On the other hand, different government institutions in collaboration with private agencies provided different services according to their mandates. Electricity is provided by Kenya Power, water is provided by water peddlers, Mavoko water and sewerage or from borehole, Sewerage and drainage is provided by local council and private firms, garbage collection is largely by private firms, security, health, education and recreation were mainly provided by was government, local authority and private firms.

The policies that were identified in the management of urban like Kitengela includes; spatial planning policies, urban development policies, issuance of titles and leases, lands act among others. However, business licenses, taxes and business permit as a legal requirement were reported to have negatively affected the operation of business in Kitengela. The specific policies/regulations governing development within Kitengela Town were reported as physical planning Act, council by-laws, legislations on security, EMCA of 1999, and Kitengela/Isinya Integrated Development Plan. The study established that Physical Planning Act directs physical development in the area by providing legal framework. Kitengela/Isinya integrated development plan provide harmonized and coordinated base for control of development in Kitengela and Isinya. EMCA safeguards development that may have negative effect on the environment.

The study established that Kitengela area has an adequate and reliable human capital to work in the various businesses as majority of the workers are from Kitengela. On the other hand, doing business in Kitengela was cost effective as majority of the raw materials were readily available from the area. There was a ready market for the products and services that the business owners sold which make Kitengela a strategic area for doing business owing to the great potential of customer availability.

The study established that the obstacles encountered in carrying out development in Kitengela were mainly the many agencies involved in various aspects of development control and too many charges. The study concluded further that the political factors and regulatory policies, which affect growth of Kitengela area, includes; presence of development oriented political leadership, effective taxation by local authorities, presence of political accountability, land ownership and

favourable policies on land development. The main administrative/managerial problems experienced in Kitengela however are lack of good internal road network and blocked sewerage/waste disposal, urban sprawl-unplanned spreading of urban development, lack of adequate social infrastructure (schools and health facilities) and uncontrolled land sales.

The study also concluded that the constraints facing local authority in implementing urban centres management policies include ineffective enforcement of the laws and regulations, lack of funds to spearhead the development agenda, lack of institutional capacity in enforcing policies, lack of professional integrity, mismanagement and poor planning of public resources.

5.3.2 The Extent to which Small Urban Centres affect Local Development at the Local and Regional Level

The study concluded that small urban centres like Kitengela positively affects local and regional development as a result of the following; high rate of business growth due to the growing population, availability of raw materials at affordable prices, cheap labour, availability of market for goods and services, availability of security, good means of transport, business growth and expansion opportunities, high business profitability, availability of many financial institutions and availability of appropriate institutional policy framework. These parameters have a significant positive effect on issues of local economic development.

The study further concluded that the the benefits that Kajiado County derives from Kitengela Town were; availability of youth employment, generation of revenue for the development of the entire county, availability of business and economic opportunities, availability of better social, housing health, and education facilities to the residents of Kajiado County.

In addition, other benefits included; high employment opportunities, promotion of social cohesion through providing opportunity for coexistence of diverse cultures, availability of recreational and worship centres, increasing accessibility of information communication technology like internet and mobile phone services and better health services and education facilities. This illustrates that Kitengela is a key town that determines the local economic development in Kajiado County.

The study also concluded that the Kitengela town is also contributing to the development of neighbouring Counties through provision of housing, employment, business opportunities and provision of health, education and social amenities. Kitengela town served as a business hub for the Kajiado County and other Neighbouring Counties.

The study further concluded that the ways that would make Kitengela Town contribute more effectively to the development of Kajiado County is to enhance efficient and accountable governance and create a continuous enabling business environment. This shall attract investment in the areas of property development industry and hospitality industry and other economic activities.

The study further concluded that the ways that would make Kitengela Town contribute more effectively to the development of Kajiado County included; expansion, upgrading of the present social, education, and health amenities, development of stadium and the street and security light. The residential areas should be refurbished and improvement of garbage collection.

In conclusion, the study illustrates that these economic activities significantly contribute positively to the well-being of Kitengela residents and neighborhood.

5.4 Recommendations

5.4.1 The Drivers of and Challenges in the Growth of Small Urban Centres

The factors that attracted the residents in reside to Kitengela includes; nearness/proximity to Nairobi, nearness to place of work, cheap accommodation and availability of portable water, available market, good infrastructure in terms of road network, power and information and communication network. The study therefore recommends that the government and the local authority should enhance provision of security, proper sewerage, power, water, internal roads networks, educational and recreation facilities, health facilities to the people of this area to improve their living conditions.

Kitengela town forms part of the Nairobi metropolis; its population and overall growth and the need for basic human services requires a highly organised institutional framework. The study recommends setting up and establishment of a town council with the necessary technical

departments to provide a platform for effective and constructive engagement with the residents, business owners and other stakeholders on the development of the urban centre.

The study recommends that the local authority and other regulatory agencies enforce all the relevant legal and policy frameworks on urban development. This shall ensure that the developments are well coordinated and sustainable.

Based on the recommendations on the drivers of the growth of small and intermediate urban centres, it is recommended that relevant levies and charges be reduced and broaden the base of revenue collection. This shall enhance the proportion of the benefits to be realized especially the revenue collection and employment creation.

5.4.2 The Extent to which Small Urban Centres Affect Development at the Local and Regional level

The study further recommends that sufficient community/public facilities should be developed. These facilities should be provided for and safeguarded due to the possible rise in the urban population. Kitengela/Isinya integrated development plan is one of the most critical strategic instruments on the area and should be implemented to achieve its objectives.

Further, the study recommends that there should be good governance and accountability in the management of public affairs to create confidence on the part of the people; residents and investors alike.

5.5 Suggestions for Further Studies

Since this study explored the role of small and intermediate, urban centres in local economic development with a case study of Kitengela Township of Kajiado County, it is recommended that similar studies should be done in other Counties in Kenya for comparison purposes so as to allow for generalization of findings on the role of Small Urban Centres in local economic development.

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Appendix i: Research Authorization Letter:
National Council for Science & Technology

REPUBLIC OF KENYA



NATIONAL COUNCIL FOR SCIENCE AND TECHNOLOGY

Telephone: 254-020-2213471, 2241349
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when replying please quote
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P.O. Box 30623-00100
NAIROBI-KENYA
Website: www.ncst.go.ke

Our Ref:

NCST/RCD/9/012/17

Date:

24th September, 2012

Zablon Agwata Mabea
University of Nairobi
P.O BOX 30197-00100
NAIROBI

RE: RESEARCH AUTHORIZATION

Following your application for authority to carry out research on "*The role of small urban centres in economic development of counties-A case study of Kitengela Township, Kajiado County.*" I am pleased to inform you that you have been authorized to undertake research in Rift Valley Province for a period ending *30th March, 2013.*

You are advised to report to the District Commissioner and the District Education Officer, Kajiado County before embarking on the research project.

On completion of the research, you are expected to submit two hard copies and one soft copy in pdf of the research report/thesis to our office.


DR.M.K.RUGUTT, PhD, HSC
DEPUTY COUNCIL SECRETARY

Copy to:

The District Commissioner
The District Education Officer
Kajiado County

"The National Council for Science and Technology is Committed to the Promotion of Science and Technology for National Development".

**Appendix ii: Questionnaire for Business/Enterprise/Industry
Within Kitengela Town**

UNIVERSITY OF NAIROBI

SCHOOL OF BUILT ENVIRONMENT

DEPARTMENT OF ARCHITECTURE AND BUILT ENVIRONMENT

QUESTIONNAIRE FOR BUSINESS/ENTERPRISE/INDUSTRY

WITHIN KITENGELA TOWN

QUESTIONNAIRE NO. 1

ABOUT THE RESEARCHER – My name is Zablon Agwata Mabea. I am a student at the University of Nairobi, School of Built Environment, Department of Architecture and Building Science. I am pursuing a Master of Urban Management Degree course. **All the information that will be provided via this questionnaire will be treated with utmost confidence and will be used for academic purposes only.**

1. Kindly indicate your gender

Male Female

2. Where did you originally hail from?

- Kitengela town
- Kajiado County (specify area)
- Other county (specify)

3. Where do you live currently?

- Kitengela town
- Kajiado County (specify area)

Other county (specify) _____

4. How long have you been operating in Kitengela (Tick as applicable)

Less than 6 year 6-10 years 11-15 16 -20 years Over 20 years

5. (a) Indicate the nature of business you are engaged in(Tick as applicable)

- Manufacturing/Processing
- Wholesale
- Retail
- Urban Agriculture
- Hospitality/Hotel
- Hawking/Jua Kali
- Mining/quarry
- Others (specify)

(b) How long have you been in this business?.....

6. Where do your workers come from and where do they currently live? (use options in Q2/3)

Origin of employees	Current place of residence

7. Where do you obtain your merchandise/raw materials from? (Tick where appropriate).

Within Kitengela Outside Kitengela (specify)

8. Where do your main customers come from? (Tick as applicable)

Within Kitengela

- Outside Kitengela and within the County (specify) []
- Outside the County (specify) []

9. List four main reasons Why you choose to locate in Kitengela;

- 1.....
- 2.....
- 3.....
- 4.....

10. (i) Name the regulations or legal requirements that you know of that relate to your business and state how they affect your operations

Regulation/legal requirements	Effects	
	Positive	Negative

11. What levies do you pay to the authorities in charge of Kitengela town?

Levy	Effects	Amount (Kshs)
	Positive	Negative

12. List the specific benefits your business is deriving from locating in Kitengela town

-
-

.....

13. List the services your business is receiving from the authorities in charge of Kitengela town

.....

.....

.....

.....

.....

.....

14. Name the infrastructural factors that impact on your business

Infrastructural factor	Effects	
	Positive	Negative

15. Name the economic factors that impact on your business

Economic factor	Effects	
	Positive	Negative

16. Name the social factors that impact on your business

Social factor	Effects	
	Positive	Negative

17. In your opinion, to what extent do the following economic factors affect growth of Kitengela area? Rate your response on a scale where 1=No extent at all, 2=Little extent, 3=Moderate extent, 4=Great extent and 5= Very great extent.

	1	2	3	4	5
Favourable mortgage rates in the area					
Rising consumer confidence in the area					
Rising business confidence in the area					
House prices					
Inflation rate of the Country					
Availability of employment in the area					

18. What other economic factors affect growth in Kitengela?

- (i)
- (ii)
- (iii)
- (iv)

(v)

19. Rate the overall extent to which economic factors affect growth of Kitengela

- (i) No extent at all []
- (ii) Little extent []
- (iii) Moderate extent []
- (iv) Great extent []
- (v) Very great extent []

20. To what extent do the following social factors affect growth of Kitegela area? Rate your response on a scale where 1=No extent at all, 2= Little extent, 3=Moderate extent, 4= Great extent and 5=Very great extent.

	1	2	3	4	5
Population growth					
Individual Housing preferences					
Increased cultural integration					
The desire to have a second home					

21. What other social factors affect growth of Kitengela?

- (i).....
- (ii).....
- (iii).....
- (iv).....
- (v).....

22. Rate the overall extent to which societal factors affect growth of Kitengela

- (i) No extent at all []
- (ii) Little extent []
- (iii) Moderate extent []
- (iv) Great extent []
- (v) Very great extent []

23. To what extent do the following aspects of transport and communication affect growth of Kitegela area? Rate your response on a scale where 1=No extent at all, 2= Little extent, 3=Moderate extent, 4= Great extent and 5=Very great extent

	1	2	3	4	5
Good transport network in Kitengela					
Proximity to central business district in Nairobi					
Less traffic jam in the area					
Availability of effective means of transport					
Increased information Communication Technology (ICT) infrastructure					

24. What other aspects of transport and communication affect growth of Kitengela?

- (i).....
- (ii).....
- (iii).....
- (iv).....
- (v).....

25. Rate the overall extent to which transport and communication affect growth of Kitengela

- (i) No extent at all []
- (ii) Little extent []
- (iii) Moderate extent []
- (iv) Great extent []
- (v) Very great extent []

26. To what extent do the following political factors and regulatory policies affect growth of Kitengela area. Rate your response on a scale where 1=No extent at all, 2= Little extent, 3=Moderate extent, 4= Great extent and 5=Very great extent

	1	2	3	4	5
Presence of development oriented political leadership					
Effective taxation by local authorities					
Proper use of public funds					
Presence of great political accountability					
Effective governance of public facilities in the area					
Effective implementation of government regulatory policies in the area					
Favourable policies on land ownership					
Favourable polices on land development					

27. What other political factors and regulatory policies affect growth of Kitengela?

- (i).....
- (ii).....

(iii).....

(iv).....

(v).....

28. Rate the overall extent to which political factors and regulatory policies affect growth of Kitengela

(i) No extent at all []

(ii) Little extent []

(iii) Moderate extent []

(iv) Great extent []

(v) Very great extent []

29. List the benefits that you think Kajiado County derives from Kitengela Town

.....
.....
.....
.....

30. In your opinion, how does Kitengela town currently contribute to the development of:

(i) Kajiado County

(ii) Neighbouring Counties

What would make Kitengela Town contribute more effectively to the development of Kajiado County?

Appendix iii: Questionnaire N0.2 for People Resident within Kitengela Town

UNIVERSITY OF NAIROBI

SCHOOL OF BUILT ENVIRONMENT

DEPARTMENT OF ARCHITECTURE AND BUILT ENVIRONMENT

QUESTIONNAIRE FOR PEOPLE RESIDENT WITHIN KITENGELA TOWN

QUESTIONNAIRE NO. 2

ABOUT THE RESEARCHER – My name is Zablon Agwata Mabea. I am a student at the University of Nairobi, School of Built Environment, Department of Architecture and Building Science. I am pursuing a Master of Urban Management Degree course. **All the information that will be provided vide this questionnaire will be treated with utmost confidence and will be used for academic purposes only.**

1. Name of respondent (optional).....

2. Marital Status of respondent; (Tick where appropriate).

Single Married Divorced Separated

Widow(ed)

3. Gender of respondent; (Tick where appropriate).

Male Female

4. Age of Respondent..... (give age brackets)

Area of origin (Kitengela, Kajiado, outside Kajiado)

5. How long have you been in Kitengela? (Tick as applicable)

Less than 6 year [] 6-10 years [] 11-15 [] 16 -20 years [] Over 20 years []

6. If not originally from Kitengela, give reasons why you decided to reside in Kitengela;

(Tick appropriate reasons).

- Cheap availability of land
- Cheap accommodation
- Flexible development conditions
- Nearness/proximity to Nairobi
- Security
- Nearness to place of work
- Availability of portable water
- Community Interests (friends, relatives e.t.c)
- Good business environment
- Others

7. Do you own the land on which you live?

Yes No

8. If the answer to (7) is yes, how did you acquire the land? (Tick where appropriate).

- Through allocation by the council
- Through allocation by the Commissioner of Lands
- Chief
- Council
- Through purchase (willing buyer/seller)
- Inheritance

9. What is the tenure of the property?

Leasehold

Freehold

10. Did you have to get authority before undertaking your development?

Yes

No

11. If yes, from whom (tick what is applicable)

County Council

Physical Planning Department

Commissioner of Lands

Provincial Administration

Any other

12. What type of Occupation are you engaged in? (Tick where appropriate)

Formal

Informal

Public servant

13. Where is your place of work? (Tick where appropriate)

Within Kitengela town

Outside Kajiado County

Within Kajiado county

Estimated monthly income.....

14. Do you send your incomes/benefits to dependants outside Kitengela? (Tick where appropriate)

Yes

No

If yes, which county?.....

Amounts remitted monthly to outside Kitengela Town - Kshs.....

15. State who provides the following services:

- (i) Main access roads
- (ii) Transport.....
- (iii) Electricity.....
- (iv) Water.....
- (v) Sewerage and drainage.....
- (vi) Garbage collection.....
- (vii) Security.....
- (viii) Education.....
- (ix) Health.....
- (x) Recreation (e.g. sports).....

16. How would you categorize the availability in Kitengela of the aspects listed below: Rate your response on a scale were 1=Poor 2=Fair 3=Good: 4=Very good

	1	2	3	4	5
Infrastructure					
Inter township/estate road					
Water supply					
Electricity					
Drainage system					
Garbage collection					
Environmental (pollution)					
Security					
Availability of food stuffs					
Cost of living					

17. How would you rate your access to the following in Kitengela Rate your response on a scale were 1=Poor 2=Fair 3=Good: 4=Very good

	1	2	3	4	5
Infrastructure					
Inter township/estate road					
Water supply					
Electricity					
Drainage system					
Garbage collection					
Environmental (pollution)					
Security					
Availability of food stuffs					
Cost of living					

18. Are you satisfied with the services provided by the Local Authority?

Very satisfied Satisfied Fairly satisfied
 Not satisfied

19. In your opinion, what should the local authority do to improve service provision in Kitengela Town?

.....

20. What are the obstacles encountered in trying to carry out development in this area? Rate your response on a scale were 1= No effect 2=Little Effect 3=Moderate effect 4=great effect 5=Very high effect

	1	2	3	4	5
Too much charges					
Too many authorities involved					
Political Interference					
Heavy labour cost					
Lack of government support					

21. Give three factors that to you think have contributed to the fast growth of Kitengela?

- (a)
- (b)
- (c)

22. Knowing the other urban centres close to Nairobi City, (Athi River, Ongata Rongai, Ngong, Thika road etc.) would you wish to move out of Kitengela for any of the other centres? Briefly explain your choice

.....

.....

.....

.....

.....

23. List the benefits that you think Kajiado County derives from Kitengela Town

.....

.....

.....

.....

.....

24. In your opinion, how does Kitengela town currently contribute to the development of:

a) Kajiado County

b) Neighbouring Counties

25. What would make Kitengela Town contribute more effectively to the development of Kajiado County?

.....

26. Of the urban centres in Kajiado, how would you rate Kitengela in terms of contribution to county growth in the following areas? Rate on Scale 1=No contribution 2=Little effect 3=Moderate contribution 4=Great contribution 5= Very great contribution

	1	2	3	4	5
Environmental quality					
Providing markets					
Educational opportunities					
Health facilities					
Good business environment					

Appendix iv: Questionnaire No. 3 for Public Institutions in Kitengela Town

UNIVERSITY OF NAIROBI

SCHOOL OF BUILT ENVIRONMENT

DEPARTMENT OF ARCHITECTURE AND BUILT ENVIRONMENT

QUESTIONNAIRE FOR PUBLIC INSTITUTIONS IN KITENGELA TOWN

QUESTIONNAIRE NO. 3

ABOUT THE RESEARCHER – My name is Zablon Agwata Mabea. I am a student at the University of Nairobi, School of Built Environment, Department of Architecture and Building Science. I am pursuing a Master of Urban Management Degree course. **All the information that will be provided vide this questionnaire will be treated with utmost confidence and will be used for academic purposes only.**

1. Department.....Position.....
.....
2. What is the mandate of your institution regarding the development, management and administration of Kitengela Town?
.....
.....
.....
3. List the services rendered by your institution to Kitengela Town
.....
.....
.....

4. What policies are there for the management of urban centres in the country?.....

5. List the policies/regulations governing development within Kitengela Town and how they affect development.

Regulation/policy	Effects	
	Positive	Negative

6. Name the infrastructural factors that impact on the development of Kitengela Town

Infrastructural factor	Effects	
	Positive	Negative

7. Name the economic factors that impact on the development of Kitengela Town

Economic factor	Effects	
	Positive	Negative

8. Name the social factors that impact on the development of Kitengela Town

Social factor	Effects	
	Positive	Negative

9. Name four factors in order of importance that have triggered growth in Kitengela

- a
- b
- c
- d

10. Which is the most common mode of access for land for development in Kitengela?

- a) Open market
- b) Public land allocation /leasing

11. Which are the main administrative/managerial challenges experienced in Kitengela?
Rank as 1=No problem 2=Little problem 3=Moderate

Problem 4=Major problem 5=Very major problem

	1	2	3	4	5
Development control					
Uncontrolled land sales					
Urban sprawl-unplanned spreading of urban development					
Lack of basic infrastructures					
Others					

12. What constraints does your institution face in implementing urban centres management policies?

.....

.....

.....

.....

13. What and how does Kitengela town contribute to the development of Kajiado County in the following areas:

Area	What	How
Infrastructure (roads, communication, water, sewer, electricity etc.)		
Community facilities (schools, health, religious, recreation, etc.)		
Economic (market, employment, industry, hospitality, etc.)		
Governance (administration and management)		
Housing		
Environment		
Others		

14. In your opinion how do you rate Kitengela's contribution to Kajiado County in the following areas? Please rate your response: 1=None,2=Too low,3=Low,4=high,5=Very high

	1	2	3	4	5
Economic					
Social					
Governance					
Transport and Communication					

15. What policy recommendations can you make to enhance Economic Development within Kitengela Town?

.....

.....

.....

16. How can Kitengela town contribute more effectively to the growth and economic development of Kajiado County?

Towns

.....

.....

.....

DEPARTMENT OF ARCHITECTURE AND BUILT ENVIRONMENT

17. What are the plans by your department for upcoming urban centres in Kajiado County?

.....

.....

ABOUT THE RESEARCHER - My name is Zephora Agwaga Mwaia. I am a student at the University of Nairobi, School of Built Environment, Department of Architecture and Building Design. I am pursuing a Master of Urban Management Degree course. All the information provided via this questionnaire will be treated with utmost confidence and will be used for academic purposes only.

Department..... Position.....

What is the mandate of your institution regarding the management and administration of Kitengela Town?

.....

.....

.....

How do you evaluate the services rendered by the Council to the residents and enterprises in Kitengela Town and where they are generated from (within Kisumu, Kajiado, outside Kisumu)?

.....

.....

.....

**Appendix V: Questionnaire No. 4 for Local Authority Officials in Kitengela
Town**

UNIVERSITY OF NAIROBI

SCHOOL OF BUILT ENVIRONMENT

DEPARTMENT OF ARCHITECTURE AND BUILT ENVIRONMENT

QUESTIONNAIRE FOR LOCAL AUTHORITY OFFICIALS IN KITENGELA TOWN

QUESTIONNAIRE NO. 4

ABOUT THE RESEARCHER – My name is Zablon Agwata Mabea. I am a student at the University of Nairobi, School of Built Environment, Department of Architecture and Building Science. I am pursuing a Master of Urban Management Degree course. **All the information that will be provided vide this questionnaire will be treated with utmost confidence and will be used for academic purposes only.**

1. Department.....Position.....

.....

3. What is the mandate of your institutions regarding the management and administration of Kitengela Town?

.....
.....
.....

4. Enumerate the services rendered by the Council to the residents and enterprises in Kitengela Town and where they are generated from (within Kitengela, Kajiado, outside Kajiado);

.....
.....
.....
.....

5. In what ways does the Council control the following development in Kitengela

a) Residential

	Effects	
	Positive	Negative

b) Commercial

c) Industrial

d) Community/public facilities

6. List the policies/regulations governing development within Kitengela Town and how they affect development.

Regulation/policy	Effects	
	Positive	Negative

7. Name the infrastructural factors that impact on the development of Kitengela Town

Infrastructural factor	Effects	
	Positive	Negative

8. Name the economic factors that impact on the development of Kitengela Town

Economic factor	Effects	
	Positive	Negative

9. Name the social factors that impact on the development of Kitengela Town

Social factor	Effects	
	Positive	Negative

10. Give the number and types of Enterprises /Business licensed over the last 3 years in Kitengela Town?

Type of Enterprise

No

.....
.....
.....
.....
.....

11. Give the number and types of Development projects approved over the last 3 years in Kitengela Town;

Type of Project

No

.....
.....
.....
.....
.....

12. Give number of industries located and operating within Kitengela Town;

Type of Industry	No.	Location
.....
.....
.....
.....
.....

13. What is the contribution of Kitengela in terms of revenue collection for Kajiado County?

- Rates.....%
- Ground rent.....%
- Business Licenses.....%
- Others.....%

14. What and how does Kitengela town contribute to the development of Kajiado County in the following areas:

Area	What	How
Infrastructure (roads, communication, water, sewer, electricity etc)		
Community facilities (schools, health, religious, recreation, etc)		
Economic (market, employment, industry, hospitality, etc)		
Governance (administration and management)		
Housing		
Environment		
Others		

15. In your opinion how do you rate Kitengela's contribution to Kajiado County in the following areas? Please rate your response: 1=None,2=Too low,3=Low,4=high,5=Very high

	1	2	3	4	5
Economic					
Social					
Governance					
Transport and Communication					

16. Name four factors in order of importance that have triggered growth at Kitengela during the last five years:

1.....

2.....

3.....

4.....

5.....

17. Which are the main administrative/managerial problems experienced in Kitengela? Rate your response on scale;1=No problem,2=Not serious problem,3=Moderate,4 =Serious problem, 5= Very serious problem 6=Very serious problem

	1	2	3	4	5	6
Uncontrolled land sales						
Urban sprawl						
Lack of Social Infrastructure (Schools and health facilities)						
Internal road network						
Sewerage/waste disposal						