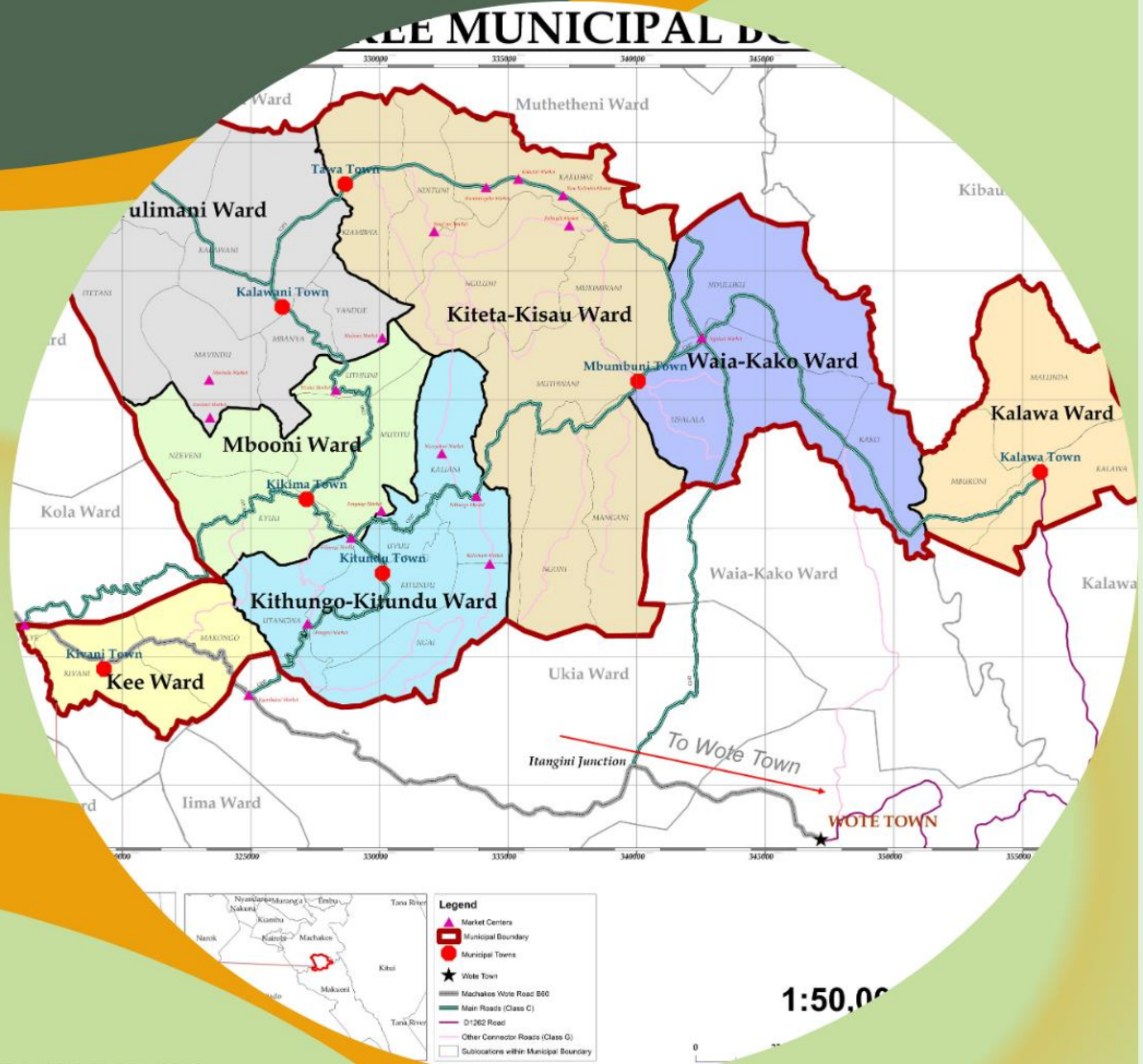




# AD-HOC COMMITTEE REPORT ON THE ESTABLISHMENT OF MBOONI-KEE MUNICIPALITY

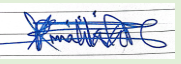
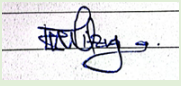
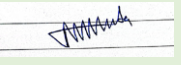
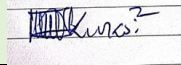
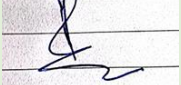
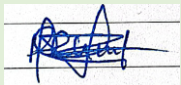
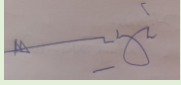
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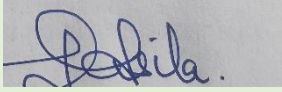
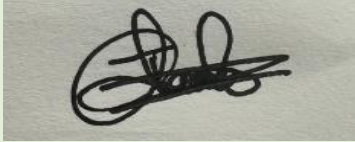

PRESENTED TO:  
 H.E. MUTULA KILONZO JUNIOR CBS  
 GOVERNOR, COUNTY GOVERNMENT OF MAKUENI

PREPARED BY:  
 AD-HOC COMMITTEE,  
 PROPOSED MBOONI-KEE MUNICIPALITY

## AD-HOC COMMITTEE MEMBERS

S/NO.	NAME	NOMINATING INSTITUTION	DESIGNATION	SIGN
1.	Eng. Paul C.K. Kioko	Architectural Association of Kenya (AAK)	Chairperson	
2.	Plan. Elizabeth M. Mutisya	Kenya Institute of Planners (KIP)	Secretary	
3.	Prof. Johnstone Kiamba	Makueni County Development Forum (MCDF)	Member	
4.	Judah K. Kioko	Kenya National Chamber of Commerce and Industry (KNCCI)	Member	
5.	Alfonse K. Muli	Law Society of Kenya (LSK)	Member	
6.	CPA Peninah N. Mutuku	Institute of Certified Public Accountants of Kenya (ICPAK)	Member	
7.	Jones Makau Mutisya	Institute of Surveyors of Kenya (ISK)	Member	

## THE SECRETARIAT

S/NO.	NAME	DESIGNATION	SIGN
1.	Nicholas Nzioka	<b>CECM Lands, Urban Planning and Development, Environment and Climate Change, Government of Makueni County</b>	
2.	Jackson Charo Daudi	<b>CO Lands, Urban Planning and Development, Government of Makueni County</b>	
3.	Alice Kwamboka	<b>Municipal Physical Planner, Department Lands, Urban Planning and Development, Environment and Climate Change, Government of Makueni County</b>	

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## ACRONYMS

<b>AAK</b>	Architectural Association of Kenya
<b>ADP</b>	Annual Development Plan
<b>CECM</b>	County Executive Committee Member
<b>CGA</b>	County Government Act
<b>CIDP</b>	County Integrated Development Plan
<b>CPA</b>	Certified Public Accountant
<b>CO</b>	Chief Officer
<b>Eng.</b>	Engineer
<b>H.E.</b>	His Excellency
<b>ICPAK</b>	Institute of Certified Public Accountants of Kenya
<b>ISK</b>	Institution of Surveyors of Kenya
<b>KIP</b>	Kenya Institute of Planners
<b>Kms</b>	Kilometers
<b>KNCCI</b>	Kenya National Chamber of Commerce and Industry
<b>LSK</b>	Law Society of Kenya
<b>MBOWASCO</b>	Mbooni Water and Sanitation Company
<b>MCDF</b>	Makueni County Development Forum
<b>MCPLUDP</b>	Makueni County Physical and Land Use Development Plan
<b>NUA</b>	New Urban Agenda
<b>Plan.</b>	Planner
<b>PLUPA</b>	Physical and Land Use Planning Act
<b>SDGs</b>	Sustainable Development Goals
<b>ToRs</b>	Terms of Reference
<b>UACA</b>	Urban Areas and Cities Act

## EXECUTIVE SUMMARY

One of the most significant changes in Kenya, and one that seems to be of greater importance in the future, is the rapid growth of Urban Population. According to the 2019 Population Census Statistics, the enumerated population was 47.5M of which 28% (14M) was Urban. The World Bank group statistics published in 2022 indicate that half of Kenya's Population is projected to be living in Urban Areas by 2030, which is 45M persons of the projected 90.6M. Therefore, the demand and supply of services in our urban areas need to complement the growing population. This would ensure Sustainable Urban Development.

Article 184 of the Constitution of Kenya, 2010 on urban areas and cities provides for the establishment, governance and management of the Urban Areas and Cities in the Country. UACA 2011, (amended 2019) provides for the classification of urban areas in Kenya which are Cities, Municipalities, Towns and Market Centers. UACA 2011 (Amended 2019) highlights the process of creating such urban areas in sections 8 and 9.

The *Ad-Hoc committee* was established by the Governor of County Government of Makueni guided by section 8 (2-4) of UACA 2011 (Amended 2019). The committee's Terms of References were;

1. Considering the resolutions and applications by the seven (7) town committees; Kikima, Tawa, Mbumbuni, Kalawani, Kalawa, Kivani and Kitundu that were approved and recommended by the Makueni County Executive Committee in charge of Lands, Urban Planning and Development, Environment and Climate Change and advice as appropriate.
2. Advise whether the resolutions/applications in (1) above meet the criteria set out in section 9 (3) of UACA for conferment of Municipality Status.
3. Consider the draft charter as in the prescribed form, amend as appropriate, and transmit to the governor's office.

This report addresses the committee's Terms of Reference. The report is written in five parts: Introduction, Literature Review, the proposed Mbooni-Kee Municipality, Criteria findings, Conclusion and Recommendations.

### **Part I: Introduction**

The Introduction focuses on highlighting the concept of urbanization, the urban growth rate in Kenya, classification of urban areas and the processes for elevation of the urban areas from one level to another legally. The Introduction also explains the terms of reference of the ad-hoc committee and the methodology that the committee applied in satisfying their terms of reference. The steps followed in executing this exercise were: review of the committee's ToRs, preparation

of a work plan, literature review, data collection and analysis presented in the criteria and conclusions and recommendations. Throughout the process, stakeholders' engagement was undertaken.

## **Part II: Literature Review**

The review of the relevant policies and legislations was key in informing the process of establishment of the Mbooni-Kee Municipality. The policy documents and legislations reviewed included: the SDGs, Kenya Vision 2030, Makueni County Vision 2025, Makueni County Physical and Land Use Development Plan (2019-2029), the Makueni County Integrated Development Plan (2023-2027), Local Physical and Land Use Development Plans for Kikima and Mbumbuni Towns, the Constitution of Kenya 2010, CGA 2012, UACA 2011 (Amended 2019), PLUPA 2019 and UACA General Regulations 2022.

## **Part III: The Proposed Mbooni-Kee Municipality**

Part three of this report introduces the proposed municipality's boundary. The Mbooni-Kee Municipality is located in Makueni County, covering both Mbooni and Kaiti Sub-Counties. It covers 7 wards; 4 wards in whole and 3 wards in part. Mbooni, Tulimani, Kiteta/Kisau and Kithungo/Kitundu wards are fully covered by the Municipal Boundary. Kalawa, Kee and Waia/Kako wards are covered in part. The seven towns within these wards getting an elevation to a Municipality are Kikima, Kalawani, Tawa, Mbumbuni, Kitundu, Kivani and Kalawa.

The proposed Municipality covers an area of 610.92 Sq.Km with a population of 137,169.

## **Part IV: The Criteria**

Section 9 of UACA 2011 (Amended 2019) sets out the criteria for the establishment of a Municipality which the committee was tasked with reviewing and advising whether the towns meet the criteria. The criteria was: Population threshold, Integrated Development Planning, Demonstrable revenue collection and revenue collection potential, capacity to effectively and efficiently deliver essential services to its residents, institutionalized active public participation by its residents in the management of their affairs, sufficient space for expansion, has infrastructural and social facilities and has capacity for functional and effective waste disposal.

## **Part V: Conclusion and Recommendations**

The committee found out that the proposed Mbooni-Kee Municipality met the criteria for elevation to a Municipality by subsequent grant of a Municipal charter by H.E the Governor.

The committee recommends the following as contained in this report: the amendment of the Wote Municipal boundary to align with the proposed Mbooni-Kee Municipal boundary, planning of

Kitundu, Kivani and Kalawani towns, the preparation of a Municipal Integrated Development Plan, development of various infrastructural and social facilities such as a fire station, a disaster management station, and a library. The committee recommends development of an integrated liquid and solid waste management system.

Further, the committee considered the Mbooni-Kee draft charter as in the prescribed form in UACA General Regulations 2022, with the necessary amendments as appropriate.

The report together with the Mbooni-Kee Municipal Charter were presented to H. E. the governor, Government of Makueni County on the 27<sup>th</sup> of August, 2024 for adoption and forwarding to the County Assembly for approval.

## CONCEPTS AND DEFINITIONS

**Ad-Hoc Committee:** A temporary committee formed for a specific task or purpose.

**Criteria:** For purposes of this exercise, criteria refers to the minimum conditions that the various towns needed to satisfy to qualify for conferment of Municipal status.

**Urban Area:** Means a City, Municipality, Town or a Market center

**Municipality:** A Municipality is the second highest level of urbanization in Kenya after a City.

**Ward:** Means an electoral unit within a constituency delimited in accordance with Article 89 (delimitation of electoral units) of the Constitution and any other relevant law.

## PART I

### 1.1. INTRODUCTION

One of the most significant changes in Kenya of recent times, and one that seems to be of greater importance in the future, is the rapid growth of the Urban Population. According to the 2019 Population Census Statistics, the enumerated population was 47.5M of which 28% (14M) was Urban. By 2022, the Urban Population has grown to 15.7M persons (Kenya Urban Population, 2022, p. World Bank ) Half of Kenya's Population is projected to be living in Urban Areas by 2030, which is 45M persons of the projected 90.6M. Therefore, due to the projected rapid urban population growth, there is need to plan for today and for the future. The demand and supply of services in our urban areas need to complement the growing population. This would ensure Sustainable Urban Development and Development Control.

Article 184 of the Constitution of Kenya on Urban areas and Cities provides for the establishment, governance and management of the Urban Areas and Cities in the Country. The UACA 2011, (amended 2019) provides for the classification of urban areas in Kenya. The figure below indicates the hierarchy of Urban Areas and Cities in Kenya.

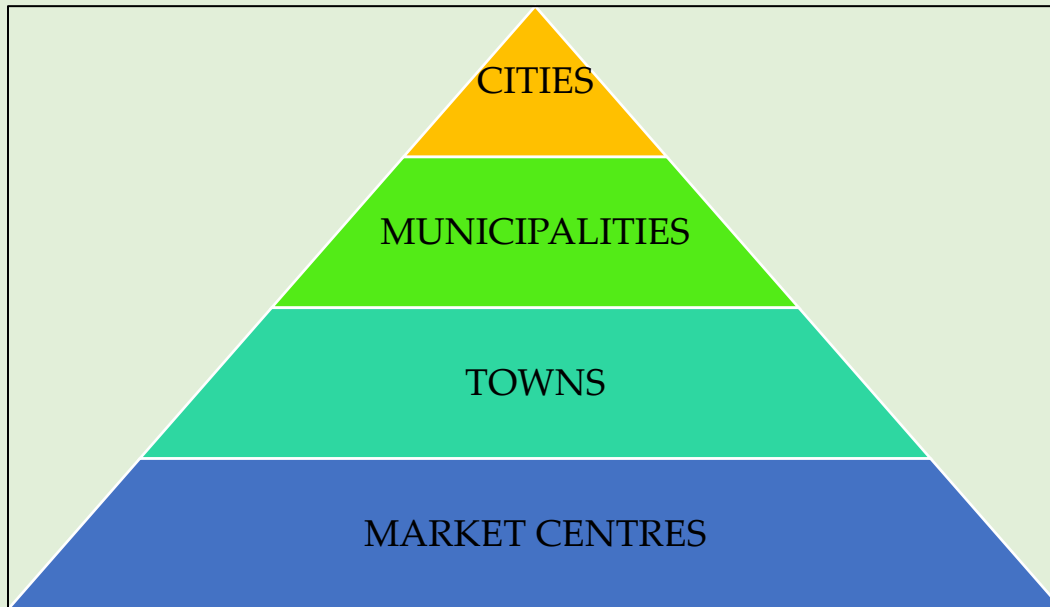


Figure 1: Urban Areas and Cities Hierarchy in Kenya  
Source: UACA, 2011 (amended 2019)

Cities are the high-ranking level of Urban Areas in Kenya. Municipalities come second while Towns and Market Centers are the lower levels of Urbanization in the Country. Currently, the number of Cities in the country stands at five (5), seventy-seven (77) municipalities and approximately 1068 towns and market centers which are classified. (World Bank Group, 2023).

For purposes of ensuring that the services in the urban areas and cities are commensurate to the population, UACA provides a criteria for classifying urban areas as either a City, a Municipality, a Town or a Market Centre. Section 9 of UACA 2011 (2019) brings out the criteria for conferment of a Town to a Municipality. The Criteria includes but not limited to the population threshold, planning and development control, revenue collection, capacity to effectively and efficiently deliver essential services to its residents, has sufficient space for expansion, has infrastructural facilities, including but not limited to street lighting, markets and fire stations and has a capacity for functional and effective waste disposal. This criterion is explained in Part II and III of this report on Literature Review and Criteria.

Seven (7) Towns in Makueni County, in Mbooni and Kaiti Constituencies, which are Kikima, Kalawani, Tawa, Mbumbuni, Kivani, Kalawa and Kitundu, wrote to H.E. the governor through the Executive Committee Member for Lands, Urban Planning and Development, Climate Change and Environment, requesting for an upgrade to Municipality Status as required by UACA section 8 (1). The Executive Committee Member approved the application. This necessitated the County governor to constitute an *ad hoc committee* to consider the recommendation and advice as appropriate (UACA section 8 (2)). Section 1.2. below on the Terms of Reference expound further on the role of the *ad hoc committee* for the proposed Mbooni-Kee Municipality and hence the prerequisite of this report that serves a significant role as part of the journey of elevating the seven towns, jointly, to Municipality status.

### **1.1.1. Appointment of the Ad-Hoc Committee**

The Urban Areas and Cities Act, 2011 (Amended 2019) section 8 (2-4) requires the County Governor, where the executive committee approves the application of a town to the elevation to Municipality status to constitute an *ad hoc committee* whose mandate is to consider the recommendation and advise as appropriate. The ad hoc committee shall comprise of relevant professional in good standing nominated by various institutions, as enlisted below taking into account of regional, ethnic and gender diversity and representation of persons with disability.

- ✓ The Institution of Surveyors of Kenya (ISK);
- ✓ The Kenya Institute of Planners (KIP);



- ✓ The Architectural Association of Kenya (AAK);
- ✓ The Law Society of Kenya (LSK);
- ✓ An association of Urban Areas and Cities;
- ✓ The Institute of Certified Public Accountants of Kenya (ICPAK); and
- ✓ The Business Community.

The figure below shows an extract of the gazette notice of the members nominated and appointed by H.E the governor *ad hoc committee* for Mbooni-Kee Municipality and photos from the inauguration meeting held on June 19, 2024.



	<div style="border: 1px solid black; padding: 10px;"> <p><b>Vol.CXXVI-No_.89_</b> <span style="float: right;">▼</span></p> <p>(Cap. 275)</p> <p>COUNTY GOVERNMENT OF MAKUENI</p> <p>APPOINTMENT</p> <p>IN EXERCISE of the powers conferred by section 8 (2) and (3) as read together with section 9 (2) of the Urban Areas and Cities Act, I, Mutula Kilonzo Junior, Governor, Makueni County, appoints—</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Institution</th> </tr> </thead> <tbody> <tr> <td>CPA. Peninah Ngina Mutuku</td> <td>Institute of Certified Public Accountants of Kenya</td> </tr> <tr> <td>Johnstone Mutisya Kiamba (Prof.)</td> <td>Makueni County Development Forum</td> </tr> <tr> <td>Eng. Paul C. K. Kioko</td> <td>Architectural Association of Kenya</td> </tr> <tr> <td>Alfonse Kilonzo Muli</td> <td>Law Society of Kenya</td> </tr> <tr> <td>Jones Makau Mutisya</td> <td>Institution of Surveyors of Kenya</td> </tr> <tr> <td>Judah Kioko</td> <td>Kenya National Chamber of Commerce</td> </tr> <tr> <td>Plan. Elizabeth Mutuli Mutisya</td> <td>Kenya Institute of Planners</td> </tr> </tbody> </table> <p>as members of the Ad Hoc Committee, with effect from the 19th June, 2024, to consider the recommendations for conferment of Kikima, Kalawa, Tawa, Kalawani, Mbumbuni, Kitundu, Kivani Towns, to a Municipality Status.</p> <p>Dated the 12th June, 2024.</p> <p style="text-align: right;"><b>MUTULA KILONZO JUNIOR,</b> <i>Governor, Makueni County.</i></p> <p>MR/6153499</p> </div>	Name	Institution	CPA. Peninah Ngina Mutuku	Institute of Certified Public Accountants of Kenya	Johnstone Mutisya Kiamba (Prof.)	Makueni County Development Forum	Eng. Paul C. K. Kioko	Architectural Association of Kenya	Alfonse Kilonzo Muli	Law Society of Kenya	Jones Makau Mutisya	Institution of Surveyors of Kenya	Judah Kioko	Kenya National Chamber of Commerce	Plan. Elizabeth Mutuli Mutisya	Kenya Institute of Planners
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<i>Inauguration meeting held on the 19 June, 2024</i>	<i>Gazette Notice of the ad hoc committee for the Proposed Mbooni-Kee Municipality</i>																

Figure 2: Inauguration meeting and gazette notice of the ad hoc committee members  
Source: Author, 2024

## 1.2. TERMS OF REFERENCE

The terms of Reference for the *Ad hoc committee* that was supposed to advise and recommend to H.E the governor the establishment of the proposed Mbooni-Kee Municipality are enshrined in UACA 2011, amended 2019 and the UACA regulations 2022. Section 8(1-4) as read together with section 9 of UACA, 2011 (2019) the Governor, Makueni County appointed the *Ad hoc committee* with effect from 19<sup>th</sup> June, 2024.

### 1.2.1. *Ad Hoc Committee Terms of References*

1. Consider the resolutions and applications by the seven (7) town committees that were approved and recommended by the Makueni County Executive Committee in charge of Lands, Urban Planning and Development, Environment and Climate Change and advice as appropriate.
2. Advise whether the resolutions/applications in (1) above meet the criteria set out in section 9 (3) of UACA for conferment of Municipality Status.
3. Consider the draft charter as in the prescribed form, amend as appropriate, and transmit to the governor's office.

### 1.2.2. *Specific functions*

The UACA 2022 general regulations 9 (1) states that the *Ad hoc committee* shall be responsible for delineating the boundaries for the Urban area which the committee is established. In undertaking the delineating function, the committee, as per Regulation 9 (2) shall:

- a) Be facilitated by the County Government;
- b) Issue a notice to the residents of the Municipality on the intention to delineate the Municipality;
- c) Allow the residents twenty one (21) days to give their comments on any matter related to the delineation exercise;
- d) Develop a work plan for the assignment;
- e) Apply the set technical standards and guidelines provided for in regulation 12 that shall guide the process of delineation of the Municipal boundaries which are-
  - i. Urban Population Density where the proposed boundary of the urban area should result in an urban population density which is not less than fifty percent (50%) of the urban population density of the County as per the last results of the Population and Housing Census;
  - ii. Balance between urban and rural development;
  - iii. Environmental sustainability;
  - iv. Cultural, historical, physical and social factors;
  - v. Economic factors;
  - vi. International and local best practices in delineation of urban areas and cities;
  - vii. The relevant physical and land use plans at both national and county levels;
  - viii. Ability to provide services;
  - ix. The built-up area guide; and

- x. Any other emerging parameters that may arise from time to time.
- f) Propose preliminary boundaries for the proposed Municipality;
- g) Undertake structured stakeholder consultations with the residents, town committee of the proposed Municipality on the proposed boundaries;
- h) Document the receipt of and consideration of stakeholder comments;
- i) Review the proposed boundaries of the Municipality, if necessary;
- j) Prepare a report on the proposed boundaries of the Municipality; and
- k) Prepare a map of the proposed Municipality and the proposed boundaries.

### 1.2.3. Ad-Hoc Committee deliverables

The *Ad hoc committee*, as required by Regulation 9(4), upon conclusion of the exercise, submitted to the County Executive Committee in charge for Lands, Urban Planning and Development, Environment and Climate Change the following:

1. A preliminary boundary mapping report based on application of the technical parameters highlighted above;
2. A report of stakeholders' consultations which included mapping of stakeholders, conduct of consultations and consideration of the comments and views received;
3. A report describing boundaries of the targeted Municipality; and
4. A final drawn map and a Geographical Information System database of the proposed boundaries of Mbooni-Kee Municipality.

## 1.3. METHODOLOGY

The process adopted for the execution of the committee's terms of references and the specific functions included the following steps;

### 1.3.1. Review of the Terms of References (ToRs)

The terms of reference for the Ad hoc committee for the proposed Mbooni-Kee Municipality are as enshrined in the UACA 2011, amended 2019 Section 8 (1-4) as read together with section 9. The General Regulations of the Urban Areas and Cities Act 2022, regulation 9 expounds on the role of the *Ad hoc committee*, the technical parameters recommended for consideration for the elevation of a town to Municipal status and the deliverables required. This is as underscored on the Terms of Reference **section 1.2** above.

### 1.3.2. Preparation of a Work Plan

Guided by the ToRs, the committee developed a work plan with the various relevant activities and the subsequent sub-activities against timelines. See annex 1(the work plan).

### 1.3.3. Literature Review

To inform the process of the ad hoc committee to consider the submitted resolutions by the seven (7) town committees, review if the towns meet the requisite Criteria for classification as a Municipality as enshrined in section 9 (3) and the First Schedule of UACA 2011, amended 2019 and recommend, key documents were reviewed. These documents included The SDGs, the Kenya Vision 2030, the Constitution of Kenya 2010, the County Government Act, 2012, the Urban Areas Act 2011, Amended 2019 and the Urban Areas and Cities Act Regulations 2022. An elaborate literature review of the highlighted documents is expounded in Part II of this report.

### 1.3.4. Site Visits

Term of Reference 2 required the *Ad hoc committee* to advise whether the resolutions/applications made by the seven (7) towns, Kikima, Kitundu, Kivani, Mbumbuni, Tawa, Kalawa and Kalawani meet the criteria set out in section 9 (3) of UACA for conferment of Municipality Status. The criteria was but not limited to assertion of the population threshold, availability of Local Physical and Land Use Development Plans for the various towns, environmental sustainability, infrastructural development, ability to provide services and the availability of space for expansion. Therefore, the *Ad hoc committee* conducted site visits to the seven towns to delineate the proposed Municipal Boundary and to ascertain the criteria for conferring the Municipal status for purposes of advising and recommending to H.E the governor. Below is an extract of the site visit schedule from the committee’s work plan.

Site Visits	Site Visits to Towns	Kitundu and Kikima	2 <sup>nd</sup> July 2024 (1 day)	Assess the area based on criteria as enshrined in the First Schedule of UACA 2011, amended 2019 for purposes of elevating the towns to Municipal Status.	<ul style="list-style-type: none"> <li>✓ The committee</li> <li>✓ The secretariat</li> <li>✓ The Community</li> </ul>
		Kalawani and Tawa	3 <sup>rd</sup> July 2024 (1 day)		
		Mbumbuni and Kalawa	4 <sup>th</sup> July 2024 (1 day)		
		Kivani (10:00 am - 12:00 pm Public Participation, followed by site visit)	5 <sup>th</sup> July 2024 (1 day)		

Figure 3: Site Visit schedule

Source: Author, 2024

### 1.3.5. Stakeholder Engagement

Article 184 (1) of the Constitution of Kenya, 2010 provides for participation of residents in the governance of Urban Areas and Cities. Article 196 (1) (b) makes further provision on community engagement and it requires the County Government to facilitate Public Participation and involvement of the communities in its business and those of its committees. Community engagement for this exercise involved engaging the town committees’ leadership and the representatives of the community members to gather inputs of the criteria as enshrined in the First Schedule of the Urban Areas and Cities Act 2011, amended 2019. The community’s feedback and inputs were analyzed and summarized and formed part of this report. The figure below is an extract of the committee’s work plan showing the community engagement schedule.

Activity	Sub-Activity	Target	Timeline	Expected Output	Actors
Public Participation	Public Participation	Mbumbuni & Tawa	29 <sup>th</sup> July 2024 (1 day)	Fulfill legal requirements for public participation and gather information for the committee’s report and recommendations.	<ul style="list-style-type: none"> <li>✓ The Ad-hoc Committee</li> <li>✓ The CECM</li> <li>✓ The CO</li> <li>✓ The Secretariat</li> <li>✓ The Community</li> </ul>
		Kikima Kee Kalawani Kitundu	30 <sup>th</sup> July 2024 (1 day)		
		Kivani & Kalawa	2 <sup>nd</sup> August 2024 (1 day)		

Figure 4: Community Engagement Schedule  
Source: Author, 2024

### 1.3.6. Final Draft Report

The report typically includes a summary of the process adopted in the execution of the exercise, the findings of the site visits and the stakeholder engagements, synthesis of the findings, conclusion and recommendations of the proposed Mbooni-Kee Municipality.

### 1.3.7. Presentation to H.E the Governor

The Ad-Hoc committee’s final report and the Municipal Charter were presented to H.E the governor by the committee for adoption and forwarding to the next stage of approval.

Below is a summary of the steps that the Ad-Hoc committee followed in execution of the exercise.

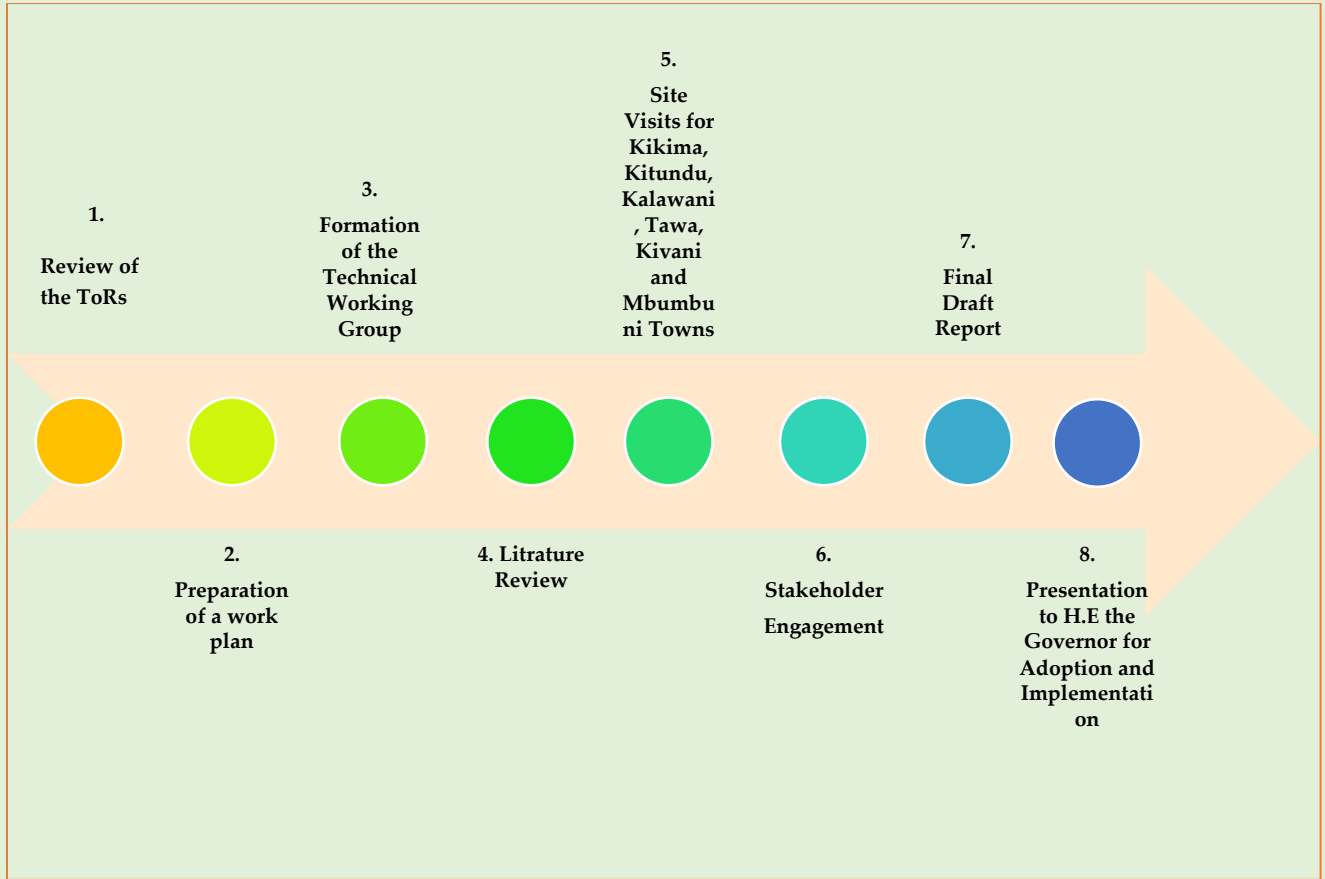


Figure 5: A summary of the Methodology  
Source: Author, 2024

## PART II

### 2.1. LITRATURE REVIEW

The execution of the Ad-Hoc committee's mandate on the establishment of the Mbooni-Kee Municipality and the development of this report was guided by policy and legal documents which included the SDGs as a global guide on matters of urbanization and development, the Kenya Vision 2030 which is the country's development blueprint, the Constitution of Kenya, 2010 as the overarching law, subsidiary legislation and Physical Plans of the County Government of Makueni.

#### 2.1.1. The Sustainable Development Goals

The Sustainable Development Goals (SDGs) are a set of 17 interconnected global objectives established by the United Nations in 2015 as part of the 2030 Agenda for Sustainable Development. The goals are designed to address the world's most pressing challenges, including poverty, inequality, climate change, environmental degradation, peace and justice. The SDGs build on the success of the MDGs and aim to go further by addressing the root causes of the issues highlighted and ensuring that no one is left behind.

SDG 11 addresses Urban Development and focuses on Sustainable Cities and Communities. Its main aim is to make urban areas and human settlements inclusive, safe, resilient and sustainable. The establishment of Mbooni-Kee Municipality observes the early stages of its establishment such as the establishment of this ad hoc committee to look into the criteria given in the Urban Areas and Cities Act, 2011 amended 2019. The process ensures that we end up with a sustainably developing Municipality.

#### 2.1.2. The New Urban Agenda

As the world's population is growing, so has the number of people living in cities, municipalities, towns and villages on all continents. With around 3 billion more people expected to live in urban areas by 2050, it is more critical than ever that we plan and manage the way our cities expand. The New Urban Agenda is set to ensure that urbanization is a tool for achieving economically, socially and environmentally sustainable development.

The New Urban Agenda is drawn from UN-Habitat's decades of experience in urbanization. It is a focused, action oriented approach to improving the quality of urbanization. It identifies five distinct Action Areas: National Urban Policy, Urban Legislation, Urban Planning and Design, Urban Economy and Municipal Finance, Planned City Extensions/Planned urban renewals.

### 2.1.3. Kenya Vision 2030

The Kenya Vision 2030 is the country's development blueprint with an aim of creating a globally competitive and prosperous country with a high quality of life by the year 2030. It comprises three key pillars; Economic, Social and Political which provide the frameworks for the integration of the three dimensions of sustainable development.

The Economic Pillar aims to achieve and sustain an average economic growth rate of 10% per annum until 2030. The Social Pillar seeks to build a just and cohesive society with social equity in a clean and secure environment. The Political Pillar aims to realize a democratic political system founded on issue-based politics that respects the rule of law, and protects the rights and freedoms of every individual in the Kenyan society.

The pillars are anchored on enablers and the enablers consist of Infrastructure; Information and Communications Technology (ICT); Science, Technology and Innovation (STI); Land Reforms; Public Sector Reforms; Labour and Employment; National Values and Ethics; Ending Drought Emergencies (EDE); Security; Peace Building and Conflict Resolution.

To start the implementation of the SDGs in Kenya, it was found necessary to establish the extent to which the SDGs converge with Kenya's own development objectives as set out in the Kenya Vision 2030 and therefore identify which SDGs are relevant to Kenya's development context. This was done by mapping each of the 17 goals with Vision 2030 within the second Medium Term Plan. The mapping indicates that the Kenya Vision 2030 is well aligned to the global development framework and its implementation is directly linked towards achieving both the Vision 2030 and SDGs and is indeed a progressive process with goals and milestones that will be achieved over time.

Therefore, urban development under the Land Reforms sector seeks to contribute to the achievement of the country's development blueprint. By adhering to the given processes in policy and law in establishment of urban areas in Kenya greatly contributes to sustainable urban development.

### 2.1.4. Makueni County Vision 2025

The Makueni County Vision is aimed at socio-economic transformation by the year 2025. The vision aims at achieving accelerated and inclusive economic growth and development; improved access to quality water and health services, access to quality education, increased job creation, increased household incomes and sustainable food security. The vision adopts a sectoral planning approach to facilitate allocation of resources to related activities in order to accelerate the desired growth by linking specific sectoral activities to outcomes. The preparation of the Makueni Vision



2025 was anchored on the Sustainable Development Goals (SDGs) and the Kenya Vision 2030. On land and urban development, the vision highlights that the County Government will facilitate development of adequate land use policies that aim at promoting investment and securing permanent ownership tenures and facilitating sustainable urban development.

#### **2.1.5. Makueni County Physical and Land Use Development Plan (2019-2029)**

The Makueni County Physical and Land Use Development Plan (2019-2029) is a blueprint to guide development activities within Makueni. The Plan gives a detailed spatial depiction of Makueni County's territorial space and suggests a strategy of intervention by which the various components of the existing spatial structure are integrated into a wholesome and overarching framework to achieve long-term sustainable development within Makueni County.

The Settlement Development Strategy within the plan proposes the classification of urban areas in Makueni County into a hierarchy of four tiers: city, municipality, town and Market center as envisioned in the Urban Areas and Cities Act 2011 (Amended 2019). The urban areas have been assigned unique functions based on their potential specialization. The plan also proposes that physical and land use development plans be prepared for all urban areas within the plan period although the urban areas within Tiers 1 and 2, as well as those along the A109 and B6 highway have been highlighted as priority areas for planning. Additional proposals include development control, upgrade services and land banking.

Urbanization is key to the human settlement strategy captured within the MCPLUDP. Essentially, the Plan seeks to encourage a steady movement to urban areas and clustered rural settlements as a means to forestall encroachment on fragile areas and ecologies, safeguard the integrity and productivity of agricultural land, enhance access to services, improve convenience with regard to access to consumer goods, position the county for industrialization, and improve security. The investment program under the human settlement strategy provides for the preparation and approval of detailed urban plans for the municipalities.

#### **2.1.6. Makueni County Integrated Development Plan (2023-2027)**

The County Government Act, 2012, sections 102 (h), 104 (1) and 108 mandates all county governments to prepare a five-year plan. The plan should reflect its strategic priorities, specific goals, objectives, and a costed implementation plan, provision for monitoring and evaluation as well as clear reporting mechanisms. The plan forms the basis for the appropriation of funds and no fund can be appropriated outside the planning framework prepared by the County Executive and approved by the County Assembly.

The Makueni County Integrated Development Plan (MCIDP) (2023-2027) has an overall vision which is to have a prosperous value-based county with a high quality of life. This aligns with the SDGs, the Kenya Vision 2030 and the Makueni Vision 2025. The committee sought to align its recommendations to the projects and programmes proposed within the 5 year plan for the County government and especially those that focused on sustainable urban development.

#### **2.1.7. The Constitution of Kenya, 2010**

The Constitution of Kenya 2010 is the Supreme law of the country. Article 184 of the Constitution on Urban areas and Cities, provides for the establishment, governance and management of Urban Areas and Cities in the Country. The supreme law of the land requires the establishment of a criteria for classifying areas as urban areas and cities; establishment of the principles of governance and management of urban areas and cities; and provision for participation by residents in the governance of urban areas and cities. It also seeks for inclusion of mechanisms for identifying different categories of urban areas and cities, and for their governance. The subsidiary legislations such as UACA, 2011 (amended 2019) takes care of the recommendations on the governance of Urban Areas and Cities by the Constitution of Kenya, 2010.

#### **2.1.8. The County Government Act, 2012**

The CGA, 2012 is an Act of Parliament to give effect to Chapter Eleven of the Constitution on the devolved governance; to provide for county governments' powers, functions and responsibilities to deliver services and for connected purposes. Section 103 (e) of the Act on objectives of County Planning, gives a direction on spatial planning at the county level and the development of urban areas and states that urban and rural areas should be developed as integrated areas of economic and social activity. It advocates for sustainable development by incorporating the environment as a key stakeholder. The Act proceeds in section 104 to state that the county government shall designate county departments, cities and urban areas, sub-counties and wards as planning authorities of the county and it shall promote public participation. The ad hoc committee in the execution of their mandate took into consideration the provisions of the CGA, 2012 on the matters of urban planning and development.

#### **2.1.9. The Physical and Land Use Planning Act, 2019**

The Physical and Land Use Planning Act (PLUPA), 2019 is an Act of Parliament to make provision for the planning, use, regulation and development of land and for connected purposes. PLUPA 2019 places the planning authority to the CECM in charge of Lands at the County Level. This is according to the preliminary part of the Act on the definition of Planning Authority. The town committees' resolutions and applications for Kikima, Kitundu, Kalawani, Kalawa, Tawa, Mbumbuni and Kivani were submitted and approved by the CECM and recommended for elevation to Municipality status to H.E the governor, County Government of Makueni as per the

Act. Plans for four towns within the proposed Municipality have been recommended for planning, that is, preparation of Local and Physical and Land Use Development Plans and therefore, this report recommends the plans are prepared according to PLUPA 2019 and its subsidiary legislations.

#### **2.1.10. The Urban Areas Act 2011, (Amended 2019)**

The Urban Areas and Cities Act (UACA), 2011 (amended 2019) is an Act of Parliament to give effect to Article 184 of the Constitution; to provide for the classification, governance and management of urban areas and cities; to provide for the criteria of establishing urban areas, to provide for the principle of governance and participation of residents and for connected purposes. UACA 2011, (amended 2019) provides for the classification of urban areas in Kenya. Cities are the high-ranking level of Urban Areas, municipalities come second while towns and market centers are the lower levels of urbanization in the Country.

Section 9 of UACA 2011 (2019) brings out the criteria for conferment of a Town to a Municipality. The Criteria includes the population threshold, planning and development control, revenue collection, capacity to effectively and efficiently deliver essential services to its residents, availability of sufficient space for expansion, has infrastructural facilities, including but not limited to street lighting, markets and fire stations and has a capacity for functional and effective waste disposal.

The ad-hoc committee sought to advise whether the resolutions/applications by the seven (7) towns in the proposed Mbooni-Kee Municipality meet the criteria set out in section 9 (3) of UACA 2011, (amended 2019) for conferment of Municipality Status.

#### **2.1.11. The Urban Areas and Cities Act Regulations 2022**

The UACA 2011, (amended 2019) regulations may be cited as the Urban Areas and Cities (General) Regulations, 2022. Regulation 9 (1) states that the Ad-hoc committee shall be responsible for delineating the boundaries for the urban area which the committee is established. In undertaking the delineating function, the committee, as per Regulation 9 (2) shall be facilitated by the County Government; issue a notice to the residents of the Municipality on the intention to delineate the Municipality; allow the residents twenty one (21) days to give their comments on any matter related to the delineation exercise; develop a work plan for the assignment; apply the set technical standards and guidelines provided for in regulation 12 that shall guide the process of delineation of the Municipal boundaries.

The set technical standards and guidelines for delineating a Municipality are; Urban Population Density where the proposed boundary of the urban area should result in an urban population

density which is not less than fifty percent (50%) of the urban population density of the County as per the last results of the Population and Housing Census; balance between urban and rural development; environmental sustainability; cultural, historical, physical and social factors; economic factors; international and local best practices in delineation of urban areas and cities; the relevant physical and land use plans at both national and county levels; ability to provide services; the built-up area guide; and any other emerging parameters that may arise from time to time.

The ad-hoc committee is also mandated with proposing preliminary boundaries for the proposed Municipality; undertake structured stakeholder consultations with the residents, town committee of the proposed Municipality on the proposed boundaries; document the receipt of and consideration of stakeholder comments; review the proposed boundaries of the Municipality, if necessary; prepare a report on the proposed boundaries of the Municipality; and prepare a map of the proposed Municipality and the proposed boundaries.

The *Ad-hoc committee*, as required by Regulation 9(4), upon conclusion of the exercise, submits to the CECM in charge for Lands, Urban Planning and Development, Environment and Climate Change the following: A preliminary boundary mapping report based on application of the technical parameters highlighted above; A report of stakeholders' consultations which includes mapping of stakeholders, conduct of consultations and consideration of the comments and views received; A report describing boundaries of the targeted Municipality; and a final drawn map and a Geographical Information System (GIS) database of the proposed boundaries of Mbooni-Kee Municipality.

## **PART III**

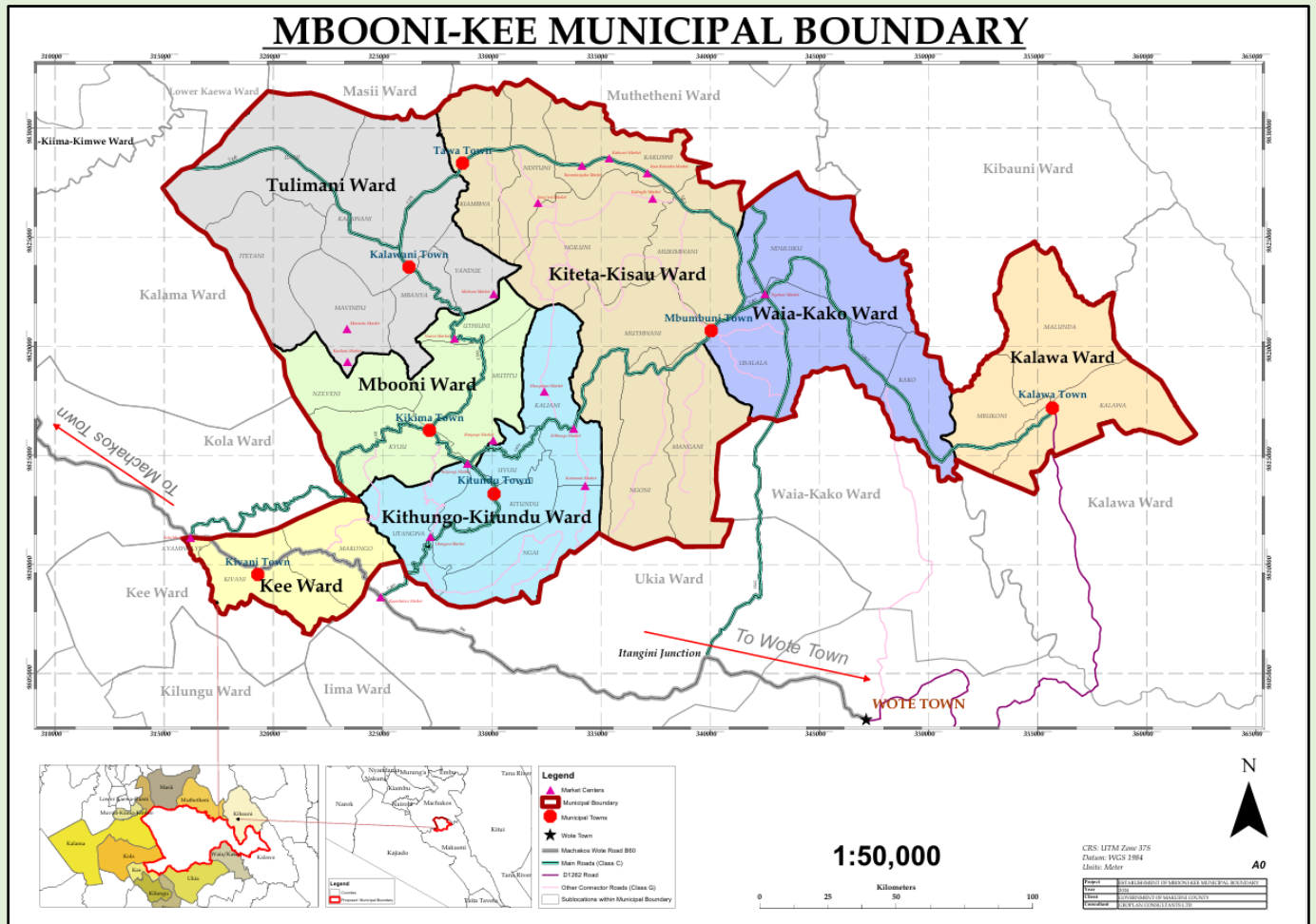
### **3.1. THE PROPOSED MBOONI-KEE MUNICIPALITY**

#### **3.1.1. Location**

The proposed Mbooni-Kee municipality is located in the Eastern part of Kenya, in the Northern region of Makueni County. It shares its borders with Machakos County to the North and Wote Municipality to the South. On the Southern part of the proposed Municipality, it is positioned along the Machakos-Wote road, providing connectivity to the Nairobi - Mombasa Highway. It covers Kikima, Kitundu, Kalawani, Tawa, Mbumbuni, Kalawa and Kivani Townships and their environs which measure approximately 610.92 sq. kms and a population of 137, 169.

#### **3.1.2. Administrative Units**

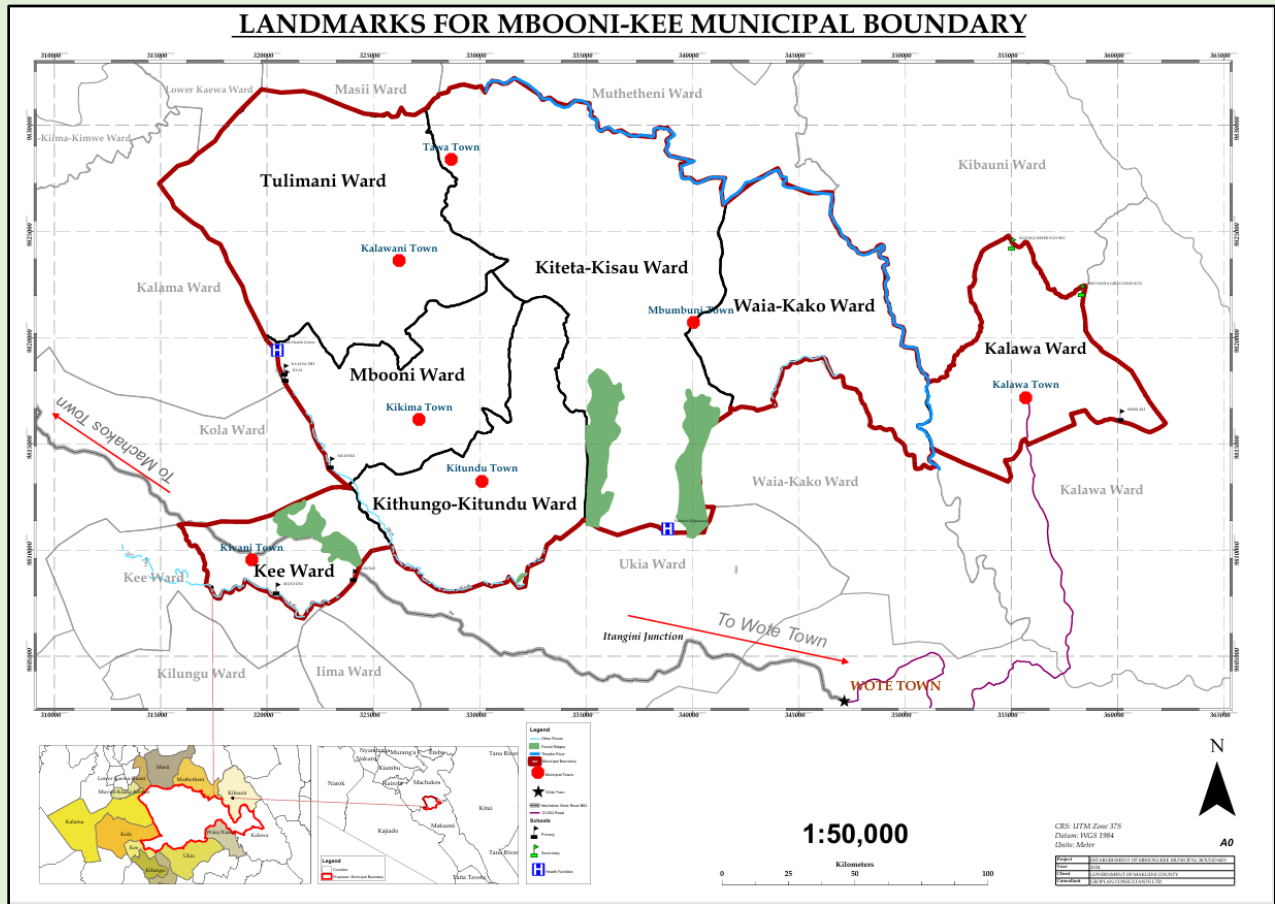
The proposed Mbooni-Kee Municipality covers Mbooni and Kaiti Sub-Counties. It covers 7 wards, 4 wards in whole; Mbooni, Tulimani, Kithungo/Kitundu, Kiteta/Kisau and 3 wards in part; Waia/Kako, Kalawa and Kee. There are 32 sub-locations within the proposed municipal boundary. The Municipal size, sub-locations and population are expounded on within part IV of this report on criteria findings. Below is the proposed Municipality's boundary.



Map 1: Mbooni-Kee Municipality Boundary  
 Source: Geoplan Consultants, 2024

### 3.1.3. Major land-marks within Mbooni-Kee Municipal Boundary

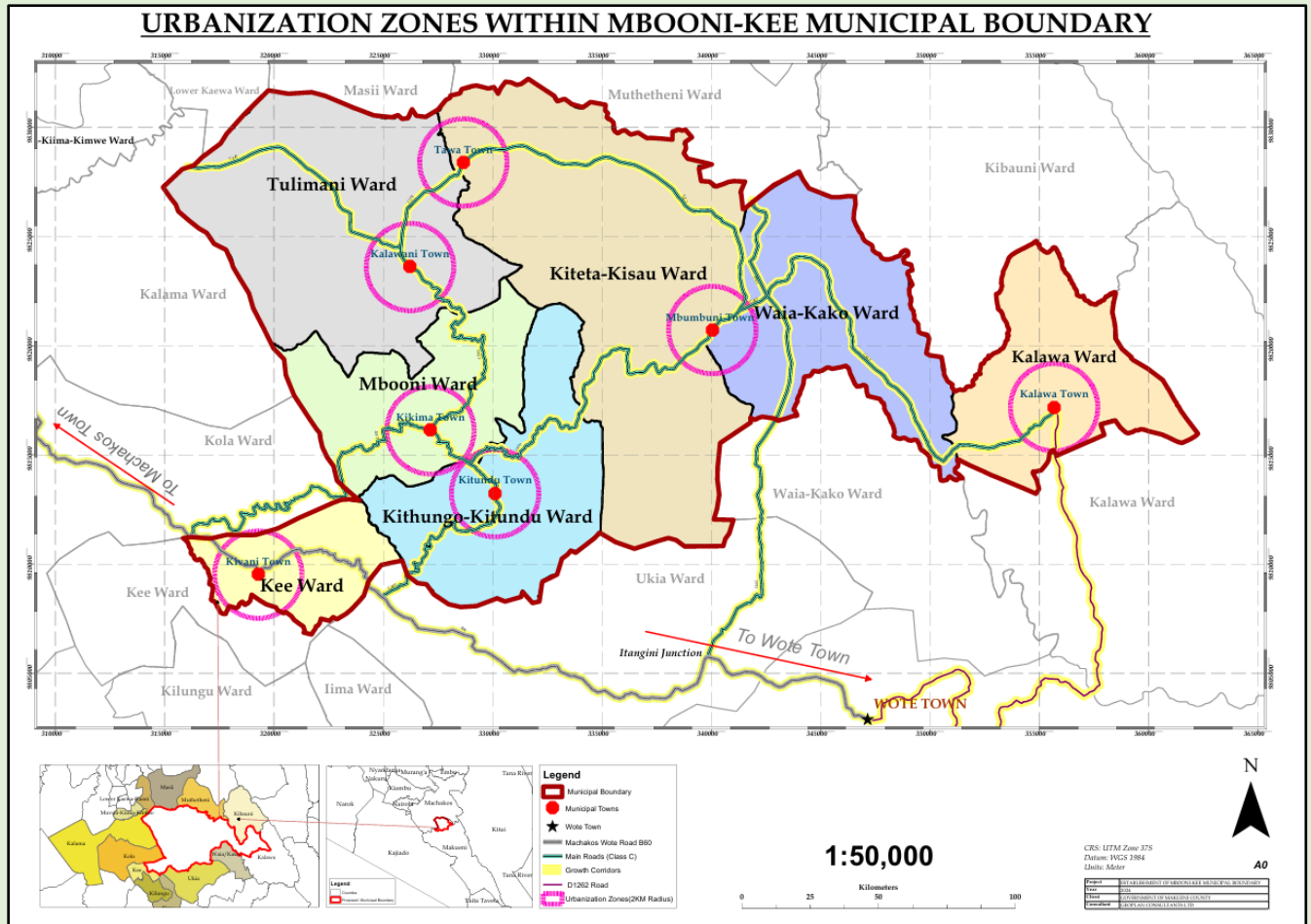
The major land marks within the proposed Mbooni-Kee Municipality are: The municipal town, Thwake River, the forest ridges, the Machakos-Makongo-Wote road (B60), the Wote-Katangini-Kalawa Road (D1262), various schools and the level 4 hospitals.



Map 2: Landmarks for Mbooni-Kee Municipality  
Source: Source: Geoplan Consultants, 2024

### 3.1.4. Urban Nodes

The main growth areas for the proposed Mbooni-Kee Municipality, influenced by various factors such as major transportation networks within the municipality are the towns as shown in the map below. The towns are Kikima, Kalawani, Tawa, Kitundu, Kivani, Mbumbuni and Kalawa.





### 3.1.5. The Biophysical Environment of the proposed Municipality

This is the entirety of the surroundings, both living and non-living, that affect the residents of the proposed Mbooni-Kee municipality.

#### 3.1.5.1. Relief and Drainage

The proposed municipality's altitude is generally high, ranging from 1476m to 2138m above sea level. The highest point is around Kikima Town, while the lowest is Tawa Town, as illustrated in the figure and map below.

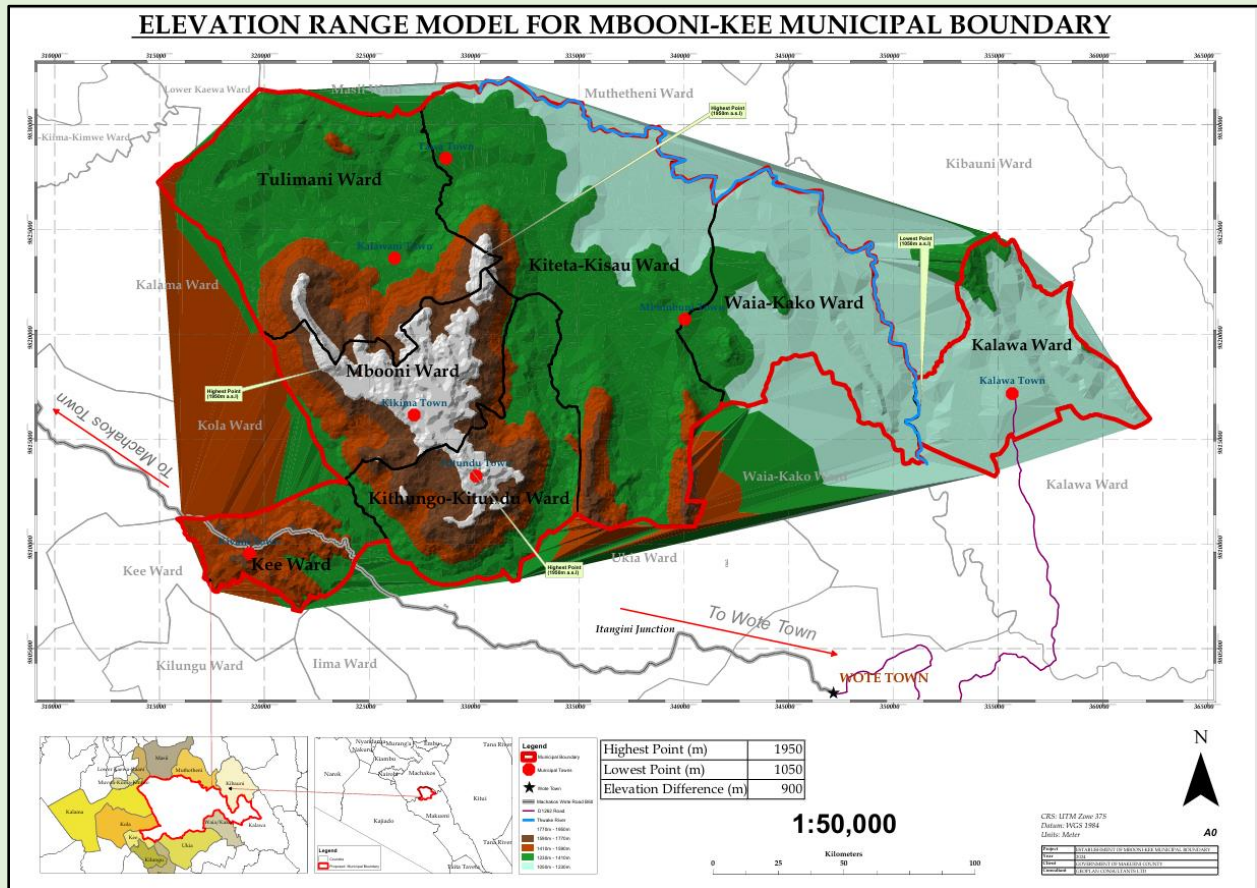
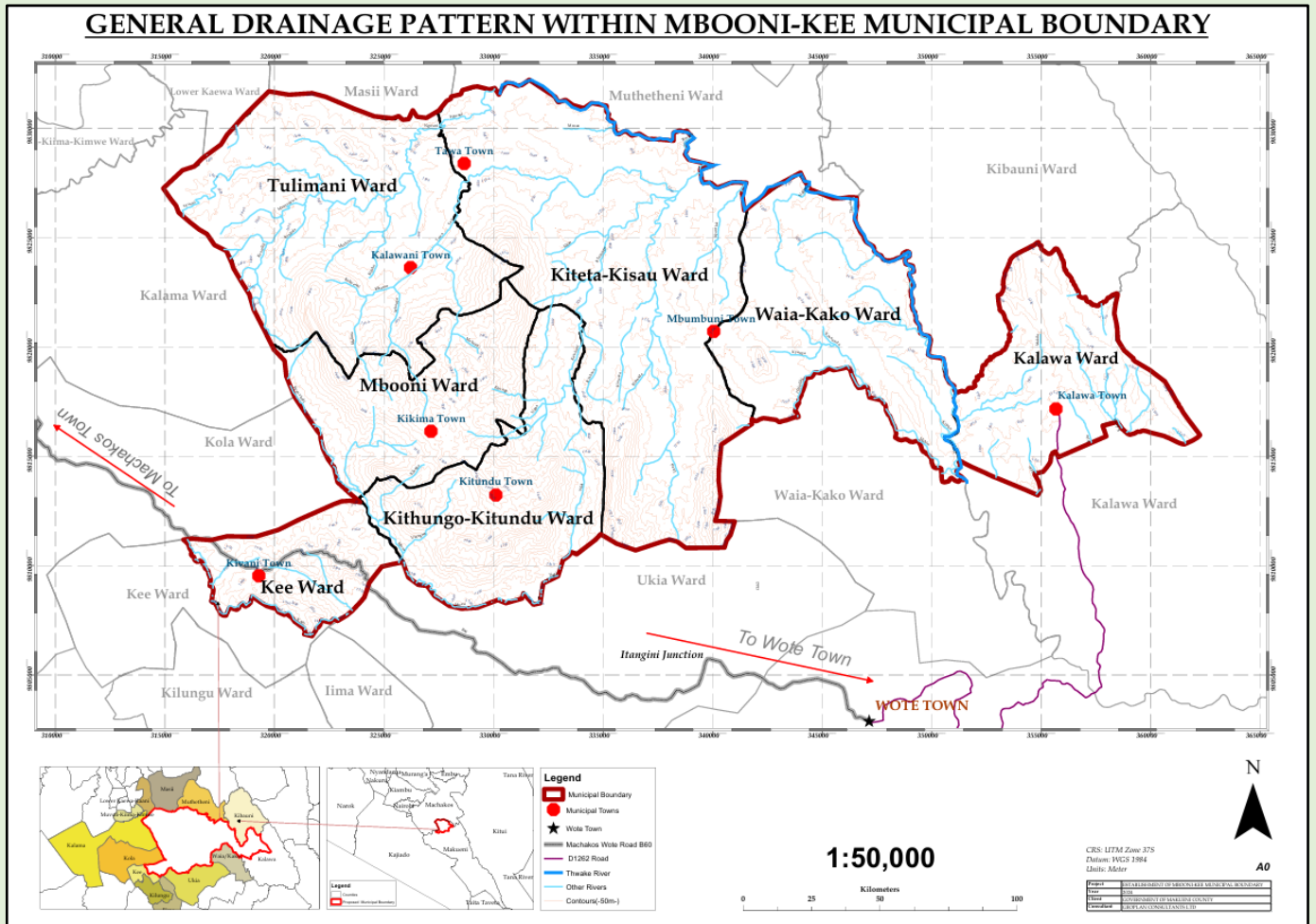


Figure 6: Elevation range of the proposed Mbooni-Kee Municipality  
Source: Geoplan Consultants, 2024

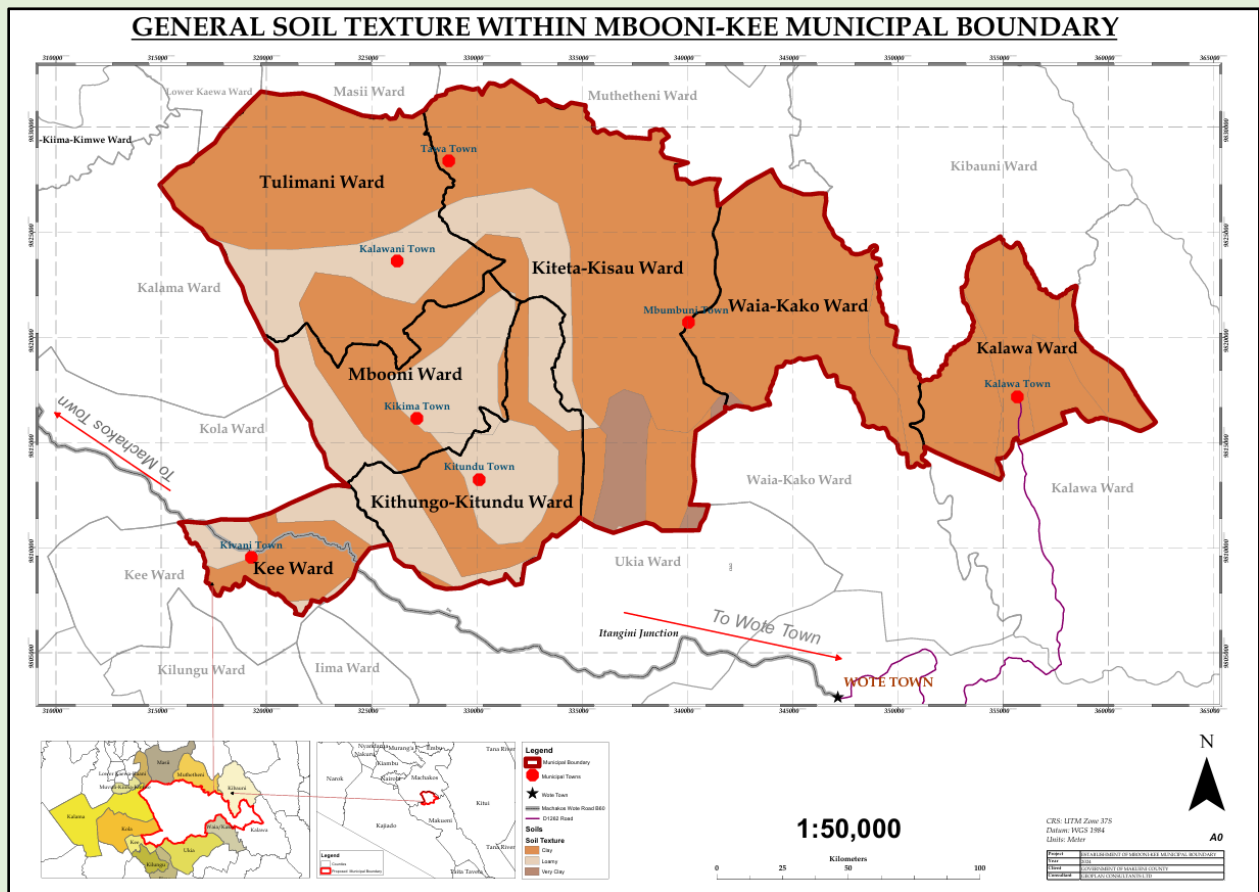


Map 4: General drainage pattern within the proposed Mbooni-Kee Municipality  
 Source: Geoplan Consultants, 2024

### 3.1.5.2. Geology and Soil

The proposed municipality hosts a substratum of erosion-resistant metamorphic granitoid, folded into very steep hills topped with a moderate layering of rich volcanic soils. The rocks have undergone significant weathering and fracturing, making it possible for them to play an essential role in the workings of the hydrological system, particularly as a mechanism for groundwater recharge, thereby making them highly aquiferous. This latter quality is the reason for their christening as crying hills.

The proposed municipality soil distribution pattern is a direct consequence of its geology. Soil types range from clayey black cotton over the Konza steppe, dark sandy loams atop northwest uplands, red sandy soils alongside the Yatta plateau, and sand clays.



Map 5: General soil texture within the proposed Mbooni-Kee Municipality

Source: Geoplan Consultants, 2024

### 3.1.5.3. Climate

The proposed municipality has two different reliefs: a high-altitude zone and a medium-altitude zone. Precipitation is higher in the highlands of Tulimani and Mbooni, which receive 800-1200mm of rainfall per annum. The medium altitude zones of Mbumbuni record a mean seasonal rainfall of 350-450mm. The annual average temperature is 24.41°C.

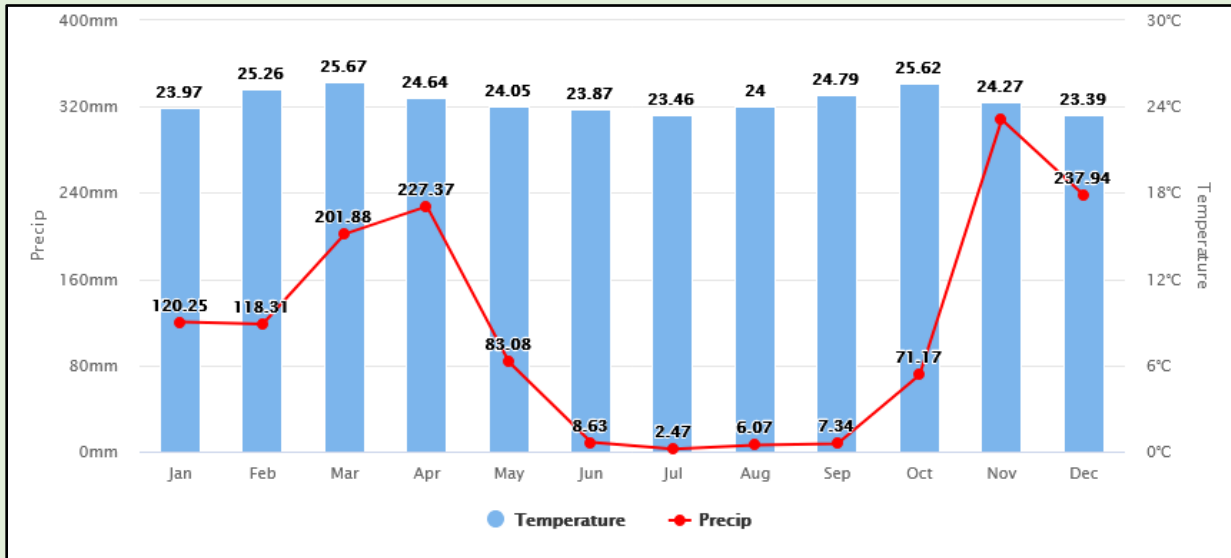
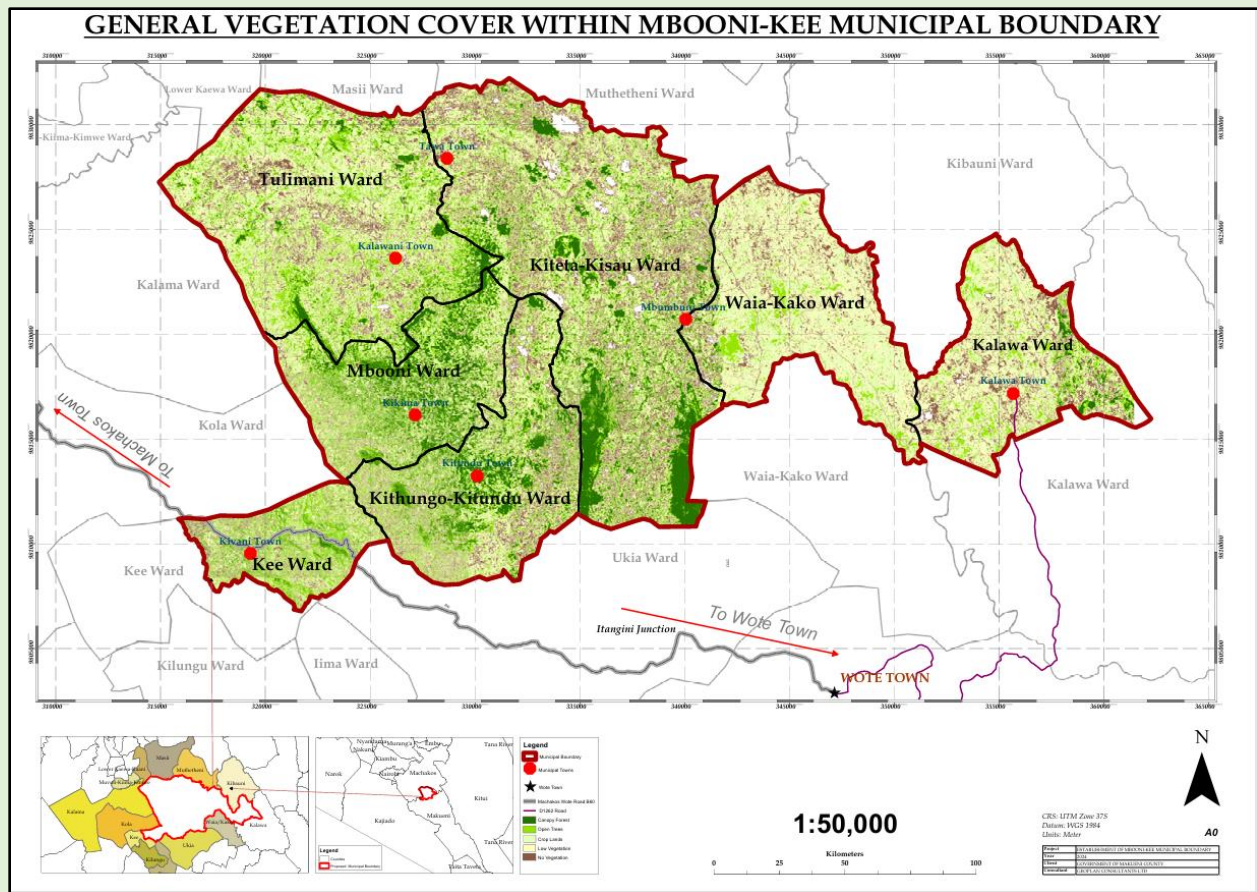


Figure 7: Annual precipitation and temperature  
 Source: <https://weatherandclimate.com/kenya/makueni/mbooni>

## 3.1.5. Bio-diversity and Ecosystem

### 3.1.5.1. Vegetation

Variations in altitude, climatic patterns and soil distribution greatly influence the proposed municipality's land cover profile ecosystem structure. The municipality generally has a good tree cover of 98%, primarily planted trees and natural forest. Consequently, moderate rainfall in the uplands supports a vibrant vegetation cover. At the same time, depressed rains in the lower parts only allow for stunted vegetation, which likewise influences the land cover profile. The map below shows the vegetation cover within Mbooni-Kee.



Map 6: Vegetation cover within the proposed Mbooni-Kee Municipality  
 Source: Source: Geoplan Consultants, 2024

### 3.1.4.2. Wildlife

The proposed municipality has varied wildlife species, with 65 unique bird species recorded in the Mbooni forest, making it a potential tourist attraction.

## PART IV

### 4.1. CRITERIA FINDINGS

Section 9 of UACA 2011, (amended 2019) sets out the criteria to be met by a town for conferment of municipality status by grant of a charter. This section gives an analysis of the criteria findings which inform the recommendations and conclusion of the Ad-Hoc committee. The criteria evaluated by the Ad-Hoc Committee are;

**Criteria 1:** Population threshold.

**Criteria 2:** Integrated Development Planning.

**Criteria 3:** Demonstrable revenue collection or revenue collection potential.

**Criteria 4:** Capacity to generate sufficient revenue to sustain its operations.

**Criteria 5:** Capacity to effectively and efficiently deliver essential services to its residents as provided in the First Schedule of the Urban Areas and Cities Act, 2011 (amended 2019).

**Criteria 6:** Institutionalized active participation by its residents in the management of its affairs.

**Criteria 7:** Sufficient space for expansion.

**Criteria 8:** Has infrastructural facilities, including but not limited to street lighting, markets and fire stations.

**Criteria 9:** Has capacity for functional and effective waste disposal.

#### 4.1.1. Criteria 1: Population threshold for the proposed Mbooni-Kee Municipality

According to the First schedule of UACA, 2011 (amended 2019), the population threshold for a Municipality is 50, 000 persons. The proposed Mbooni-Kee Municipality has a population of 137, 169 persons which is within the threshold set out in the Act. The table below provides the population in the 32 sub-locations within the seven wards in the proposed municipality's boundary.

S/No.	Administrative Units	Base Population (2019 Population)
	<b>Sub-Locations</b>	
	<b>Mbooni Ward</b>	
1.	Kyuu	5,498
2.	Mutitu	6,154
3.	Uthiuni	4,796
4.	Nzeveni	5,346
<b>Sub-Total</b>		<b>21,794</b>
	<b>Tulimani Ward</b>	
1.	Itetani	5,520
2.	Kalawani	10,177
3.	Mavindu	6,522
4.	Iani	3,537
5.	Yandue	4,095
6.	Mbanya	3,792
<b>Sub-Total</b>		<b>33,643</b>
	<b>Kisau/Kiteta Ward</b>	
1.	Mukimwani	4,734
2.	Muthwani	2,388
3.	Mangani	3,435
4.	Ngoni	2,473
5.	Kakuswi	5,382
6.	Ndituni	3,841
7.	Ngiluni	7,360
8.	Kiambwa	6,660
<b>Sub-Total</b>		<b>36,273</b>
	<b>Kithungo/Kitundu Ward</b>	
1.	Kaliani	5,593
2.	Ngai	5,138
3.	Uvuu	1,243
4.	Kitundu	6,691
5.	Utangwa	3,382

<b>Sub-Total</b>		<b>22,047</b>
	<b>Kee Ward</b>	
1.	Kivani	3,480
2.	Makongo	3,228
3.	Kyamwale	123
<b>Sub-Total</b>		<b>6,831</b>
	<b>Waia-Kako Ward</b>	
1.	Usalala	4,035
2.	Kako	1,832
3.	Nduluku	4,587
<b>Sub-Total</b>		<b>10,454</b>
	<b>Kalawa Ward</b>	
1.	Kalawa	1,424
2.	Malunda	1,772
3.	Mbukoni	2,931
<b>Sub-Total</b>		<b>6,127</b>
<b>TOTAL</b>		<b>137,169</b>

Table 1: Proposed Mbooni-Kee Municipality population  
Source: Kenya National Population Census, 2019

#### 4.1.2. Criteria 2: Planning and Development Control

The Makueni County Integrated Development Plan (2023-2027) focuses on a resilient economy for sustainable development. It visualizes a prosperous value based county with a high quality of life transforming livelihoods of each household through accountable leadership that creates an enabling environment for inclusive, effective and efficient service delivery. The Lands and Urban Development sector focuses on achieving the vision and mission of the plan. It contributes to the mission of the plan by ensuring well planned settlements with security of tenure and resilient infrastructure for improved livelihoods. The overall goal of the sector is to promote urban and rural development through optimal and sustainable land use.

According to the CIDP (2023-2027), under the Physical and Land Use Development Planning programme whose main objective is to promote sustainable land use planning and ensure well planned settlements and urban areas, the plan prioritizes planning of 31 settlements and urban areas, 1 plan in year 1, 10 plans in year 2, 10 plans in year 3, 5 plans in year 4 and 5 plans in year 5 with a proposed budget of Kenya Shillings 310M. The committee recommends that Kitundu, Tawa, Kalawani and Kivani towns which are within the proposed Mbooni-Kee Municipality, to be prioritized for planning amongst the first 10 of the 31 settlements and urban areas to meet Criteria 2 on Planning and Development Control.

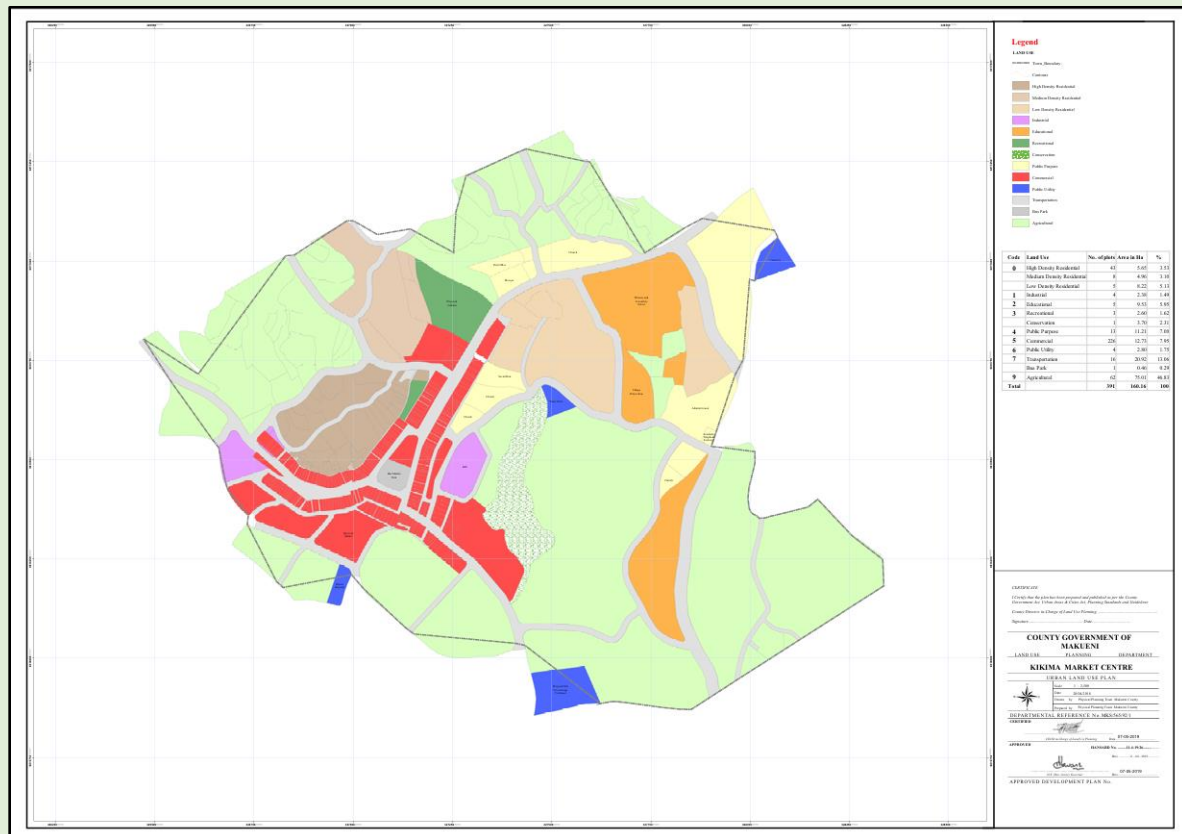


The table below gives a summary of the physical and land use planning status of the townships within the proposed Municipality.

Town	Planning and Development Control Status
<b>Kitundu</b>	Recommended for Planning as budgeted
<b>Kikima</b>	The town has a Local Physical and Land Use Development Plan prepared and approved in the year 2018. The plots within the town are surveyed and allotment letters issued.
<b>Tawa</b>	Physical Planning Launched by H.E the Governor
<b>Kalawa</b>	Physical Planning ongoing
<b>Kalawani</b>	Recommended for Planning as budgeted
<b>Mbumbuni</b>	The town has a Local Physical and Land Use Development Plan prepared and approved in the year 2022.
<b>Kivani</b>	Recommended for Planning as budgeted

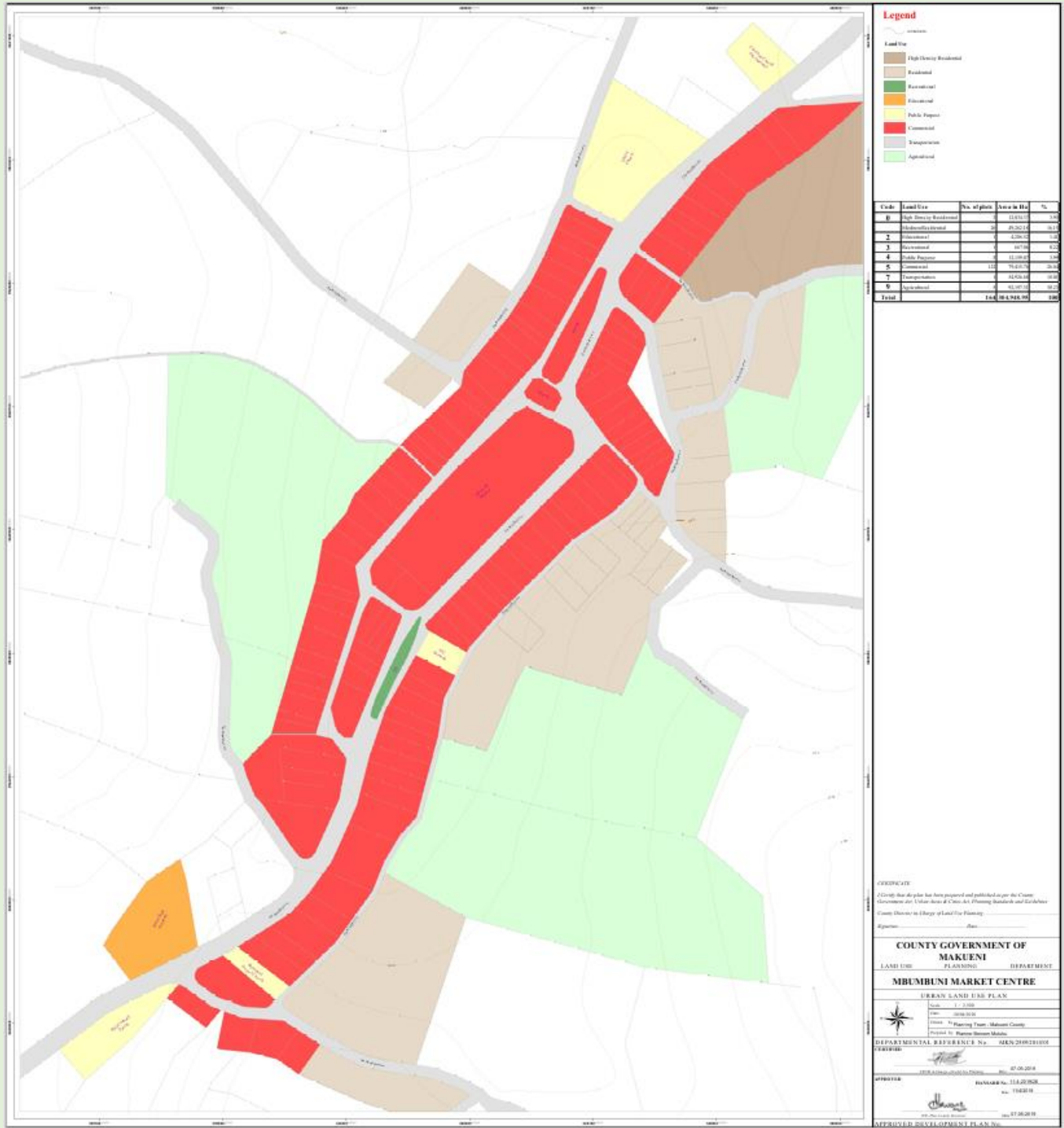
Table 2: Criteria 2-Planning and Development Control of the Urban Areas  
Source: Author, 2024

KIKIMA LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN, 2019



Map 7: Kikima Local Physical and Land Use Development Plan  
Source: Kikima LPLUDP, 2019

MBUMBUNI LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN, 2022



Map 8: Mbumbuni Local Physical and Land Use Development Plan  
 Source: Mbumbuni LPLUDP, 2022

#### 4.1.3. Criteria 3: Demonstrable revenue collection or revenue collection potential

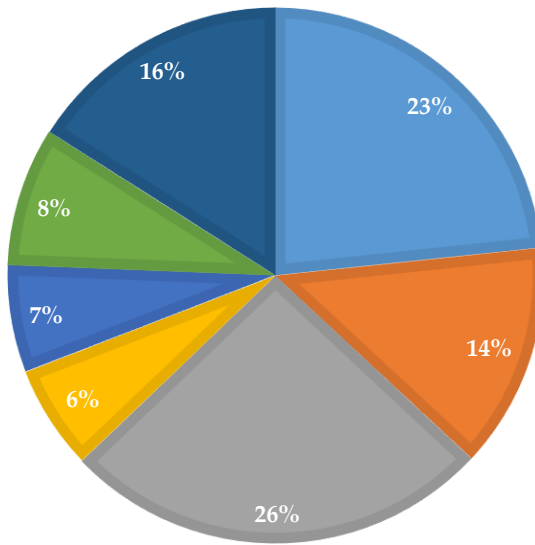
<b>ESTABLISHMENT OF MBOONI-KEE MUNICIPALITY</b>
<b>DIRECTORATE OF REVENUE</b>
<b>Revenue sources and estimates by ward-Financial Years 2022/2023, 2023/2024</b>
The proposed Mbooni-Kee Municipality has a demonstrable revenue collection as shown in the table below. The total revenue collected by the seven (7) wards in the Financial year 2022/2023 totaled to KShs. 49,183,123. For the Financial Year 2023/2024 the wards collected KShs. 54,182,526 which makes up approximately 5.42% of the 1 Billion collected.

FY 2023/2024														
	Mbooni		Tulimani		Kisau/Kiteta		Kithungo/Kitundu		Kee		Waia/Kako		Kalawa	Actual Totals
	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Actuals	
Physical Planning Unit	381,230	323,503	308,333	216,867	385,714	844,991	164,246	97,700	142,405	179,990	308,399	185,495	426,613	2,275,159
Business Permit Unit	6,021,023	4,554,533	4,330,722	2,963,771	8,293,438	4,930,921	1,688,176	1,510,686	2,587,746	1,395,297	2,205,057	2,087,080	2,911,228	20,353,516
Cess Unit	257,143	226,096	64,286	542,514	200,571	594,874	128,571	40,908	-	36,995	64,286	6,600	45,500	1,493,487
Health Services Unit	1,013,338	1,243,800	728,861	934,400	1,446,276	1,334,200	284,120	270,300	435,518	498,900	371,111	461,400	1,648,100	6,391,100
Land Rates Unit	1,650,939	419,267	1,316,388	221,464	1,757,914	621,487	679,572	382,620	628,546	298,244	1,242,241	321,470	491,238	2,755,790
Market Unit	1,560,000	2,142,939	1,383,750	780,382	1,903,750	1,983,272	156,000	22,750	520,000	97,410	520,000	15,850	1,397,171	6,439,774
Slaughter House Unit	410,935	308,000	295,572	79,350	586,502	213,400	115,218	31,150	176,614	37,250	150,495	148,950	116,300	934,400
Vehicle Parking Unit	4,140,000	1,568,350	-	157,750	920,000	1,340,650	-	1,000	-	23,400	-	18,600	275,650	3,385,400
Water and Natural resources Unit	650,000	152,000	186,571	142,200	301,143	103,400	85,143	97,800	113,714	82,400	105,714	99,400	165,900	843,100
Liquor Licensing Unit	2,270,700	1,704,000	1,550,000	1,334,000	3,100,000	2,066,000	585,000	962,800	900,000	854,000	755,350	1,199,000	1,191,000	9,310,800
<b>Total</b>	<b>18,355,308</b>	<b>12,642,488</b>	<b>10,164,482</b>	<b>7,372,698</b>	<b>18,895,308</b>	<b>14,033,195</b>	<b>3,886,046</b>	<b>3,417,714</b>	<b>5,504,544</b>	<b>3,503,886</b>	<b>5,722,653</b>	<b>4,543,845</b>	<b>8,668,700</b>	<b>54,182,526</b>

Table 3: Revenue sources and estimates by ward FY 2023/24

Source: Makeni County Revenue Department, 2024

### ACTUAL REVENUE GENERATION PER WARD FY 2023/2024



■ Mbooni ■ Tulimani ■ Kisau/Kiteta ■ Kithungo/kitundu ■ Kee ■ Waia/Kako ■ Kalawa

Figure 8: Pie Chart showing the revenue generation per ward FY 2023/24  
Source: Author, 2024

FY 2022/2023														
	Mbooni		Tulimani		Kisau/Kiteta		Kithungo/Kitundu		Kee		Waia/Kako		Kalawa	
	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Actuals	Actual Totals
Physical Planning Unit	1,036,337	250,020	694,688	577,500	1,078,000	308,495	231,000	71,101	105,000	86,100	308,000	272,768	131,711	1,697,695
Business Permit Unit	5,087,472	4,254,660	2,835,000	2,864,700	5,292,000	5,863,660	1,134,000	1,091,060	1,080,000	1,579,047	1,512,000	2,478,495	1,868,020	19,999,642
Cess Unit	925,974	378,810	516,000	504,720	963,200	1,171,092	206,400	47,480	786,000	341,980	275,200	24,790	19,600	2,488,472
Health Services Unit	2,288,017	548,020	1,275,000	292,910	2,380,000	799,820	510,000	175,080	350,000	155,042	680,000	891,360	220,960	3,083,192
Land Rates Unit	4,255,711	611,922	2,371,500	284,570	4,426,800	665,681	948,600	149,595	1,533,000	311,382	1,264,800	533,774	286,494	2,843,418
Market Unit	2,745,620	1,031,125	1,530,000	514,729	2,856,000	1,028,636	612,000	27,340	690,000	92,944	816,000	1,165,471	539,929	4,400,174
Slaughter House Unit	686,405	175,330	382,500	152,320	714,000	474,050	153,000	69,320	105,000	147,490	204,000	181,070	118,980	1,318,560
Vehicle Parking Unit	1,022,878	627,762	570,000	28,362	1,064,000	750,774	228,000	4,850	395,000	42,630	304,000	482,190	318,452	2,255,020
Water and Natural resources Unit	767,159	18,700	427,500	4,280	798,000	19,700	171,000	4,800	136,000	-	228,000	17,400	-	64,880
Liquor Licensing Unit	3,553,155	2,462,800	1,980,000	1,087,200	3,696,000	2,610,000	792,000	983,800	600,000	1,039,070	1,056,000	1,536,400	1,312,800	11,032,070
<b>Total</b>	<b>22,368,728</b>	<b>10,359,149</b>	<b>12,582,188</b>	<b>6,311,291</b>	<b>23,268,000</b>	<b>13,691,908</b>	<b>4,986,000</b>	<b>2,624,426</b>	<b>5,780,000</b>	<b>3,795,685</b>	<b>6,648,000</b>	<b>7,583,718</b>	<b>4,816,946</b>	<b>49,183,123</b>

Table 4: Revenue sources and estimates by ward FY 2022/23

Source: Makueni County Revenue Department, 2024

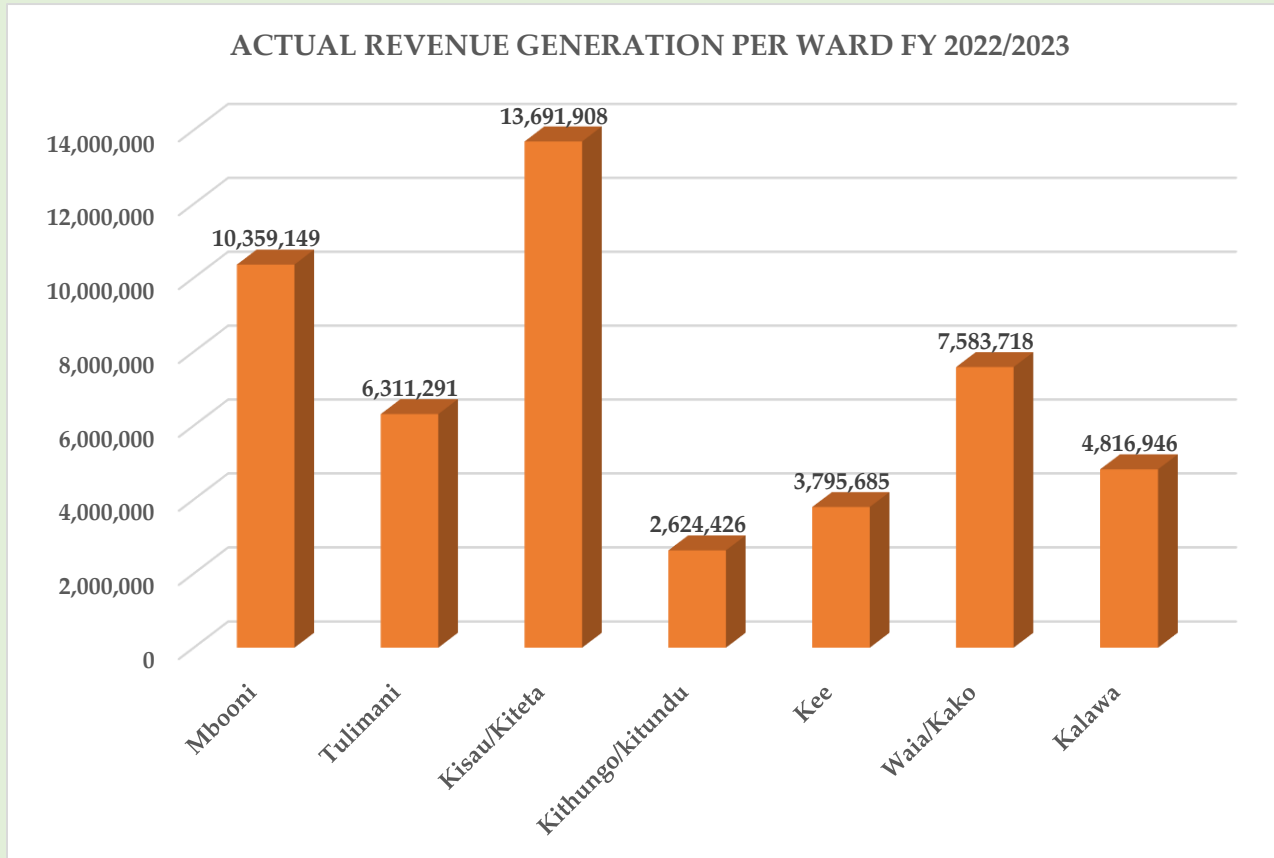


Figure 9: A Bar Chart showing the revenue generation per ward FY 2022/23  
 Source: Author, 2024



Figure 10: Revenue Collected in the Financial Year 2023/2024  
 Source: [makueni.go.ke/sandbox/site/files/2024/06/Finance today.jpg](http://makueni.go.ke/sandbox/site/files/2024/06/Finance%20today.jpg)

#### 4.1.4. Criteria 4: Capacity to generate sufficient revenue to sustain its operations

Looking at the actual revenue generated in the financial year 2023/2024 for the seven wards incorporated in the Municipality, the proposed Municipality has a capacity of generate Kshs. 54,182,526 annually going upwards. Benchmarking from Wote and Emali-Sultan Hamud Municipalities which have management structures in place, the Municipalities have been operating at an average budget of 20M yearly hence the ad-hoc committee strongly agree that the proposed Mbooni-Kee Municipality has a capacity to generate revenue and to sustain its operations. The Projects Coordination Committee for the proposed Municipality would implement the proposed projects in the recommended Municipal Physical and Land Use Development Plan in phases allowing the Municipality to prioritize projects informed by needs of the Municipality. Having a management and administrative structure in place for the proposed Municipality would also aid in sealing all the revenue loop holes hence the Ad-Hoc Committee establishes that the Proposed Mbooni-Kee Municipality has the capacity to generate sufficient revenue to sustain its operations.

**4.1.5. Criteria 5: Capacity to effectively and efficiently deliver essential services to its residents as provided in the First Schedule of the Urban Areas and Cities Act, 2011 (amended 2019)**

The first schedule of the amended UACA, 2019 outlines the services that a municipality should be able to provide to its residents. This is as shown in the table below and explained thereafter.

S/No.	Service	S/No.	Service
1.	Planning and Development Control	22.	Pre-Primary Education
2.	Traffic Control and Parking	23.	Local Distributor Roads
3.	Water and Sanitation	24.	Community Centres
4.	Street Lighting	25.	County Hospital
5.	Outdoor Advertising	26.	Constituent University Campuses
6.	Cemeteries and Crematoria	27.	Polytechnic
7.	Public Transport	28.	County School
8.	Libraries	29.	Stadium
9.	Storm Drainage	30.	Airstrip
10.	Ambulance services	31.	Theatre
11.	Health Facilities	32.	Library/ICT services
12.	Fire Fighting and Disaster management	33.	Administrative Seat
13.	Control of Drugs	34.	Local Economic Development Plan
14.	Sports and Cultural Activities	35.	Museum/cultural centres
15.	Electricity and Energy	36.	Fire station
16.	Abattoirs	37.	Emergency preparedness
17.	Refuse Collection	38.	Telecommunication services/Postal services/ICT
18.	Solid Waste Management	39.	Funeral Parlour
19.	Pollution (Air, Water, Soil) control	40.	Cemetery
20.	Child Care Facilities	41.	Recreational Parks
21.	Religious Institutions	42.	Animal Control and welfare

*Table 5: Services as per First Schedule of UACA, 2011, 2019  
Source: UACA-Amended, 2019*



## Infrastructural Services

UACA 2011, (amended 2019) Section 9 (3h&i) requires the townships to have infrastructural facilities including but not limited to street lighting, markets, fire stations, and capacity for functional and effective waste disposal. Other facilities listed in the first schedule are water and sanitation, parking, cemeteries and crematoria, public transport, sports and cultural activities, electricity and energy provision (gas, kerosene), solid waste management, telecommunication services, postal services, disaster management stations and local distributor roads.

## Transportation

Road is the main mode of transport in Kikima, Kitundu, Kivani, Mbumbuni, Tawa, Kalawa and Kalawani towns. The proposed municipality is well connected with roads of different classes and conditions varying from bitumen to earth roads as illustrated in the table below.

Road	Class	Carriage way (m)	Length (km)	Surface	Condition
Kikima-Tawa	C	6	20.5	Bitumen	Well Maintained
Tawa-Mbumbuni	C	9	20.0	Bitumen	Well Maintained
Kikima-Kitundu	U	6	4.9	Bitumen	Well Maintained
Kikima-Kivani	U	6	12.8	Earth road	Well Maintained
Kikima-Mbumbuni	U	6	19.4	Bitumen	Well Maintained
Kitundu-Kivani	U	6	19.2	Earth road	Well Maintained
Ngoluni-Kalawa			47	Earth Road	Well Maintained

Table 6: Major roads within the proposed Municipality

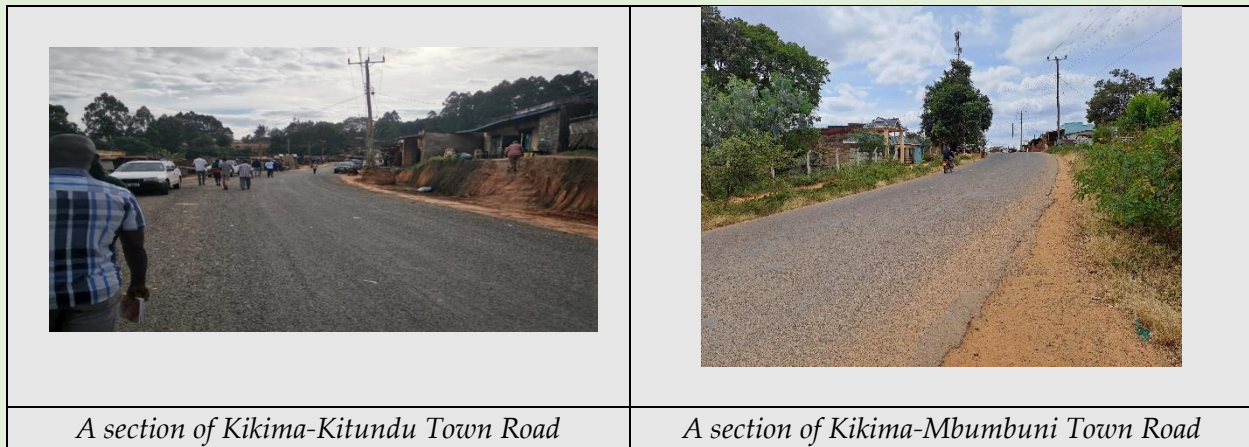


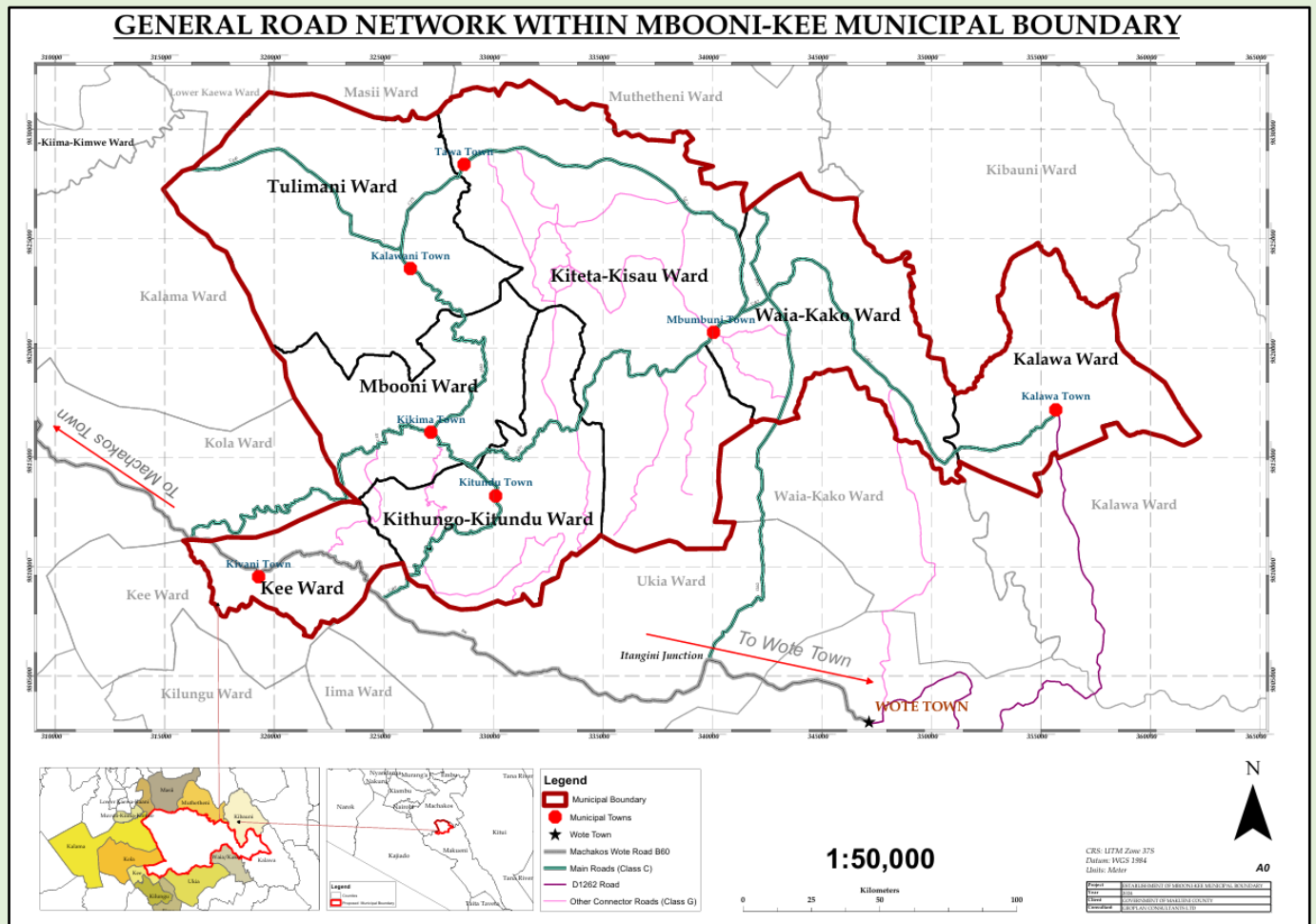
Figure 11: Roads sampled within the proposed Municipality  
Source: Author, 2024

### **Public Transport**

Public transport is the most common mode of movement of goods and people within the proposed municipality. The main operators include buses, 14-seater matatus, saloon cars (probox) and bodabodas. The buses and 14-seater matatus connect to major urban areas which include Nairobi, Mombasa cities and Machakos, and Wote Municipalities.

### **Terminus and Parking Facilities**

There is no designated bus park within the proposed Municipality. Vehicles pick up and drop passengers from the roadside along the main roads highlighted above. This causes obstruction and deprives the towns of revenue associated with parking services. For the municipality to fully realize its potential growth in providing an efficient and effective transport management system, and generation of revenue, modern bus parks should be developed within the seven (7) towns in the proposed municipality.



Map 9: Road network within the proposed Mbooni-Kee Municipality  
 Source: Geoplan Consultants, 2024

## Utility Services

STATUS							
TOWNS	Kikima	Kitundu	Kalawani	Tawa	Mbumbuni	Kalawa	Kivani
<b>UTILITY</b>							
<b>Water Supply</b>	<ul style="list-style-type: none"> <li>Mulima Dam</li> <li>Ithamaa</li> <li>Iluli Dam</li> <li>Mutondo Dam</li> <li>Seven private water dealers</li> <li>Presence of MBONWASCO for management of water supply and sanitation</li> </ul>	<ul style="list-style-type: none"> <li>Kiumi water project</li> <li>Private water boreholes</li> </ul>	<ul style="list-style-type: none"> <li>Mulima water project</li> <li>Two private water suppliers (piped water)</li> <li>Private boreholes</li> </ul>	<ul style="list-style-type: none"> <li>Mulima water project</li> <li>Tawa Market Dam</li> <li>Kooi Dam</li> <li>Kyala Dam</li> <li>Maiuni/Ngwani sand Dam</li> <li>Ngoni</li> <li>Private boreholes</li> <li>Rain water harvesting</li> </ul>	<ul style="list-style-type: none"> <li>Ngiitini Earth Dam</li> <li>Kinze dam</li> <li>Mukundi springs</li> </ul>	<ul style="list-style-type: none"> <li>Mauwa Dam</li> <li>Kyamakuthi Dam</li> <li>Public and Private boreholes</li> </ul>	<ul style="list-style-type: none"> <li>Private water vendors</li> </ul>
<b>Sewerage System</b>	<ul style="list-style-type: none"> <li>None of the towns within the proposed Municipality has a sewerage system.</li> </ul>						
<b>Solid Waste Management</b>	<ul style="list-style-type: none"> <li>Daily market clean ups</li> <li>Proposed Dumpsite in Mukaatini</li> </ul>	<ul style="list-style-type: none"> <li>Daily market clean ups</li> </ul>	<ul style="list-style-type: none"> <li>Daily market clean ups</li> </ul>	<ul style="list-style-type: none"> <li>Daily market clean ups</li> </ul>	<ul style="list-style-type: none"> <li>Daily market clean ups</li> </ul>	<ul style="list-style-type: none"> <li>Daily market clean ups</li> </ul>	<p>–</p>
<b>Fire station</b>	–	–	–	–	–	–	–
<b>Energy</b>	<ul style="list-style-type: none"> <li>Connected to the national electricity grid</li> <li>Other sources of energy are Gas, charcoal and firewood.</li> <li>There are limited number of street lights within the town (along Tawa-</li> </ul>	<ul style="list-style-type: none"> <li>Connected to the national electricity grid</li> <li>Other sources of energy are Gas, charcoal and firewood.</li> </ul>	<ul style="list-style-type: none"> <li>Connected to the national electricity grid</li> <li>Other sources of energy are Gas, charcoal and firewood.</li> </ul>	<ul style="list-style-type: none"> <li>Connected to the national electricity grid</li> <li>Other sources of energy are Gas, charcoal and firewood.</li> </ul>	<ul style="list-style-type: none"> <li>Connected to the national electricity grid</li> <li>Other sources of energy are Gas, charcoal and firewood.</li> </ul>	<ul style="list-style-type: none"> <li>Connected to the national electricity grid</li> <li>Other sources of energy are Gas, charcoal and firewood.</li> </ul>	<ul style="list-style-type: none"> <li>Connected to the national electricity grid</li> <li>Other sources of energy are Gas, charcoal and firewood.</li> </ul>

	Katuma Road, Tawa-Masii Road, Tawa-Kalawani Road)						
<b>Markets</b>	<ul style="list-style-type: none"> <li>Modern market (marikiti)</li> </ul>	–	<ul style="list-style-type: none"> <li>Modern market (marikiti)</li> </ul>	<ul style="list-style-type: none"> <li>Modern market (marikiti)</li> </ul>	<ul style="list-style-type: none"> <li>Modern market (marikiti)</li> </ul>	<ul style="list-style-type: none"> <li>Modern market (marikiti)</li> </ul>	–
<b>ICT</b>	<ul style="list-style-type: none"> <li>Adequately served by Safaricom, Airtel and Telecommunication Networks</li> <li>There is fiber optic running through in the various towns</li> </ul>	<ul style="list-style-type: none"> <li>Adequately served by Safaricom, Airtel and Telecommunication Networks</li> </ul>	<ul style="list-style-type: none"> <li>Adequately served by Safaricom, Airtel and Telecommunication Networks</li> </ul>	<ul style="list-style-type: none"> <li>Adequately served by Safaricom, Airtel and Telecommunication Networks</li> </ul>	<ul style="list-style-type: none"> <li>Adequately served by Safaricom, Airtel and Telecommunication Networks</li> </ul>	<ul style="list-style-type: none"> <li>Adequately served by Safaricom, Airtel and Telecommunication Networks</li> </ul>	<ul style="list-style-type: none"> <li>Adequately served by Safaricom, Airtel and Telecommunication Networks</li> </ul>
<b>Abattoirs</b>	<ul style="list-style-type: none"> <li>The town has a slaughter house</li> </ul>	<ul style="list-style-type: none"> <li>The town has a slaughter house</li> </ul>	<ul style="list-style-type: none"> <li>The town has 2 slaughter houses</li> </ul>	<ul style="list-style-type: none"> <li>The town has a slaughter house</li> </ul>	<ul style="list-style-type: none"> <li>The town has a slaughter house</li> </ul>	<ul style="list-style-type: none"> <li>The town has a slaughter house</li> </ul>	–
<b>Cemetery</b>	<ul style="list-style-type: none"> <li>The residents within the proposed Municipal area have a preference of the traditional way of burying their kins within their residences in line with their culture.</li> </ul>						

Table 7: Utility services within the proposed municipality

Source: Site visits and Public participation engagements, 2024

## Social Services

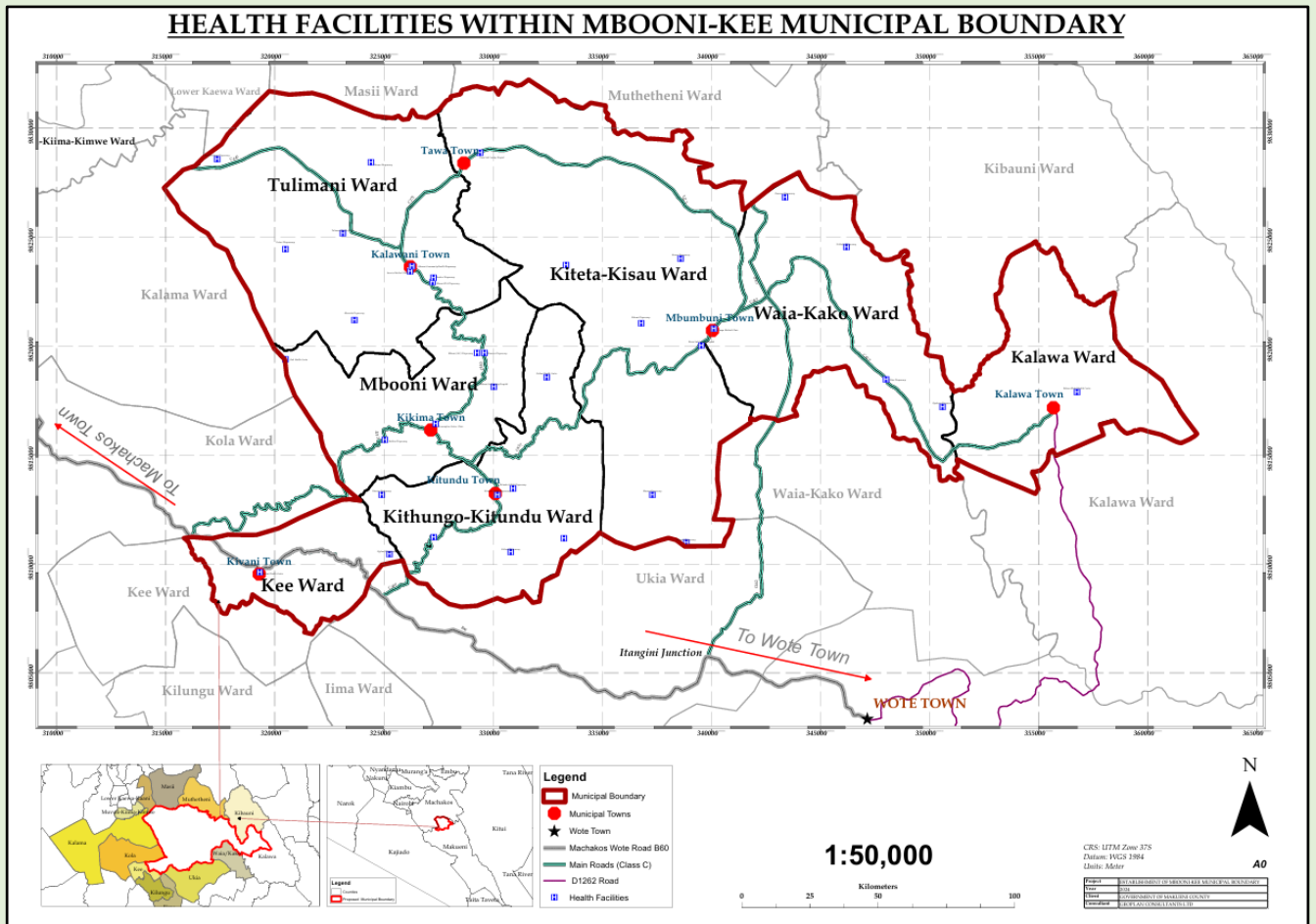
The table below gives an analysis of the existing social infrastructure in the proposed municipal area:

Social Service	Status
<b>Education</b>	<ul style="list-style-type: none"> <li>✓ The designated area for the proposed Municipality is served by 68 secondary schools, 159 primary schools and Early Childhood and Development Education Centres.</li> <li>✓ There are 2 polytechnics in Kitundu town.</li> <li>✓ There is a Kenya Medical Training Institute in Tawa town, Kiteta/Kisau Ward</li> <li>✓ The area is not served by a constituent university campus but there is land banked in Kikima and Kitundu towns for the same purpose. The committee recommends the implementation of the same.</li> </ul>
<b>Health</b>	<ul style="list-style-type: none"> <li>✓ The proposed municipality hosts several public health facilities as well as private health providers.</li> <li>✓ The main health facilities within the proposed Municipality are Mbooni, Mbumbuni and Tawa Sub-County Hospitals.</li> </ul>
<b>Library services</b>	<ul style="list-style-type: none"> <li>✓ There's a library in Kitundu which is not operational.</li> <li>✓ The committee recommends its redevelopment to national standards and operationalization once the Municipality is in place.</li> </ul>
<b>Sports and Recreational facilities</b>	<ul style="list-style-type: none"> <li>✓ There exists one main playground located within the Proposed Municipality namely 'Kitundu Stadium' and of the approximate size of 1.0HA.</li> <li>✓ There exists other two playgrounds in Tawa (Kakuswi and Emale).</li> <li>✓ The school grounds are also increasingly being used for sporting facilities by communities outside the school hours.</li> </ul>
<b>Social Halls</b>	<ul style="list-style-type: none"> <li>✓ The proposed municipality has several social halls and community centers spread across the entire jurisdiction of the municipality. The committee was able to note the availability of social halls in Kitundu, Kikima, Tawa, Mbumbuni and Kalawa towns.</li> </ul>
<b>Cultural areas and museums</b>	<ul style="list-style-type: none"> <li>✓ There are two shrines in Kivani and Tawa towns that are currently not functional or rather not used by the residents.</li> </ul>
<b>Religious institutions</b>	<ul style="list-style-type: none"> <li>✓ The proposed Municipality hosts several religious facilities, the main ones being Churches.</li> <li>✓ There is a Mosque in Kikima town.</li> </ul>
<b>Security</b>	<ul style="list-style-type: none"> <li>✓ There are several police stations and police posts within the proposed area of the municipality. They are in Kitundu, Kithungo and Tawa areas.</li> <li>✓ The introduction of the 'Nyumba Kumi Initiative' has strengthened the police and the residents' partnership, hence curbing crime in the proposed municipal area.</li> </ul>
<b>Judicial Services</b>	<ul style="list-style-type: none"> <li>✓ There are law courts in Tawa town and proposed law courts and a proposed prison at Kitundu area.</li> <li>✓ There are mobile law courts in Kikima and Kalawa.</li> </ul>

Table 8: Social services within the proposed municipality

Source: towns' resolutions, site visits & PPs, 2024





Map 11: Health facilities within the proposed Mbooni-Kee Municipality  
 Source: Source: Geoplan Consultants, 2024



**4.1.6. Criteria 6: Institutionalized active public participation by its residents in the management of its affairs**

For a town to be elevated to a Municipal Status, UACA 2011 (amended 2019) in section 9(3f) requires the township to have institutionalized active participation of its residents in the management of their affairs. In this regard, the County Government of Makueni enacted the Public Participation Policy in 2020. The purpose of this policy is to provide a framework that guides departments, the people of Makueni, civil society organizations, faith-based organizations, the private sector and others in their engagement with the public on development and governance issues. The County department of administration and Public Participation is in charge of public participation. Upon the establishment of the proposed Mbooni-Kee Municipality, the development of public participation by-laws to contextualize the County Public Participation Policy at the municipality level is recommended. A directorate within the proposed municipality on matters public participation is as well recommended for establishment.

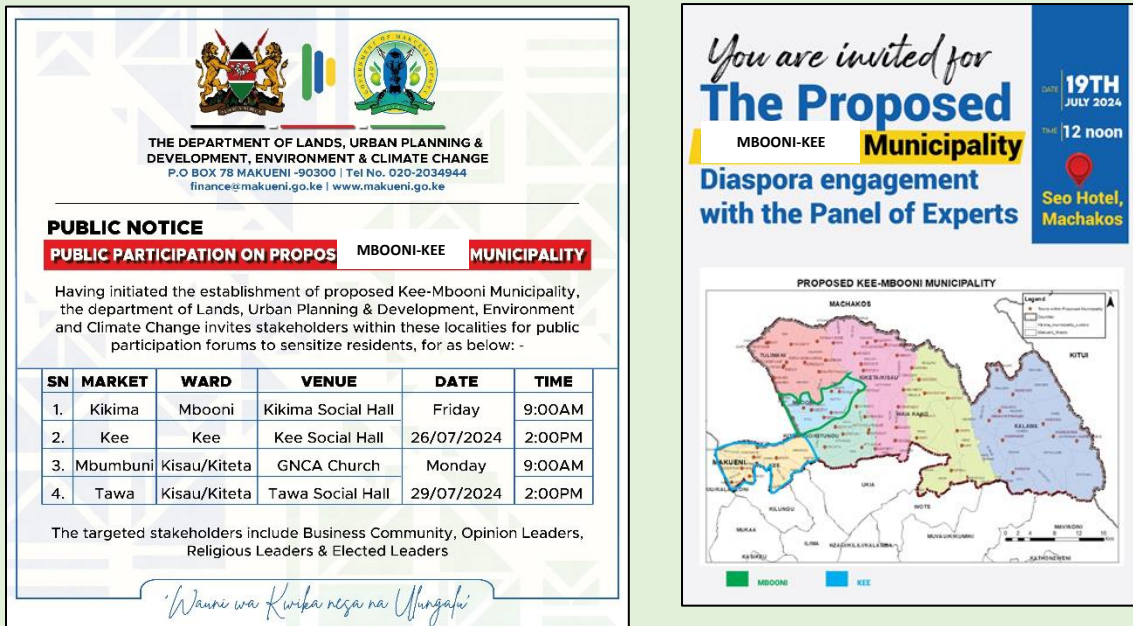


Figure 12: Extracts of Public participation posters inviting various stakeholders for engagement  
Source: [www.makueni.go.ke](http://www.makueni.go.ke)

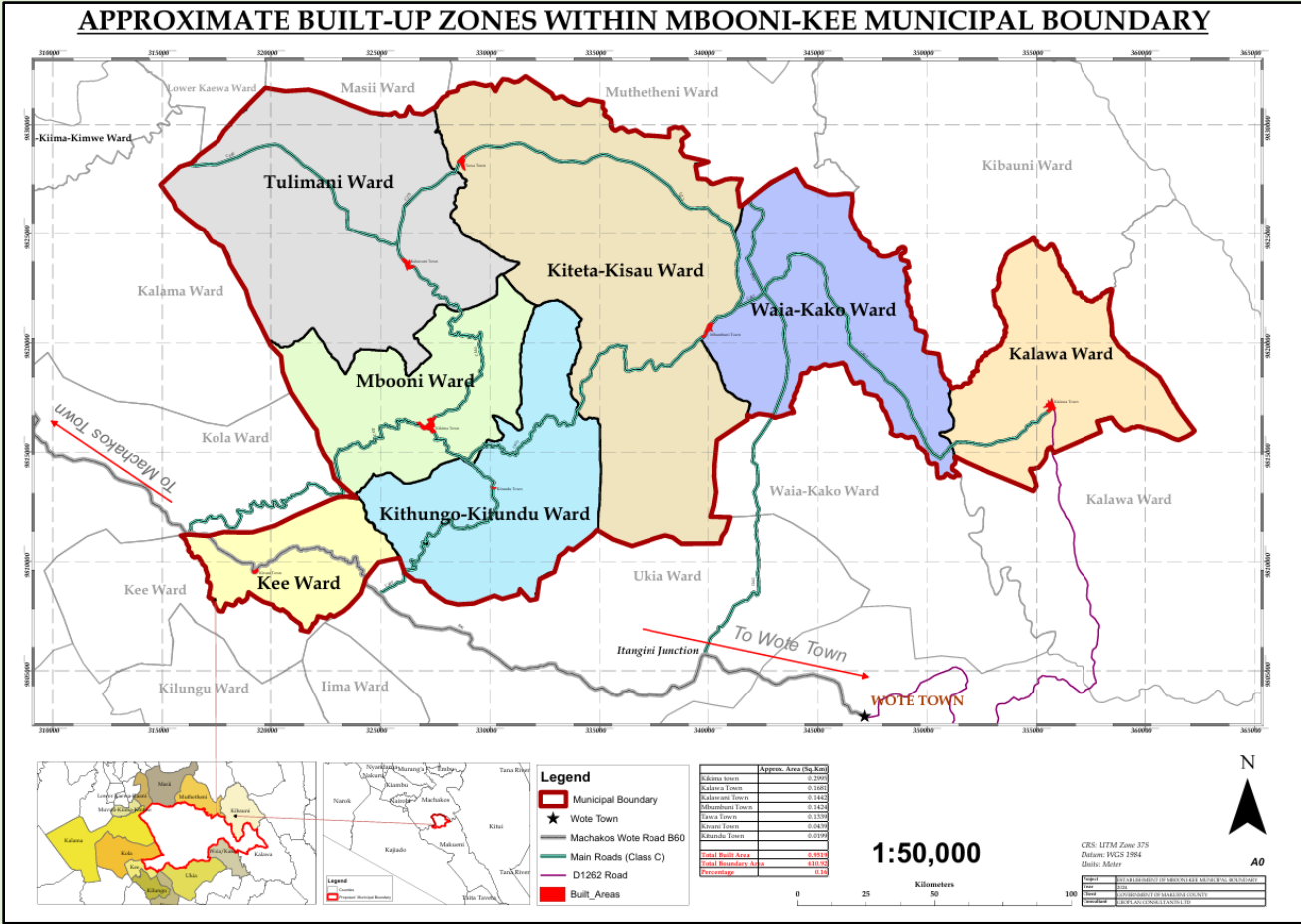
#### 4.1.7. Criteria 7: Sufficient space for expansion

Table 6 below highlights the built up areas for the main towns within the proposed municipality. 99.84 % of the area within the proposed municipality is available for expansion. However, the ad-hoc committee recommends physical planning of all the towns. The plans would act as the tools for development control which would aid the proposed municipality to urbanize sustainably.

Urban Areas	Built Area (Sq. KM)	Total Municipal Area
<b>Kivani Town</b>	0.04	
<b>Kikima Town</b>	0.30	
<b>Kalawani Town</b>	0.14	
<b>Tawa Town</b>	0.13	
<b>Mbumbuni Town</b>	0.14	
<b>Kitundu Town</b>	0.02	
<b>Kalawa Town</b>	0.13	
Total Built Up Area Sq kM	0.87 Sq kM	0.87 Sq kM (0.17%)
Total Municipal Area Sq kM		610.92 Sq kM
Available Space for expansion Sq kM		610.05 Sq kM (99.83%)

Table 9: Available space for expansion

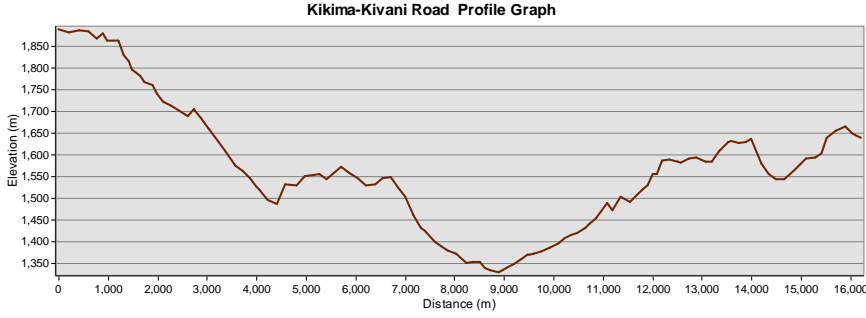
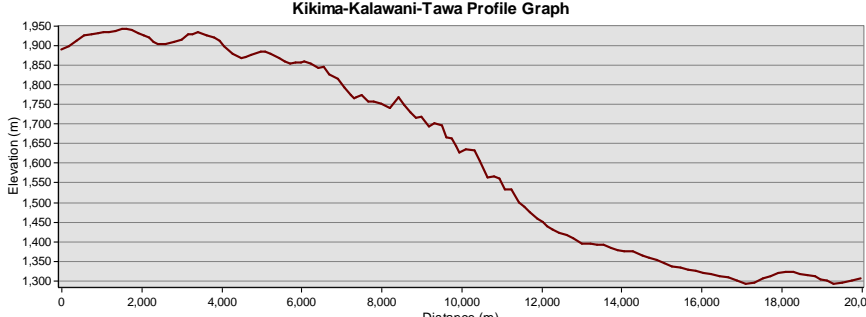
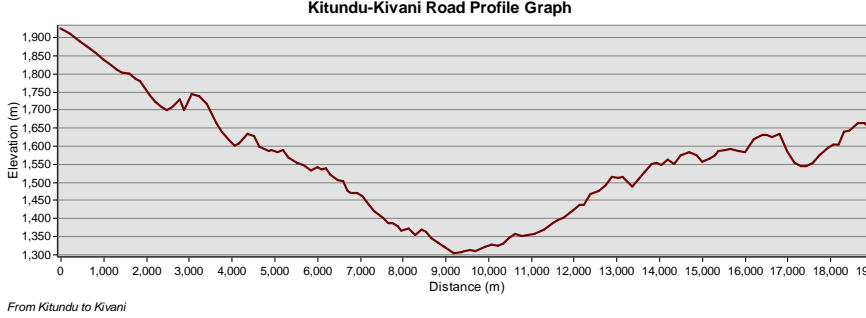
Source: Ad-Hoc Committee Mbooni-Kee Municipality, 2024



Map 12: Built-up zones within the proposed Municipality  
 Source: Geoplan Consultants, 2024

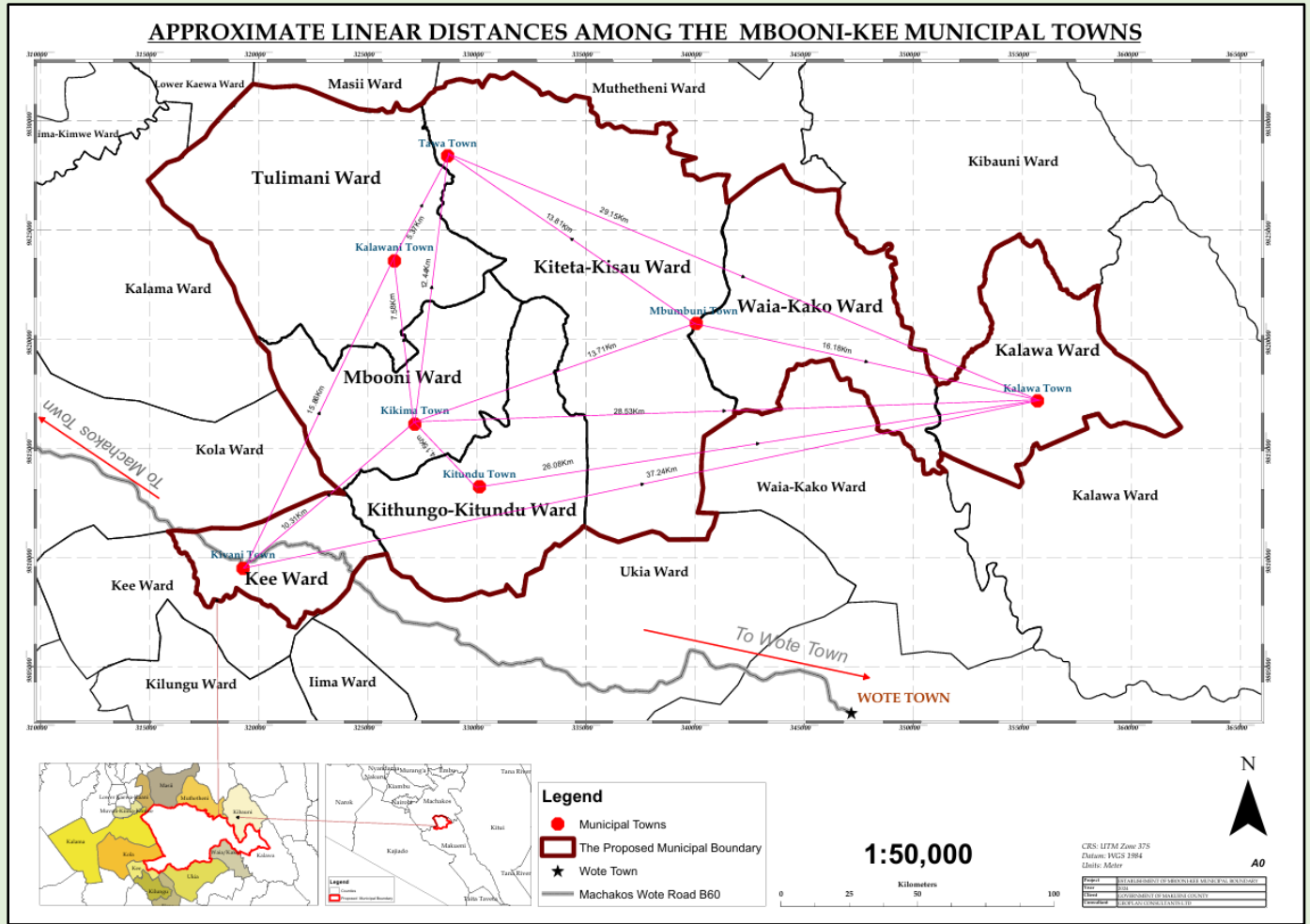
### 4.1.7.1. Urban Growth Corridor Analysis

The figures below show the Urban Growth analysis as may be influenced by the road network within the proposed Mbooni-Kee Municipality.

Road	Approx. Distance (Km)	Profile Graph
Kikima-Kivani	16.22	 <p><b>Kikima-Kivani Road Profile Graph</b></p> <p>This line graph shows the elevation profile of the road from Kikima to Kivani. The vertical axis represents Elevation in meters (m), ranging from 1,350 to 1,850 in increments of 50. The horizontal axis represents Distance in meters (m), ranging from 0 to 16,000 in increments of 1,000. The profile starts at approximately 1,850m at 0m distance, descends to a minimum of about 1,350m at 9,000m, and then rises to approximately 1,650m at 16,000m.</p> <p><i>From Kikima to Kivani</i></p>
Kikima-Kalawani-Tawa	19.98	 <p><b>Kikima-Kalawani-Tawa Profile Graph</b></p> <p>This line graph shows the elevation profile of the road from Kikima to Tawa through Kalawani. The vertical axis represents Elevation in meters (m), ranging from 1,300 to 1,950 in increments of 50. The horizontal axis represents Distance in meters (m), ranging from 0 to 20,000 in increments of 2,000. The profile starts at approximately 1,900m at 0m distance, remains relatively flat until 4,000m, then descends steadily to a minimum of about 1,300m at 18,000m, and ends at approximately 1,300m at 20,000m.</p> <p><i>From Kikima to Tawa through Kalawani</i></p>
Kitundu-Kivani	19.03	 <p><b>Kitundu-Kivani Road Profile Graph</b></p> <p>This line graph shows the elevation profile of the road from Kitundu to Kivani. The vertical axis represents Elevation in meters (m), ranging from 1,300 to 1,900 in increments of 50. The horizontal axis represents Distance in meters (m), ranging from 0 to 19,000 in increments of 1,000. The profile starts at approximately 1,900m at 0m distance, descends to a minimum of about 1,300m at 9,000m, and then rises to approximately 1,650m at 19,000m.</p> <p><i>From Kitundu to Kivani</i></p>

<p>Kikima-Kitundu</p>	<p>4.70</p>	<p style="text-align: center;"><b>Kikima-Kitundu Road Profile Graph</b></p> <p style="text-align: center;"><i>From Kikima-Kitundu</i></p>
<p>Mbumbuni-Tawa</p>	<p>20.81</p>	<p style="text-align: center;"><b>Mbumbuni-Tawa Profile Graph</b></p> <p style="text-align: center;"><i>From Mbumbuni to Tawa</i></p>
<p>Kikima-Mbumbuni</p>	<p>22.55</p>	<p style="text-align: center;"><b>Kikima-Mbumbuni Road Profile Graph</b></p> <p style="text-align: center;"><i>From Kikima to Mbumbuni</i></p>
<p>Kalawani-Tawa</p>	<p>6.32</p>	<p style="text-align: center;"><b>Kalawani-Tawa Road Profile Graph</b></p> <p style="text-align: center;"><i>From Kalawani to Tawa</i></p>

Kalawa-Mbumbuni	24.13	<p style="text-align: center;"><b>Kalawa-Mbumbuni Road Profile Graph</b></p> <p style="text-align: center;"><i>From Kalawa to Mbumbuni</i></p>
Kola-Kivani	2.74	<p style="text-align: center;"><b>Kola-Kivani Road Profile Graph</b></p> <p style="text-align: center;"><i>From Kola to Kivani</i></p>
<p><b>Approx. The total length of growth corridor roads</b></p>		<p><b>136.48</b></p>



Map 13: Linear distances between the towns within the proposed Municipality  
 Source: Geoplan Consultants, 2024

#### **4.1.8. Criteria 8: Has infrastructural facilities, including street lighting, markets and fire stations**

The proposed Municipality meets certain infrastructural requirements as envisaged in the regulations, as highlighted in the preceding criterion (see criteria 5). Accordingly it has a capacity to effectively and efficiently deliver essential services to its residents as required in the First Schedule to the Urban Areas and Cities Act, 2011 (amended 2019).The committee recommends to plug the infrastructure gaps identified.

#### **4.1.9. Criteria 9: Has capacity for functional and effective waste disposal**

The towns manage their waste through daily clean ups in the public markets by designated market cleaners. The waste is then collected from established waste collection points by the county waste collection lorries. Kikima town has a designated dumpsite at Mukaatini area. The committee recommends the municipality to use the same area reserved, for both Solid and liquid waste management. The implementation of the dumpsite will comfortably serve the proposed Municipal area hence capacity for functional and effective waste disposal.

Based on the committee's assessment of the current and future needs, the committee advises that the proposed Municipality should develop waste management solutions (Waste water treatment and solid waste management) to address environmental and health challenges within the proposed Municipality. The preparation of a Municipal Integrated Physical and Land Use Development Plan would perfectly address the highlighted issues on Solid and Liquid Waste management.



## PART V

### 6.1. CONCLUSION AND RECOMMENDATIONS

#### 6.1.1. CONCLUSION

The Ad-Hoc committee considered the seven (7) towns committees' resolutions and assessed whether they met the criteria set out in the UACA 2011, (amended 2019). Other findings were established from site visits to the seven towns and public participations of the residents of the towns. The Ad-Hoc committee hereby concludes that the proposed Mbooni-Kee Municipality covering an area of approximately 610 sq. Kms meets the criteria as set out in sections 8 & 9 of UACA, 2011 (amended 2019) for elevation to a Municipality with the implementation of the committee's recommendations.

The following was established;

- **Population:** The area has a population of **137,169** persons according to the Housing and Population Census, 2019 against the recommended population of **50,000** therefore, surpassing the required population threshold.
- **Integrated Development Planning:** It was established that Kikima and Mbumbuni Towns have approved Local Physical and Land Use Development Plans in place. Kalawa has the process ongoing. H.E. the governor launched the Planning exercise for Tawa town on the 18<sup>th</sup> of July, 2024. 3 towns within the Municipality remain unplanned and therefore recommended for planning as a priority. Upon conferment of municipal status, the development of an integrated municipality spatial plan to cover the entire municipal extent and integrate the seven township plans is recommended.

TOWN	PHYSICAL PLANNING STATUS
<b>Kikima</b>	Has an Approved LPLUDP
<b>Mbumbuni</b>	Has an Approved LPLUDP
<b>Kalawa</b>	Preparation of an LPLUDP Ongoing
<b>Tawa</b>	The Planning exercise Launched by His Excellency the Governor
<b>Kitundu</b>	Not Planned
<b>Kivani</b>	Not Planned
<b>Kalawani</b>	Not Planned

*Table 10: Physical and Land Use Planning status of the seven (7) towns  
Source: Author, 2024*

- **Public Participation:** The committee, having conducted public participation in the seven towns, established that Makueni County has an institutionalized public participation structure that allows citizens to participate in decision making. This is supported by the County Public Participation Policy, 2020.
- **Infrastructural Facilities:** The report establishes that the proposed municipality has an established road network consisting of various road hierarchies, an established water and Sanitation Company (MBOWASCO), connectivity to the national electricity grid, established markets, reliable telecommunication services and postal services among others. However, the proposed municipality urgently requires a fire station, a disaster management station, bus parks, an integrated sewerage system, and an integrated solid waste management system. It also needs to tap into green energy.
- **Social services:** The committee established that the area is served by educational facilities (ECDE, primary schools, secondary schools, vocational training centers, a Kenya Medical Training College in Tawa Town and a private colleges in Kikima), health facilities, security facilities, undeveloped stadia to standards, and numerous religious facilities. The proposed municipality shall however require; public cultural facilities, well developed recreational parks, community centers, constituent university campus, stadia and theatre. Other social facilities recommended for establishment include a library constructed to standards.
- **Space for urban expansion:** The assessment reveals that only a small proportion ((0.17% of the 610.92 Sq.KM) of the municipality is developed hence sufficient space for urban

development and expansion. The Municipality is encouraged to utilize the vertical space Vis a Vis the linear development thus achieving a compact development making it easier for service provision and delivery. The expansion shall be guided by the Municipal Spatial Plan.

### 6.1.2. RECOMMENDATIONS

CRITERIA	RECOMMENDATIONS
Proposed Municipality Boundary	<ul style="list-style-type: none"> <li>✓ There are parts of the proposed Mbooni-Kee Municipality, Usalala Sub-Location in whole and parts Kako-Sub Location that are currently within the Wote Municipal Boundary. They form 7.8% of the total area of the proposed municipality (47.67sq.kms of the 610.92 sq.kms). The committee recommends the amendment of the Wote Municipal Boundary to be aligned with the boundary of the proposed Mbooni-Kee Municipality.</li> </ul>
Integrated Physical and Land Use Planning	<ul style="list-style-type: none"> <li>✓ The committee recommends that Tawa, Kivani, Kitundu and Kalawani be prioritized for planning.</li> <li>✓ The Committee also recommends the preparation of a Municipal Physical and Land Use Development Plan once the proposed municipality is established.</li> </ul>
Institutionalized Public Participation	<ul style="list-style-type: none"> <li>✓ In the Municipal Management organogram contained in the Municipal Charter, the committee recommends the establishment of a Public Participation section under the administration directorate once the proposed municipality is established.</li> <li>✓ The committee also recommends enactment of by-laws on public participation to give effect to the Makueni County Public Participation Policy, 2020 at the Municipal level.</li> </ul>
Infrastructural Facilities	<ul style="list-style-type: none"> <li>✓ Establishment of a Fire Station</li> <li>✓ Disaster Management station for purposes of disaster risk preparedness and Climate Change Resilience within the proposed Municipality.</li> <li>✓ Establishment of an integrated waste management system</li> <li>✓ Tapping into green energy</li> <li>✓ Development of bus parks and terminal facilities.</li> <li>✓ Enhancement of street lighting and installation of high masts flood lights to make the proposed Municipality a 24 hour economy and improve security.</li> </ul>

<b>Social Services</b>	<ul style="list-style-type: none"> <li>✓ The committee recommends the upgrading of the various play grounds in Kikima (Kyangoma playground), Kitundu, Kakuswi, and Imale to stadia to standards.</li> <li>✓ The establishment of a recreational park for the Municipality which would accommodate an ICT center and a resource centre as currently developed in Wote Municipality.</li> <li>✓ The establishment of an Institution of higher learning preferably a University in the reserved land in Kitundu.</li> <li>✓ Establishment of a library to standards.</li> <li>✓ Establishment of mother-child centers within the Municipality.</li> <li>✓ Establishment of a Huduma Centre in Kikima Town as proposed in the approved LPLUDP.</li> </ul>
<b>Expansion of the Town</b>	<ul style="list-style-type: none"> <li>✓ The existing and future plans will be the basis for development Control as the Municipality expands hence the need to prioritize Physical and Land Use Planning.</li> <li>✓ Establishment and operationalization of a Physical Planning and Development Control Directorate within the Proposed Municipality once it's established.</li> </ul>
<b>Capacity for functional and effective Solid Waste Management</b>	<ul style="list-style-type: none"> <li>✓ Implementation of the Proposed Dumping Site in Mukaatini area, in Kikima Town.</li> <li>✓ Development of waste management solutions (Waste water treatment and solid waste management) to address environmental and health challenges.</li> </ul>

*Table 11: The Ad-Hoc Committee's recommendations  
Source: Author, 2024*

## References

- Government of Makueni County (2019). *Makueni County Integrated Development Plan 2023-2027*.
- Government of Makueni County (2016) *Makueni County Vision 2025*
- Government of Makueni County (2021). *Kikima Local Physical and Land Use Development Plan 2019-2029*.
- Government of Makueni County (2018). *Mbumbuni Local Physical and Land Use Development Plan 2019-2029*.
- Government of Makueni County (2019). *Makueni County Physical and Land Use Development Plan 2019-2029*.
- Government of Kenya (2011), *Urban Areas and Cities Act, 2011*. Government Printers. Nairobi.
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- Government of Kenya (2006), *the Kenya Vision 2030*. Government Printers. Nairobi.
- Kenya National Bureau of statistics (2019). *2019 Kenya Population and Housing Census Volume II & III*.
- Government of Makueni County (2021). *Emali and Sultan Hamud Town Committees Resolution and Application*.

## Annexes

### Annex 1: Work Plan



REPUBLIC OF KENYA



GOVERNMENT OF MAKUENI COUNTY

#### MBOONI-KEE MUNICIPALITY AD-HOC COMMITTEE WORK PLAN

Activity	Sub-Activity	Target	Timeline	Expected Output	Actors
<b>Appointment of the Ad-Hoc Committee</b>  <b>1<sup>st</sup> Physical Meeting Held at H.E the Governor's Boardroom</b>	<ul style="list-style-type: none"> <li>• Issuance of appointment letters to the Committee members</li> <li>• Commissioning of the committee</li> <li>• Leadership Structure</li> </ul>		19 <sup>th</sup> , June 2024	Appointment Letters Issued; Chairperson and Secretary appointed by the Committee members	<ul style="list-style-type: none"> <li>✓ H.E the Governor</li> <li>✓ The County Attorney</li> <li>✓ CECM Urban</li> <li>✓ CO Urban</li> <li>✓ The Committee</li> </ul>
<b>Literature Review (Documents Review)</b>	Review of Town Committee Resolutions	Kikima, Kalawani, Tawa	24 <sup>th</sup> June 2024 (1 day)	<ul style="list-style-type: none"> <li>• Understand community needs and issues</li> </ul>	<ul style="list-style-type: none"> <li>✓ The Committee</li> </ul>

Activity	Sub-Activity	Target	Timeline	Expected Output	Actors
		Mbumbuni, Kitundu Kivani Kalawa	25 <sup>th</sup> June 2024 (1 day)	concerning town elevation to Municipality status. <ul style="list-style-type: none"> <li>This review informed the introduction part of the committee's report.</li> </ul>	
	Introduction to report writing		26 <sup>th</sup> June 2024 (1 day)	✓ Drawing the introduction section of the report and formulation of a template for the ultimate report	✓ The Committee
	Review of Municipal Criteria and Regulations (UACA 2011, amended 2019) & UACA General Regulations 2022	All towns	27 <sup>th</sup> -28 <sup>th</sup> June 2024 (2 days)	Ascertain the criteria for elevation and prepare for site visits and public participation forums.	
	Introductory Review of the Municipal Charter format as per the 2022 UACA general regulations	All towns	1 <sup>st</sup> July 2024 (1 day)	Familiarize with the Charter's contents to assist in report writing and meeting committee terms of reference.	✓ The Committee ✓ The Consultant

Activity	Sub-Activity	Target	Timeline	Expected Output	Actors
	Review of the MCIDP, Kikima LPLUDP & Mbumbuni LPLUDP		2 <sup>nd</sup> July 2024 (1 day)		✓ The Committee
	Preparation of site visit & PUBLIC participation tools		3 <sup>rd</sup> July 2024 (1 day)	Observation checklist FGD guide	✓ The Committee
<b>Site Visits</b>	Site Visits to Towns	Kitundu & Kikima	4 <sup>th</sup> July 2024 (1 day)	Assess the area based on criteria as enshrined in the First Schedule of UACA 2011, amended 2019 for purposes of elevating the towns to Municipal Status.	<ul style="list-style-type: none"> <li>✓ The committee</li> <li>✓ The secretariat</li> <li>✓ The Community</li> </ul>
		Kalawani & Tawa	5 <sup>th</sup> July 2024 (1 day)		
		Mbumbuni & Kalawa	8 <sup>th</sup> July, 2024 (1 day)		
		Kivani	9 <sup>th</sup> July, 2024 (1 day)		
	Compilation of site visit reports from the various committee members and site visit tools (observation checklists)		10 <sup>th</sup> -12 <sup>th</sup> July, 2024 (3 days)	Site Visit Report which formed part of the Ad Hoc committee's report Part IV on Criteria	✓ The committee



Activity	Sub-Activity	Target	Timeline	Expected Output	Actors
<b>Report Writing (Part I &amp;II) INTRODUCTION &amp; CRITERIA</b>	<b>PowerPoint preparation for presentation to the DIASPORA stakeholders</b>	All towns	15 <sup>th</sup> -18 <sup>th</sup> July, 2024 (4 days)		✓ The committee
<b>DIASPORA ENGAGEMENT</b>		All towns	19 <sup>th</sup> July, 2024 (1 day)		✓ The committee ✓ The secretariat ✓ The Diaspora community members
<b>Analysis of the Diaspora Engagement (Concerns and comments)</b>			23 <sup>rd</sup> July, 2024 (1 day)		✓
<b>Meeting between the CECM, CO, The Consultant &amp; The Committee on matters arising from the Diaspora Engagement and way forward</b>			24 <sup>th</sup> July, 2024 (1 day)		✓ The Committee ✓ The Secretariat ✓ The Consultant ✓ The CECM ✓ The CO
<b>Review of the Public participation tools and Logistics</b>			25 <sup>th</sup> July, 2024 (1 day)		✓ The Committee ✓ The Secretariat ✓ The Consultant ✓ The CECM ✓ The CO
<b>Public Participation</b>	Public Participation	Mbumbuni & Tawa	29 <sup>th</sup> July 2024 (1 day)	Fulfill legal requirements for public participation and gather information for the	✓ The Ad-hoc Committee ✓ The CECM ✓ The CO
		Kikima Kee Kalawani Kitundu	30 <sup>th</sup> July 2024 (1 day)		✓ The Secretariat ✓ The Community

Activity	Sub-Activity	Target	Timeline	Expected Output	Actors
		Kivani & Kalawa	2 <sup>nd</sup> August 2024 (1 day)	committee's report and recommendations.	
<b>Final Ad Committee Report Writing exercise</b>	Updating Chapter 1 & 2 of the ad hoc committee report to include the comments given during the public participation and all amendments proposed and approved by all parties including proposed municipality boundary amendments	All towns	13 <sup>th</sup> August 2024 (1 day)	Final Draft Report	✓ The Committee
	Chapter 3 & 4 on criteria, conclusion and recommendations	All towns	14 <sup>th</sup> August 2024 (1 day)		✓ The Committee
	Collating and compiling information to include appendices, References, general document editorials	All towns	15 <sup>th</sup> August 2024 (1 day)		✓ The Committee
<b>Preparation of the Stakeholders' Report</b>		All towns	16 <sup>th</sup> August 2024 (1 day)	Stakeholder's report	✓ The Committee
<b>Presentations</b>	Review of the Municipal Charter prepared by the Consultant in liaison with the County Attorney	All towns	19 <sup>th</sup> August 2024 (1 day)	Final Draft-Municipal Charter	✓ The Committee ✓ The County Attorney
	🚩 Presentation to the CECM & CO for validation of the	All towns and the entire report	20 <sup>th</sup> August 2024 (1 day)	Final Draft Report Validation	✓ The Committee ✓ The CECM ✓ The CO

Activity	Sub-Activity	Target	Timeline	Expected Output	Actors
	report before presentation to H.E the governor ✚ Any matters arising from the Municipal Charter review in liaison with the County Attorney				
	Refinement to enrich the report from the report validation presentation	Entire report	21 <sup>st</sup> August 2024 (1 day)	Ensure substance and form of the report are complete and ready for presentation to H.E. the Governor	✓ The Committee
	Presentation to H.E. the Governor	All towns	27 <sup>th</sup> August 2024 (1 day)	Adoption and recommendation for the next approval stage.	✓ The Committee ✓ H.E the governor ✓ The secretariat ✓ The CECM ✓ The CO

Table 12: Work Plan, Ad-Hoc Committee, proposed Mbooni-Kee Municipality  
Source: Author, 2024

**Work Plan Duration 19<sup>th</sup>, June- 26<sup>th</sup> August, 2024**  
**(Total number of days 35 DAYS)**

Prepared by the Committee

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**PRESENTED BY:**

Mbooni-Kee Ad Hoc Committee Chairperson

.....

Eng. Paul C.K. Kioko

**APPROVED BY:**


Chief Officer Lands, Urban Planning and Development

.....

Jackson Charo Daudi

## Annex 2: Town Committee Resolutions

GOVERNMENT OF MAHUENI COUNTY



GOVERNMENT OF MAHUENI COUNTY  
RECEIVED  
26 MAR 2024

MHAUENI COUNTY PLANNING & DEVELOPMENT  
ENHANCING PEOPLE'S QUALITY OF LIFE

**OFFICE OF THE GOVERNOR.**

**INTERNAL MEMO.**

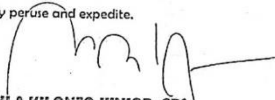
<b>FROM:</b> GOVERNOR, Government of Mahueni County	<b>Ref:</b> GMC/GVN/ADM/LU&DE/35/VOL.4(46)
<b>To:</b> Nicholas Nziola CECM-Lands, Urban Planning and Development, Environment and Climate Change	<b>DATE:</b> 22 <sup>nd</sup> March 2024

**SUBJECT: REQUEST FOR ELEVATION OF KIKIMA, KALAWA, TAWA, KALAWA, MBUMBUNI, KITUNDU, KIVANI TOWNS TO MUNICIPALITY STATUSES**

The above referenced subject refers.

Attached, please find the aforementioned request from listed town committees.

Kindly peruse and expedite.



**MUTULA KILONZO JUNIOR, CBE.**

Damarik Kavoi  
CECM- Finance, Planning, Budget and Revenue

The Town Committee of Kikima Town  
The Town Committee of Kalawani Town  
The Town Committee of Tawa Town  
The Town Committee of Kalawa Town  
The Town Committee of Mbumbuni Town  
The Town Committee of Kitundu Town  
The Town Committee of Kivani Town

Date: 12<sup>th</sup> March 2024

HE, Mutula Kilonzo Jr, CBE,  
Governor, Mahueni County,  
P.O. Box 78 – 90300,

**MAKUENI.**

**RE: REQUEST FOR ELEVATION OF KIKIMA, KALAWANI, TAWA, KALAWA, MBUMBUNI, KITUNDU, KIVANI TOWNS TO MUNICIPALITY STATUSES**

Dear Governor,

We, the undersigned members of the Town Committee of Kikima, Kalawani, Tawa, Kalawa Mbumbuni, Kitundu, Kivani towns, Makueni County, are writing to formally request for the elevation of these towns to municipality statuses.

This request follows a resolution passed by our committees on 11<sup>th</sup> March 2024, which unanimously endorsed the pursuit of municipality status for Kikima, Kalawani, Tawa, Kalawa, Mbumbuni, Kitundu and Kivani towns. We believe that achieving municipality status is essential for the continued growth and development of our towns.

These towns have experienced significant population growth in recent years, necessitating an expansion of municipal services like infrastructure, sanitation, and waste management. This growth coincides with a noteworthy economic surge, fuelled by the establishment of new businesses and light industries.

Achieving municipality status would empower our towns to:

- Secure greater resources and funding to support this burgeoning economic activity.
- Establish a more efficient and robust local government structure, leading to improved service delivery for our residents.
- Gain greater autonomy and control over local affairs, enabling more effective governance and representation for our communities.

We are confident that as an urban conurbation, these towns fully meet the established criteria for municipality status, as outlined in the Urban Areas and Cities Act. We stand ready to collaborate with your administration to ensure a smooth transition and successful implementation of this elevation process.

In line with the law, please find attached our joint resolution by the town committee of Kikima, Kalawani, Tawa, Kalawa, Mbumbuni, Kitundu and Kivani towns requesting for elevation of all the area within the jurisdiction of these towns to municipality status

Yours Sincerely,

The Chairman:

Name: Peter N. N. N. N. Signature: [Signature] Date: 12/13/2024

Secretary:

Name: MUTINDA J. N. N. N. Signature: [Signature] Date: 12-03-2024

Town Committee of Kikima Town,

The Chairman:

Name: Samuel M. M. M. M. Signature: [Signature] Date: 12/13/2024

Secretary:

Name: Benjamin B. B. B. Signature: [Signature] Date: 12/13/2024

Town Committee of Kalawani Town,

The Chairman:

Name: Patrick M. M. M. M. Signature: [Signature] Date: 12/13/2024

Secretary:

Name: Daniel M. M. M. M. Signature: [Signature] Date: 12/13/24

Town Committee of Tawa Town,

The Chairman:

Name: James V. V. V. V. Signature: [Signature] Date: 12/13/24

Secretary:

Name: Patrick M. M. M. M. Signature: [Signature] Date: 12/13/24

Town Committee of Kalawa Town,

The Chairman:

Name: Charles M. M. M. M. Signature: [Signature] Date: 12/13/24

Secretary:

Name: John W. W. W. W. Signature: [Signature] Date: 12/13/24

Town Committee of Mbumbuni Town,

The Chairman:

Name: Jackson K. K. K. K. Signature: [Signature] Date: 12/13/2024

Secretary:

Name: Alice M. M. M. M. Signature: [Signature] Date: 12/13/2024

Town Committee of Kitundu Town,

The Chairman:

Name: Oliver M. M. M. M. Signature: [Signature] Date: 12/13/2024

Secretary:

Name: Pius M. M. M. M. Signature: [Signature] Date: 12/13/2024

Town Committee of Kivani Town,

**TOWN COMMITTEES' RESOLUTIONS ON CONFIRMATION OF MUNICIPALITY STATUS FOR THE URBAN AREA UNDER KIKIMA, KALAWANI, TAWA, KALAWA, MBUMBUNI, KITUNDU AND KIVANI TOWNS PASSED ON THE 11<sup>TH</sup> DAY OF MARCH IN THE YEAR 2024**

WHEREAS article 7 of the constitution provides that the constitution is the supreme law of the republic of Kenya and binds all persons and all state organs at both national and county level of government

WHEREAS Article 184 of the Constitution of Kenya 2010 mandates parliament to enact a legislation to provide inter alia the criteria for classifying areas as urban areas and cities; establishing the principles of governance and management of urban areas and cities and to provide for participation by residents in the governance of urban areas and cities within 1 year of the promulgation of the Constitution.

WHEREAS Parliament enacted the Urban Areas and Cities Act in the year 2011 (Amended 2019) whose legislation had an effective date falling after the first election held under the Constitution of Kenya 2010.

WHEREAS Section 9 (4) of the Urban Areas and Cities Act empowers the County Governor, on the resolution of the county assembly, confer the status of a municipality on a town that meets the criteria set out in subsection (3), by grant of a charter in the prescribed form.

WHEREAS Section 9 (2) as complemented by Section 8 (1) of the Urban Areas and Cities Act requires the town committee(s) upon a resolution, to apply to the county executive committee for consideration for the conferment of municipal status.

WHEREAS the said urban areas have a met the requirements to be elevated to a municipality status being:

- Having a threshold population of more than 50,000 persons
- Having prepared Integrated Urban Development Plans
- Having adequate land for expansion and location of public facilities
- Having the capacity to generate adequate revenue to support municipality operations.
- Having a capacity for functional and effective waste disposal among others

BE IT RESOLVED that Kikima, Kalawani, Tawa, Kalawa, Mbumbuni, Kitundu, and Kivani towns collectively be conferred the status of a municipality having met the conditions as set out in the Urban Areas and Cities Act.

BE IT RESOLVED that the proposed municipality covers the entire of Kikima, Kalawani, Tawa, Kalawa, Mbumbuni, Kitundu and Kivani towns and extend to the adjacent areas to the fulfillment of the target population as per the Urban Areas and Cities Act, 2011 (Amended 2019).

BE IT FURTHER RESOLVED that an application be and is hereby made to the County Executive Committee Members to consider elevating the towns to a municipality status

Signed by

The Chairman:

Name: PERCIVAL M. MUKIUI Signature: [Signature] Date: 12/3/2024

Secretary:

Name: MARTIN A. N. NTHUKA Signature: [Signature] Date: 12/03-2024

Town Committee of Kikima Town,

The Chairman:

Name: Samuel M. MUEUETHI Signature: [Signature] Date: 12/3/2024

Secretary:

Name: BENJAMIN M. KUEI Signature: [Signature] Date: 12/3/2024

Town Committee of Kalawani Town,

The Chairman:

Name: PHILIP MUSA MUMUNGE Signature: [Signature] Date: 12/3/2024

Secretary:

Name: Daniel Mutiywa Signature: [Signature] Date: 12/3/24

Town Committee of Tawa Town,

The Chairman:

Name: James H. MARIKI Signature: [Signature] Date: 12/17/24

Secretary:

Name: PERCIVAL M. MUKIUI Signature: [Signature] Date: 12/3/24

Town Committee of Kalawa Town,

The Chairman: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date: 12/3/2024

Secretary: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date: 12/3/2024

The Chairman: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date: 12/3/2024

Secretary: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date: 12/3/2024

The Chairman: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date: 12/3/2024

Secretary: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date: 12/3/2024

**KIKIMA MARKET COMMITTEE**

P.O BOX 307 - 90125

**KIKIMA**

9<sup>TH</sup> MARCH, 2024

TO  
 THE GOVERNOR,  
 MAKUENI COUNTY,

Dear Sir,  
KIKIMA MARKET RESOLUTION MEETING HELD ON 9/4/2024  
 Prayer - opening prayer was said by Joseph M. Ndavi

Members present .

1. Peter Makau Mutiso - Chairperson
2. Mutinda John Nthiwa - Secretary
3. Francis Wambua - Member
4. Charles Mutua Philip - Member
5. Patrick M. Mainga - Member
6. Elizabeth Nziza- Member
7. Joseph M. Ndavi - Member

AGENDA

1. Request for a municipality
2. Request for the municipality H/Qs to be domiciled at Kikima

MIN: 1/9/03/2024 : REOUEST FOR A MUNICIPALITY

1. Kikima Market has a high population and is experiencing population influx.

The market serves there wards i.e

- > Mbooni Ward
- > Kithungo/Kitundu Ward
- > Tulimani Ward



2. Kikima Market has the ability to collect enough revenue to sustain its development. This is generated on market days i.e. Mondays and Thursdays.
  - The revenue is also generated from license and hawkers
3. Kikima Market has been surveyed i.e. all plots benconed, access roads marked and with a development plan.
4. Kikima market has a marked waste disposal site.
5. Kikima market has sufficient land for expansion in all direction i.e. East, West, South and North.
6. Kikima market has reliable water sources which can sustain its operations. The sources include
  - Mulima Dam
  - Iluli Dam
  - Mutondo Dam
  - Seven private water dealers
7. Kikima market is well linked with other surrounding sub- counties by:- tarmac road i.e.
  - Kikima – Kalawani – Tawa – Machakos
  - Kikima – Kali – Machakos
  - Kikima – Kitundu – Kitungo – Mbumbuni
  - Kikima – Utangwa – Kyambalasi – Wote
  - Kikima – mbuani – Kola – Malili
  - Kikima – Mavindu – Kalawani
  - Kikima – Itundu – Kavutini – Mukuyuni
8. Kikima market has social – Economic pillars i.e.
  - Modern Market (Marikiti)
  - Modern stalled market (on-going)
  - Affordable housing (on- going)
  - Transport sector is very vibrant i.e.
    - ❖ Over 20 Nissan commute dairy
    - ❖ Over 20 pro – box commute daily
    - ❖ Over 20 lorries carrying construction poles commute weekly
    - ❖ Over 20 Lorries commute dairy carrying potatoes, Hay etc.

9. Kikima market is very well lit by KPL.
  - On this street lights works are on- going
10. Kikima market is located within a rich Agricultural land where the following are produced:
  - Coffee with 6 coffee factories (The head offices are located at Kikima Market)
  - Macadamia
  - Dairy farming
  - Forestry :- This can encourage ECO – Tourism hence this generates immediate revenue
  - The inter-land practices horticultural farming
  - Mbooni used to serve the surrounding areas with farm products
11. Kikima market is linked very close to BIG HOTELS i.e. THE BASE HOTEL and MBOONI PRIDE HOTEL
  - The two are sources of revenue to the county government through conferences and accommodation.
12. Kikima market serves many learning institutions e.e
  - Mbooni Girls – A national school
  - Mbooni Boys – Extra county
  - Kikima Sec, Nzeveni, Kyuu, Utangwa Girls, ST. Augustine etc
  - Over 60 primary schools
  - Over 50 ECD
  - Special institutions i.e. Kyangoma Special School
  - 2 Bible Colleges
  - 1 teachers college
13. Kikima residents are served by the following health facilities i.e.
  - Mbooni Sub – County level 4 Hospitals
  - 10 Dispensaries
  - 5 private Dispensaries
14. Kikima market is served by a modern abattoir (Slaughter House)
15. Kikima market residents are under the following denominations
  - African Inland Church

- Catholic
- SDA
- Islam
- Note that all this promotes National cohesion.

16. Kikima market residents are served by the following financial institutions i.e.

- KCB
- KREP – largest in Makeni County
- Kwetu Sacco
- Several Financial agents

17. Kikima residents are served by social facilities i.e.

- Kyangoma Sports Ground
- 2 Big Social Halls

18. Kikima market residents are served by all the government offices i.e.

- DCC Office
- Police Sub- County Headquarters
- DCI.s Office and others

19. Kikima market has an industrial estate (KIE) where the following are

- A modern maize milling machine
- Light cottage industries

20. Kikima market has 3 main filling stations.

21. Kikima market also serves 3 rehabilitation homes i.e. HDC, Suvia and Mbooni Children's Home.

**MIN 2/3/9/2024: REQUEST FOR A MUNICIPALITY HEAD QUARTERS**

- Kikima market was established as a small village market in 1945 at Nduyu Nguu.
- Later in 1948 it was relocated to the present site due to challenges of rough Terrain (Steep Relief).
- Due to its centrality Kikima market attracted administration office for the large Mbooni Constituency.
- Due to its centrality more business activities were established.
- However the surrounding areas were settled and developed agriculturally

- This forced the government to create more administration units to bring services closer to the people

- These administration units were known as Eastern Division

- On realization the then present resources were strained by the rapid population growth there was need to upgrade the market.

- By the 2015, business community requested in writing to the Government for a development plan (See the minutes to that effect)

- The aim of the plan was to regulate development in the market.

- Thanks to the county government for effective this request

- This was done and approved in early 2019.

- Immediately after the plans approval we embarked on the process of accelerating the upgrading of Kikima Market

- This was as a result of increased population and other economic activities

- Later in the year 2019 a proposal for the requested upgrading plan was done. See the attached. The same copy was forwarded to the county Government for consideration and appropriate action.

- However, the recent development for establishment of Kikima – Mbumbini Municipality has inco – operated the plan proposed for Kikima township as part of the indicated Municipality.

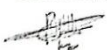
- To us; residents of Kikima is a very warm welcome move in consideration of the fact that Kikima Residents so it wish to upgrade their market earlier and view of the foregoing advised parameters prove that Kikima is the most situated for the H/Quarters of the municipality.

Sir, we highly requested to be considered for the same.

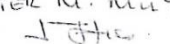
Having no other matter of discussion the meeting ended with a word of prayer from Joseph M. Ndavi

Thank you in advance.

Yours faithfully,

  
MUTINDA J. NTHIWA

SECRETARY KIKIMA MARKET COMMITTEE

CHAIRMAN - KIKIMA MARKET  
PETER M. MUTINDA  



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- These administration units were known as Eastern Division
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Thank you in advance.

Yours faithfully,

  
MUTHIDA J. NTHIWA

SECRETARY KIKIMA MARKET COMMITTEE

CHAIRMAN - KIKIMA MARKET  
- PETER M. MUTISI  
J. J. H.

KIKIMA PLOT OWNERS,  
ASSOCIATION  
P.O BOX 307-90125  
KIKIMA  
11/11/2019



To Our Esteemed Leaders  
Makueni County

1. The County Commissioner, Makueni County
2. The Governor, Makueni County
3. The Senator, Makueni County
4. The Member of Parliament, Mbooni Constituency
5. The Speaker, Makueni County Assembly

A MEMO FROM KIKIMA PLOT OWNERS ASSOCIATION IN CONJUNCTION WITH CONCERNED MBOONI WEST SUB-COUNTY ELDERS.

Considering that Mbooni/Kikima is among the oldest administration centres in Ukambani and with its very conducive climate and agricultural potentiality, we regret to say that relatively the area has been very much neglected in terms of development whether by national or county governments. It is always the last to get development programmes, e.g. electricity, tarmac, etc.

We wish to bring to your attention the following development issues for urgent consideration as each may deserve:-

1. Infrastructure in Mbooni West is a real eyesore despite endless promises to get it solved.
  - i.) The Tawa-Kikima –Kyambalasi tarmac road that was initiated by the national government ten years ago stalled midway now four years down the line.
  - ii.) The Kali-Kikima-Mbumbuni tarmac road was also initiated by the national government in 2017 and posters fixed all over announcing its construction but stopped almost immediately.  
Without these two roads Mbooni hill has become landlocked and we see other such projects going on very well elsewhere in the county. Is Mbooni such an unimportant place in Makueni County?
2. Agriculture sector has three areas that have ceased to serve the community despite being given top priority in every year's budget proposals.
  - i.) Horticulture has come to a standstill here in Mbooni West because the dams that used to store water have been allowed to dry up due to siltation and neglect. Mbooni used to be Makueni County's horticultural hub, feeding all, up to Mombasa and Nairobi with vegetables ... but today that is now history. Irrigation schemes have been deserted and are no longer functional, e.g Kyuu and Mbonya irrigation schemes just to mention but a few.
  - ii.) The Dairy and Coffee industries used to be so attractive that people from all over Makueni and even Central Province and Western Province used to come to benchmark with us. Today, they are gone and only their ruins/ remnants can be seen. The recently revamped Dairy Plant at Kikima is collapsing in our eyes due to weak leadership that is in dire need for overhaul if the Dairy Plant is to meet its objectives. The farmers also need urgent sensitization and boosting as experts may identify and recommend.
3. Kikima Market upgrading to Town status. In Makueni County, Kikima used to be the second (to Emali) highest Revenue collector up to about six years ago. Due to its poor setting, it is extremely congested coupled with the poor road connectivity, it has lost that glamour and pride. Of late we have been clamouring for its upgrading to a Town status which requires a proper physical plan layout.

most parties of the place have been allowed to make the clamour. Our proposal of the plan is on the tables of the concerned authorities. We request that it is given priority of consideration and finalized so that the people of Mbooni and the rest of the County can enjoy her services as development requires and flourishes.

4. There is a rising trend of insolent behavior of some residents of Mbooni West who are insulting others, and more so top leaders like the Deputy County Commissioner and the area Member of Parliament and others with such impunity that we, the Elders, feel Mbooni is seriously threatened with a curse. These insolents have protection from higher authorities so they do their dirty work on social media so proudly. Dear leaders, may the concerned arms of our government, national or county stamp this out. You can get the details of this situation from the office of DCI Mbooni West.

5. Education wise, there is the SEKU University Institute whose foundation stone was laid at Kitundu over ten years ago. To date there is not any sign of its actualization. This is another area where cheap politics have halted development. We would like to see it realized.

There is also the TIVET Institute at Mukuatini which is so inactive. Can something be done to make it more vibrant. We also would wish to see two more secondary schools upgraded to the levels of Mbooni Boys' and Mbooni Girls' secondary schools in our Sub-county. We really regret the ongoing scenario whereby in the county our two Sub-Counties Mbooni East and West compete for the last two positions in national exams. This trend can be stopped.

6. There was a proposal for the establishment of a law court at Kikima and a site was identified and excision process initiated in readiness for its construction over six years down the line nothing is happening on the ground. Cases continue to be handled in mobile court set up... for how long will this go on, our dear leaders?

7. Health - We recommend that Mbooni Sub-County Hospital be upgraded to Level 4 considering the volume of patients it is handling.

Our dear leaders, we hope you will take our issues as raised by your dear citizens in the spirit of bettering the lives of ourselves. We intend to pay you a visit in your offices for follow up action in two weeks' time if it will be convenient with you.

Yours,

NAME	STATUS	ID	PHONE	SIGN
1. Joseph M. Ndavi	Chairman (KPOA)	3074474	0728831002	<i>[Signature]</i>
2. Joachim Kito	Secretary (KPOA)	17718151	0726325184	<i>[Signature]</i>
3. Jane Mutuku	Treasurer (KPOA)	23748483	0710916520	<i>[Signature]</i>
4. Thomas Mwose	Elder	454196	0717774263	<i>[Signature]</i>
5. Titus Nyanga	Elder	2965300	0722502102	<i>[Signature]</i>
6. Churchill Kiminza	Elder			<i>[Signature]</i>

Cc

1. Cabinet Secretary  
Coordination and Internal Security  
Office of the President
2. The Cabinet Secretary, Education
3. The Director General  
Kenya Rural Roads Authority

Sl. No.	Ward Name	Population	Area (km <sup>2</sup> )	Population Density	Ward Type	Area (km <sup>2</sup> )	Population
1.	Wote	14,660	1074.02	14	Municipality	42	33
2.	Makindu	14,179	19.72	719	Town	22	18
3.	Kikima	14,325	143.48	99.84	Town	22	16
4.	Emali	11,259	4.04	2,787	Town	22	15
5.	Nangari	9,604	8.74	1,099	Market Centre	14	9
6.	Mtito Andei	8,752	4.21	2,079	Market Centre	14	10
7.	Kihwazi	8,691	4.57	1,902	Market Centre	14	10
8.	Sultan	8,635	2.89	2,988	Market Centre	14	11
9.	Hamud						
10.	Kaibonwe	4,854	0.97	5,004	Market Centre	14	11
11.	Kaambu	4,623	1.49	3,103	Market Centre	14	9
12.	Kaibaru	4,542	0.48	9,463	Market Centre	14	6
13.	Tawa	4,072	4.54	897	Market Centre	14	11
14.	Mtithiu	3,640	1.25	2,912	Market Centre	14	6
15.	Kiu	3,555	2.85	1,234	Market Centre	14	8
16.	Kilala	3,506	0.69	5,061	Market Centre	14	8
17.	Kiboko	3,420	1.79	1,911	Market Centre	14	10
18.	Mbumburi	3,402	0.42	8,100	Market Centre	14	5
19.	Kisayani	2,692	0.22	123	Market Centre	14	6
20.	Sulama	2,429	0.83	2,927	Market Centre	14	8
21.	Kola	2,257	0.83	2,840	Market Centre	14	9
22.	Machinary	2,223	0.81	2,744	Market Centre	14	9
23.	Kalawa	2,132	0.68	3,135	Market Centre	14	10

KALAWANI DRIVE

7/5/24

MEETING HELD AT KALAWANI MARKET

COMMITTEE MEMBERS PRESENT

- 1 SAMUEL MURINE MURKETH C/P/MAN 0712763073 - Present
- 2 BENJAMIN NUYOKA KIETI SECR. 0726000330 - Present
- 3 PETER NGONYE MEMBER 0700586417 Present
- 4 ESTIMAH MBINTA MUTUNGA MEMBER 0726606327 Present
- 5 JOSEPH NGUMU 0724693735 Present
- 6 SAMSON M. KILONZO V/CHAIRMAN 0722556179 Present
- 7 JONATHAN MUILOH MEMBER 0708513978 Present
- 8 JANE KITHOME MEMBER 0798114928 Present
- 9 JEFFERSON M. NZUMU ABSENT W/O APOLOGY
- 10 FREDRICK KWANGWANGI ABSENT W/O APOLOGY

AGENDAS OF THE DAY  
MUNICIPALITY:

MEETING OPENED WITH WORDS OF PRAYER BY BEN KIETI  
CHAIRMAN - STAMBI INFORMED MEMBERS ABOUT THE  
ISSUES.

(a) MBOONI MUNICIPALITY:

CONSIST OF KIWINDA MBOONI (MBOONI KEE)

MUNICIPALITY:

(b) ALL THE MEMBERS IN THE MEETING AGREED WITH  
ONE ACCORD WE APPROVED MUNICIPALITY TO BE  
FORMED

MEETING CLOSED WITH A WORD OF PRAYER BY PETER NZUMU  
AT 5:30 PM

CHAIRMAN THANKED ALL MEMBERS. - C/P/MAN - Samuel  
- SECRETARY - Benjamin

TAWA TOWN COMMITTEE  
P.O BOX 37-90133  
TAWA  
7/5/24

MAKUMI COUNTY GOVERNMENT  
EXECUTIVE COMMITTEE MEMBER  
LAND, URBAN DEVELOPMENT, ENVIRONMENT & CLIMATE CHANGE

RE: REQUEST FOR A MUNICIPALITY

Attached please find a request for municipality from Tawa town for your further necessary  
action.

Your prompt action will be highly appreciated

Kind regards

Patrick Mutiso Mulinge  
Chairman  
Tawa Town Committee

MINUTES OF TAWA TOWN COMMITTEE HELD ON 7/3/2024 AT 10:00AM

Present members is as per attached list

**1. AGENDA**

- (i) Creation of a municipality covering Tawa among other markets

The meeting started with a word of prayer from Daniel Maingi

Opening Remarks

The Chairman informed the members that Tawa is a Growing town and population is increasing. Large, medium to small business are coming up plus institutions e.g. KMTCC- Mbooni Campus. These demands raising the status of the town to attract investors hence request for municipality.

Creation of Municipality

All members were in agreement this town is rapidly growing as witnessed by some of the listed institution e.g. KMTCC- Mbooni Campus, Tawa Level Four Hospital, IEBC Offices, Tawa Law Courts, Mbooni Sub County Office, Police station among others as listed in the attached document.

Requesting for a Municipality


Tawa town committee members resolve as shown below

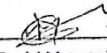
1. Members agreed the name of the proposed municipality be called "Kilima -Tawa -Mbumbuni-Kee Municipality"
2. The town has public land which can be utilized for Development.
3. Tawa is central for the Municipality connecting all other Towns and neighbouring counties e.g Machakos & Kitui easily.
4. Tawa town has submitted its development plan to the county through the governor.

Conclusion












The town committee is impressed by the progress of Development which has been implemented by the Governor in the last one year. We hope our request for municipality will be considered and implemented.

Meeting closed with a word prayer by Oscar Kalia at 12:30 pm

  
Name: Patrick Mutiso Mulinge  
Chairman Town Committee

  
Name: Daniel Mutiyotwii Maingi  
Secretary Town Committee

TAWA TOWN COMMITTEE MEMBERS WHO SIGNED THE RESOLUTIONS

	NAME	POSITION	SIGN	TEL. NO:
1	Patrick Mutiso Mulinge	Chairman		070906222
2	Daniel Mutiyotwii Maingi	Secretary		0730306294
3	Oscar Kalia	Pro-Kali		0715229632
4	Lucas M. Mwangi	Pro-Kali		07119777
5	STEPHEN NG'UNA	MEMBER		0726764643
6	TEREKIAH NDIRI KUITA	MEMBER		071809762
7	VICTORIA N. NKALUKI	VICE CHAIR		0721493568
8	NICHOLAS M. KIMATO	MEMBER		0721265610
9	KEV. NAYLI BENSON	MEMBER		0723609527
10	MUSIMBA KIGANDA	MEMBER		0711245032
11	GRACE KARIENE KILU	MEMBER		0719510191

MEMORANDUM TO H.E. GOVERNOR MAKUENI COUNTY

PRESENT SITUATION OF TAWA MARKET AND SATELLITE MARKETS

1. HISTORICAL PERSPECTIVE AND LOCATION

The Tawa Market was established in 1936. The first shop still stands today and carries out modern business. The rest of the shops and kiosks were progressively built. There is a large Open Air Market, a Livestock Yard domiciled on privately owned land. The main market is located in Mbooni East, 46.8 Kms from Machakos town and 33 Kms from Makueni town; and 22 Kms from Kikima market. The market has landmarks such as the Tawa Law Courts, a Police Station, County and national government administration centers, a Level 4 Hospital, a Kenyan Medical Training College, and private Clinics and pharmacies.

2. OBJECTIVE OF THIS MEMORANDUM

Kiteta/Kisau, Tulumani and Mbooni are associated areas are poised to be provided with municipality status. This is in line with the Makueni CIDP which states that the County wishes to strategically plan for urbanization in the next five years by creating functional urban centers with availability of basic urban services, infrastructure, amenities and utilities in order to attract investment, sustainably host the increasing population as well as increased economic growth.

The main objective of this memorandum is to outline development priorities of Tawa market and its satellite towns. There are several satellite towns that include Kalingile, Kwa Kolumba, Kakuswi Market, Kwa Minzyoka, Katuma (Kwa Ndunda), Kavangi, Ndivuni, New Lengo in Kanyenyoni, which are in Kiteta Location and, Kakenge, Leva, Kalawani/Muaani located in Kalawani location. Most of these markets are located along the Kalawani-Tawa- Ngoluni/Mbumbuni, Itangini -Wote Road. There exists numerous and isolated shops and kiosks along the feeder roads that serve the hinterland communities. Improvement of infrastructure and service delivery would prepare the area for the new status. Below is the map of the proposed area.

MAP OF THE EXPANDED TAWA MARKET



3. DEMOGRAPHY

The population of the area is approx. 63,042.

Kiteta	23,253
Tulumani	39,789
Total	63,042

As we plan for the actualization of the municipality, there are immediate, short term development projects that need to be planned, funded and implemented in preparation for municipality status.

This paper highlights the development priorities of Tawa and its satellite towns. Similar papers for Kikima and Mbumbuni and adjoining markets will be prepared and presented to the County Government for consideration.

#### 4. PROPOSAL JUSTIFICATION

Tawa market has numerous and diverse facilities. The market and its environs have facilities that require serious planning as a first step towards the attainment of a higher municipal status. Formulation of a spatial plan that is integrated is the initial step to the development of an Integrated Development Plan for the proposed area. The existing facilities include over 300 shops (hardware/wholesalers/retailers), Tawa level four hospital, Kenya Medical Training School (KIMTC), Tawa Magistrates Court, Administration offices for national and County Governments, Headquarters for Mbooni constituency. In addition, there are offices of the Independent Electoral and Boundaries Commission (IEBC), a Police Station, Department of Public Works headquarters for Mbooni sub county (with about 4 acres of idle land) and *inter alia*, medium class hotels.

There is therefore the need to create a holistic sustainable development plan for the market. This calls for prompt administrative and legal reforms. Perhaps the most important objective would be to formulate a medium-term vision for resource mobilization through public participation that involves the stakeholders i.e. the citizens, the Makueni County Government and other partnerships.

#### 5. CURRENT BUSINESS ENVIRONMENT AT TAWA MARKET

Tawa market has a vibrant business environment especially on market days and weekends. Business people come from as far as Kilima, Mavindu, Kalawari, Masii, and parts of Muthetheni location to bring their wares for sale. Others come from Central Kenya to bring goods such as cabbages, second hand clothes, peas. In exchange, they buy local produce such as maize, beans and oranges. They also buy mangoes.

This vibrancy is supported by the following commercial infrastructure:

General merchandise shops	151
Bars and Restaurants	27
Hotels and Restaurants	30
Butcheries	10
Hardware Shops	10
Agrovets	11
Petrol Stations	5
Tyre Repair shops	6
Cyber Cafes	8
Hair Saloons	21
Mpesa shops	19
Abattoir	1
Social Hall	1

3

The market has in addition, a public toilet, a motorcycle shed and a bus stage. There is also an active mukula (Khet) market. The legal ownership status of property within the market is not known since the plots do not have Title Deeds.

#### 6. THE ECONOMY OF THE AREA

##### i. Crop Production

The economy of the area is largely dependent on agriculture. Farmers grow traditional crops such as maize, beans, cow peas and pigeon peas among others. Like the rest of the county, the average yield per hectare is miserably low. The area is a net importer of grains and vegetable. This situation is exacerbated by lack of irrigation water, low and unreliable rainfall and climate change, and low application of organic and industrial fertilizers. Many farmers do not plant certified seed thus planting their own seeds.

##### ii. Horticulture Value Chain

The area grows mangoes, oranges and a bit of green vegetables such as tomatoes, kales and French beans. A few farmers have started growing pixie and dragon fruits.

##### iii. Livestock Production

Most farmers rear the traditional cattle, sheep and goats. The popular breed of cattle is the Zebu type, sometimes known as the humped cattle. The small east African goat that grows slowly predominates the livestock value chain. Dairy goats are almost not existent.

Some farmers keep dairy cattle for supply of milk. Their performance is usually disappointing because they require high feed inputs and intensive management.

##### iv. Cooperative Sub-sector

The area has numerous cooperative societies. These societies are weak and need to be necessitated. They could solve marketing problems of agricultural produce.

##### v. Challenges and Constraints in the Agriculture Sector

Apart from the natural phenomena, other factors limit advancement of the agriculture sector. These include:

- i. High cost of farm inputs particularly fertilizers, pesticides, herbicides and planting materials;
- ii. Inadequate extension service;
- iii. High cost of labour;
- iv. Weak Cooperative societies,
- v. Poor marketing systems that are controlled and manipulated by middlemen cum brokers.

These factors disincentivize the development of commercial agriculture (Kilimo Biashara).

#### 7. THE INFORMAL SECTOR

There is a range of whole sale and retail businesses mainly the so called "Jua kali". The sector is very dynamic and provides the highest number of jobs. The sector plays an important role in linking farm activities in the rural areas to the market.

4



#### 8. NATURAL RESOURCES AND AFForestation INITIATIVES

The area is endowed with rivers like Thwake, Njwani and Tawa/Uaani whose sand can be managed to support the livelihoods of the inhabitants. The waters of these rivers can be used to improve tree cover of the area. Tree planting initiatives are usually frustrated by lack of adequate water.

The area has various types of stones that are sold to buyers from outside the region. The Mavindu-Manyala area is also good in pottery works. These resources can be used to improve the standard of living of the people and, the royalties from mining could be a source of revenue for the county governments and income for the community.

#### 9. LEARNING INSTITUTIONS

The area has 24 primary schools, 9 secondary schools and 3 educational institutions. Most of the primary schools have sections of Early Childhood Development (ECDE). Breakdown is in Annex 1.

#### 10. TRANSPORT AND OTHER ESSENTIAL SERVICES

##### i. Road Transport

The market is well connected to major towns through paved roads and rural access roads. Most of the feeder roads are maintained by the County Government. Major roads are Tawa- Machakos Town, Tawa- Itangini - Wote (not complete) Tawa -Kalawani- Kilima Market, Tawa- Masii- Kitui, and unclassified roads that connect villages with local markets. The area is served adequately by private transport that include mini buses, and motorcycles. In order to improve communication in the area, a few drifts (culverts) need to be constructed especially Thwake Yangila-Ndolo, Thwake Mutini-Utalani and Thwako Kwa Katunga.

##### ii. Digital Communication

The area is also served adequately by Global System for Mobile Communication (GSM) through Safaricom, Airtel, and to a lesser extent Telkom Kenya (Orange). Pay Television stations such as Zuku, DSTV, GOtv are accessible. Technology has made it possible for the people to communicate using e-mails, phone calls, instant messaging like SMS and web chats WhatsApp, social media are used in the area.

##### iii. Electricity Power

The town is well supplied with power. Some pockets use solar energy for lighting. The majority uses traditional ways of cooking and lighting homes that include the use of paraffin, fire wood and charcoal. In the long run, their use has negative health effects and goes against proper environmental management. Due to low income levels, gas is rarely used.

##### iv. Financial Services

There are no commercial banks in Tawa market. However, there are other financial intermediaries that play a similar role. These include the Post Bank, KCB Mutani, Equity and Mpesa outlets. Fully pledged banking services can be accessed at Masii market, 15 Kms by road, Kilima market or Machakos town.

#### 11. PROPOSED PROJECT ACTIVITIES

In order to provide services to the people of the project area, the following projects are proposed for funding and implementation. Funding could be sourced from the County Government/National, N-CDF and Ward Development Fund. The community will participate by providing local materials, labor and cash money where necessary. Below is a list of the proposed projects.

##### i. Town Planning

There is need for the town to have a spatial plan, a plan that will influence the future distribution of activities in the area. This will create a more rational land use and linkages between the uses. It will balance demands for development with the need to protect the environment and help in achieving social and economic objectives.

The plan will allow for the provision of suitable infrastructure and orderly location of land uses for the area. It will provide guidance to the County Government and other organizations, as well as the residents in the identification of suitable development options. In addition, it will act as a Blue Print for the attraction of internal and external investment.

##### ii. Issuance of Title Deeds

Since the construction of business premises started in 1936, the ownership of the buildings/shops remain indeterminate. Title Deeds were never issued. This is a quick win activity that the County Government is requested to initiate.

##### iii. Waste Management and Disposal

At the moment, solid waste is not properly managed. A plan for proper disposal of waste needs to be devised as part of the market planning. As the market grows and more economic activities take root, and adequate water is provided, the urgency for the provision of sewerage development will become apparent.

##### iv. Street Lighting

There are limited number of street lights along Tawa-Katuma Road, Tawa-Masii Road and Tawa-Kalawani Road. We therefore recommend that they be extended as far as it is practicable. And in order to ensure sustainability, solar energy as opposed to grid power be used. For security reasons, there is also the need to increase the number of flood lights in the markets.

##### v. Modern Slaughter House

The town has an old slaughter house. It is therefore recommended that a modern slaughter house be constructed. The new outfit will also serve the satellite markets.

##### vi. Water Supply and Irrigation

###### Desilting of Dams

The designated area has a high population with many public institutions, commercial activities and people's homesteads. Most schools do not have running water, people buy water from private vendors, fetch unportable water from rivers. It is imperative that the desilting of Mulima Dam be hastened. The piping system should also be improved. Other dams that could alleviate water shortage are Kyala and Ngoni in Kisan Location.

###### Drilling of Boreholes

#### Irrigation

A part from a few small and privately-owned irrigation schemes, there are no public funded schemes. Rivers like Thwake, Ngweni and Tawa could be dammed or simple weirs constructed. This would enable communities living along the rivers to carry out some commercial agriculture.

#### Management of Markets

Tawa has a market management committee and numerous social groups.

#### Major Religious Denominations

There are many religious sects within the area. These include the African Inland Church (AIC); Tawa, Imale, Ngele, Kyala, Musungu; African Brotherhood Church (ABC), Catholic Church Tawa, Good News Church Africa (GNCA) Living Water, JCC and many others.

#### iv. Medium Class Hotels

These include County Hotel, Jumbo Hotels, Alem Resort, Party Homes, Three Views at Kalawani and Canaan Lodge in Katuma Market. Numerous other hotels and restaurants that serve the majority of the people are spread across the satellite markets. There are also residential outfits that serve the high and lower end of the society.

#### v. Medical Facilities

In addition to the Tawa Level Four Hospital and Mbooni KMTC, there are 3 private clinics, 3 pharmacies and a privately-owned funeral parlour. The Tawa Level 4 hospital does not have a mortuary.

#### vi. Law Enforcement and Judiciary

The market also housed the Tawa Law Courts, a police station and a police post at Kalawani and a lawyer's office. In addition, there are chief's administration centres, Nyumba Kumi outfits and privately employed guards who maintain security especially in the markets.

#### Water Supply

Mulima Water Project is the largest water scheme that has been serving a large number of consumers particularly in Kalawani, Mavindu and Itetani locations. The project was commissioned in the 1980s with Gross Storage of 275 (10<sup>3</sup> cu.m). The project was designed to serve 18,000 consumers. Over the years, Mulima dam has been ravaged by silt and thus the dam needs to be desilted. The pipeline likewise needs to be replaced.

The dam has been supplying water to 9 secondary schools, 17 primary schools, 8 markets and a number of churches. Due to siltation and climate change, the number served has dwindled to less than 300.

#### Other Small Dams

The area is served by Tawa Market Dam which is within the main market, Kooi Dam, Kyala Dam and Muiuni/Ngwani Sand Dam. Water from Kyala Dam and Ngoni could be supplied to the people if modest investment is applied. Most dams dry up during dry spells. The quality of water is quite poor with resulted increase in water borne diseases.

#### Gravity Scheme

There is one privately owned gravity scheme that supplements other sources of water in the area. But the volume of water it supplies was affected by the recent drought.

#### Boreholes

The area has a number of boreholes most of which are privately owned. Some sell water to nearby communities. A few boreholes are located in public institutions such as schools Kakuswi C.T.T.1, Tawa Level 4 Hospital and Imale Secondary school. There are about 4 privately owned boreholes in the area. Two public boreholes are not functional.

#### Roof Catchment

Most buildings have iron sheet roofs that could be used to fetch water by the use of plastic tanks and other forms of water tanks. Families could be encouraged and assisted to buy at least 5,000 or 10,000 litre tanks. The spread of the tanks is hampered by their high cost. The Nzungule ya Matangi' programme has helped some homes to acquire water tanks.

In areas where dams are not available, it is important to supplement water supply with boreholes. And in public boreholes still midway due to unmanageable power bills.

Irrigation

As indicated elsewhere in this memorandum, the area is endowed with three rivers that could be used to provide irrigation water. There are also other sub-catchments where weirs could be built to provide supplemental irrigation. These include Kituku, Ndoloka and others.

With sufficient water, the residents should be able to plant trees and improve the environment and the ecosystem. More water will be available for livestock, farmers will start adopting improved breeds and increase the production of kitchen gardens with the aim of producing surplus for the market.

vii. Roads and Drifts

We propose the construction of drifts priority being given to Thwake Yangile-Ndolo, Thwake Muutini-Ukalanii and Thwake Kwa Kaunga drifts.

viii. Improvement of the Town Hospital

Although there is a private mortuary a kilometer away from the hospital, there is need to consider the construction and equipping of a mortuary. There is also the need to have adequate supply of drugs and other facilities since this is the only public health facility that serves the area.

ix. Agriculture and Livestock Development

In order to improve food production and promote commercial agriculture we require a vibrant extension service which is currently lacking. High cost of farm inputs particularly fertilizers, pesticides, herbicides and planting materials. The government should also help in improving the marketing systems through market intervention and control of middlemen cum brokers.

x. Play Grounds

The legendary Kakuswi sports ground and Imale Primary schools playground are used to promote sporting activities in the Mbooni East and Mbooni West. It is therefore imperative that these playgrounds be upgraded.

xi. Cabro's

The market is well tarmacked but for cleanliness the Central Business Districts (CBD) needs cabro's to be put from Machakos bus stage to Kwa Iwita shop.

xii. Model ECDE

The area requires a model ECDE that can be emulated by the rest that are domiciled in primary schools.

Detailed planning of the proposed projects will need to be done to ensure the right decisions are made.

ANNEX 1 SCHOOLS

List of schools in the area

There are 27 primary schools and 5 secondary schools

Primary schools

1. Yungua
2. Kakuswi
3. Tulya
4. Uvuu
5. Kiteta
6. Mutini
7. Kyala
8. Musunguu

Secondary Schools

1. Yungua
2. Kiteta Girls
3. Kiteta Boys
4. Tawa Mixed Secondary
5. Our Lady of Assumption Tawa Girls
6. Songeni
7. Tawa Imale
8. Malaa
9. Ndoo

Other Categories of schools

1. Kakuswi Technical Training Institute (CTTI)
2. Kakuswi Special School for the Deaf
3. Tawa Computer Training Centre
4. Kiteta Teacher Training College (To be revived, land available)

9. Kasyelia
10. Kileleni
11. Muhiti
12. Ngiluni
13. Itulu
14. Songeni
15. Kyome
16. Kenyenyoni
17. Musau Imale
18. Mutala
19. Kiliku
20. Nthani
21. Kyanguma
22. Ndoo
23. Baraka Academy (Private)
24. Matungwa Kalavani (Private)

Most primary schools have sections of Early Child Development Education classes.

**MBUMBUNI MARKET COMMITTEE MEETING HELD ON 12/03/2024 AT JAVACARE RESTAURANT**

**PRESENT MEMBERS**

Name		Phone No.
1. Charles Masya	- Chairperson	0719-846007
2. Rev. Jeremiah Mavuti	- V. Chairperson	0715-047617
3. John Muthaini Wambua	- Secretary	0712-478004
4. Onesmus Kyallo Nzangi	- Treasurer	0728-978462
5. Annastacia Ndanu Kivindyo	- Member	0729-628266
6. Murecen Waeni	- Member	0757-073321

**Agenda**

- Request for Mbumbuni Market to be within the new proposed establishment of Kikima - Mbumbuni (Mbooni - Kee) Municipality.
- A.O.B

The meeting started with word of prayer from Rev. Jeremiah Mavuti at 08.00p.m. The Chairman opened the meeting and thanked the members in attendance.

**MIN. 1/12/03/2024 REQUEST FOR MBUMBUNI MARKET TO BE WITHIN THE NEW PROPOSED ESTABLISHMENT OF KIKIMA - MBUMBUNI (MBOONI - KEE) MUNICIPALITY.**

The chairman informed the member the purpose of the meeting was to discussed the Mbumbuni Market being included in the above.

The members discussed the proposed establishment and arrived as follows:-

**RESOLUTION**

The mbumbuni market committee agreed and requested for the market to be included in the Kikima - Mbumbuni Municipality.

**MIN. 2/12/03/2024 A.O.B**

Being no other business the meeting ended at 09.30p.m with word of prayer from Rev. Jeremiah Mavuti .

**Minutes written by:**  
John Muthaini Wambua  
Secretary  
Sign: *[Signature]*  
Date: \_\_\_\_\_

**Minutes confirmed by:**  
Charles Masya  
Chairperson  
Sign: *[Signature]*  
Date: 13/3/2024

AGENDA

1. Proposed establishment of Kikima - Mbumbuni (Mbooni - Kee) Municipality

MIN. I OF 6/3/2024 → PROPOSED ESTABLISHMENT OF KIKIMA - MBUMBUNI (MBOONI - KEE) MUNICIPALITY

On behalf of Kithanga/Kitundu ward, we present unanimously supported and request our makweni county government to upgrade the proposed Kikima - Mbumbuni (Mbooni - Kee) to a municipality status

Minted/ approved and signed on behalf of the others by the below market executive leaders :-

NAME	NEGOTIATION	IB. NO.	SIGNATURE
1. PETER MBEVA MBIWA	CHAIRPERSON	6128699	<i>[Signature]</i>
2. JACKSON KINYAE MBITAKA	V/ "	5971914	<i>[Signature]</i>
3. FAITH MWOD MWANZA	TREASURER	28655004	<i>[Signature]</i>
4. ALICE MUKILYA KYALO	SECRETARY	3493345	<i>[Signature]</i>
5. DOMINIC MUKILYA MBEVA	V/ "	3414411	<i>[Signature]</i>

KIVANI MARKET TRADERS

Minutes on 6/3/2024

Sl. No.	Name	Signature
1	Oliver Mutevu Mbuva	[Signature]
2	Pius M. Musia	[Signature]
3	Rosina Mbindyo	[Signature]
4	Sylvester Musyoki	[Signature]
5	Margret Mwanza	[Signature]
6	Pius Kioko	[Signature]
7	Alice Mulwa	[Signature]
8	Christine Mwendwa	[Signature]
9	Jennifer Mulei	[Signature]
10	Jackson Mutungi	[Signature]
11	Joyce Ngila	[Signature]
12	Michael Musembi	[Signature]
13	Veronica Mutua	[Signature]
14	Muli Mutuku	[Signature]
15	Mwelu Kasimba	[Signature]
16	Tabitha Katvita	[Signature]
17	Regina Sila Musau	[Signature]
18	Jennifer Mutava	[Signature]
19	Rose Mwololo	[Signature]
20	David Wachira	[Signature]
21	Lilian Charles	[Signature]
22	Josephine Kyalo	[Signature]
23	David Wachira	[Signature]
24	Mrs. Justus Nthusi	[Signature]
25	Festus Musyoka	[Signature]
26	Agnes Kiiro	[Signature]
27	Annastacia Wambua	[Signature]
28	Cecilia Michael	[Signature]
29	Benard Muoka	[Signature]
30	Shadrack Muoka	[Signature]
31	Jackline Muli	[Signature]
32	Josephine Nzioka	[Signature]
33	Justus Musyoka	[Signature]
34	Mrs. Leonard Ndivo	[Signature]
35	Village administrator	[Signature]
36	Martin M. Ngumbau	[Signature]
37	Regina Mbindye	[Signature]
38	Nthenya Mukosi	[Signature]
39	Ann Mwendwa	[Signature]
40	Josephine Nzuki	[Signature]
41	Catherine Mutie	[Signature]
42	Nellius Nyamasyo	[Signature]
43	Nduku Judah	[Signature]
44	Mativo Kasimba	[Signature]

The meeting commenced at 9.00 am by a word of prayer led by the market vice chairperson Mr. Jackson Muthoka.

KIVANI MARKET  
MAKUENI COUNTY

**KIVANI TRADERS MINUTES OF MEETING HELD ON MONDAY 11<sup>TH</sup> MARCH, 2024**

**VENUE: KIVANI SOCIAL HALL**

**MEMBERS IN ATTENDANCE**

- |                                   |                           |
|-----------------------------------|---------------------------|
| 1. Oliver Mutevu Mbuva - Chairman | 23. David Wachira         |
| 2. Pius M. Musia - Secretary      | 24. Mrs. Justus Nthusi    |
| 3. Rosina Mbindyo - Treasurer     | 25. Festus Musyoka        |
| 4. Sylvester Musyoki              | 26. Agnes Kiiro           |
| 5. Margret Mwanza                 | 27. Annastacia Wambua     |
| 6. Pius Kioko                     | 28. Cecilia Michael       |
| 7. Alice Mulwa                    | 29. Benard Muoka          |
| 8. Christine Mwendwa              | 30. Shadrack Muoka        |
| 9. Jennifer Mulei                 | 31. Jackline Muli         |
| 10. Jackson Mutungi               | 32. Josephine Nzioka      |
| 11. Joyce Ngila                   | 33. Justus Musyoka        |
| 12. Michael Musembi               | 34. Mrs. Leonard Ndivo    |
| 13. Veronica Mutua                | 35. Village administrator |
| 14. Muli Mutuku                   | 36. Martin M. Ngumbau     |
| 15. Mwelu Kasimba                 | 37. Regina Mbindye        |
| 16. Tabitha Katvita               | 38. Nthenya Mukosi        |
| 17. Regina Sila Musau             | 39. Ann Mwendwa           |
| 18. Jennifer Mutava               | 40. Josephine Nzuki       |
| 19. Rose Mwololo                  | 41. Catherine Mutie       |
| 20. David Wachira                 | 42. Nellius Nyamasyo      |
| 21. Lilian Charles                | 43. Nduku Judah           |
| 22. Josephine Kyalo               | 44. Mativo Kasimba        |

**APOLOGY**

- |                         |                    |
|-------------------------|--------------------|
| 1. Peter Matolo Kimaile | 6. Justus Muema    |
| 2. Eunice Nthusi        | 7. Muthoka Kisilu  |
| 3. Rose Mwololo         | 8. Josephine Nguli |
| 4. Stanley Mwololo      |                    |
| 5. Geoffrey Mutungi     |                    |

**AGENDA**

1. Preliminaries
2. Reading and confirmation of previous meeting minutes
3. Matters arising (Kivani to be under Mbooni municipality)
4. A.O.B

**MIN 01 / 11 / 03 / 2024 – PRELIMINERIES**

The meeting was called in order by the chairman at 2:00 pm and a word of prayer was said by Joyce Ngila.

**MIN 02/11/3/2024 – READING AND CONFIRMATION OF PREVIOUS MINUTES**

Previous Minutes of last meeting were read by the secretary and confirmed as a true copy of last meeting's deliberations.

**MIN 03/11/3/2024 – MATTERS ARISING – (KIVANI MARKET TO BE UNDER MBOONI MUNICIPALITY)**

The chairman told members about Kivani market being under Mbooni municipality a move which everyone welcomed it. Kivani traders seemed to know very well the advantages which accompany Municipal council.

**A.O.B**

There being no other business to deliberate, the meeting ended at 3:00pm with a word of prayer by Mrs. Justus Nthusi.

**MINUTES PREPARED BY:**

**SECRETARY: PIUS MUSIA**

  
.....

**CONFIRMED BY:**

**CHAIRMAN: OLIVER M. MBUVA**

  
.....

### Annex 3: Site Visit Observation Checklist

SERVICES	Description	YES/NO	Location	Remarks
<b>Planning and Development Control</b>				
<b>Local Economic Development Plan</b>				
<b>Transport</b>	✓ Public Transport modes Used			
	✓ Road Condition			
	✓ Public Transport Means			
	✓ Designated Parking slots			
	✓ Bus park (bust terminus)			
<b>Water &amp; Sanitation</b>	Water Sources			
	Other Sources of Water			
	Septic Tanks and Pit Latrines			
<b>Street Lighting</b>				
<b>Outdoor Advertising</b>				
<b>Cemeteries and Crematoria</b>				
<b>Libraries and ICT Centers</b>	Libraries			
	ICT Centres			
<b>Storm Water Drainage</b>				
<b>Ambulance Services</b>				
<b>Health Facilities</b>	The Hospital available			
	The Hospital Levels			
<b>Fire Stations and Fire Fighting</b>				
<b>Disaster Management &amp; Emergency Preparedness</b>				
<b>Sports and Cultural Activities</b>	Sports facilities (fields & stadiums)			
	Museums			
	Shrines			
<b>Electricity and Energy Provision</b>	Sources of Energy Available			
<b>Abattoirs</b>				

<b>Solid Waste Management (Visit the proposed Site in Mukaatini Forest)</b>				
<b>Pollution (Air, Water &amp; Soil) Control</b>				
<b>Child Care Facilities and Children Homes Available</b>				
<b>Education Facilities</b>	Pre-Primary Education			
	Primary Schools			
	County Schools			
	Extra-County Schools			
	National Schools			
	Polytechnics			
	Constituent University Campuses			
<b>Community Centers (Social Halls)</b>				
<b>Theater for talent showing and other functions</b>				
<b>Administrative Seat</b>	County Commissioner's Office, Sub-County, Village admins, Chiefs and Sub-Chief's offices			
<b>Telecommunication Services (Safaricom, Airtel, Post offices, Fiber availability)</b>				
<b>Funeral Parlor</b>				
<b>Recreational Parks</b>				
<b>Animal Control and Welfare</b>				
<b>Religious Institutions</b>	Churches			
	Mosques			
	Shrines			





The key stakeholders that took part in this process were;

1. CECM Lands, Urban Planning and Development, Environment and Climate Change.
2. CO Lands, Urban Planning and Development.
3. The Director, Administration and Public Participation
4. The AD-HOC Committee Members
5. The Consultant engaged in the delineation of the proposed municipal boundary
6. The Residents of the 8 towns

The programme for conducting the PPs in the 8 towns cut across. The Director Administration and Public Participation was the coordinator in the 8 sessions. The programme was;

1. Opening Prayer
2. Introductions by all participants
3. Opening remarks by the CECM and the CO
4. Presentation for the Ad-Hoc committee members
5. Presentation of the proposed boundary by the consultant
6. Plenary sessions where various concerns were raised by the residents of the various towns and responded to by the CECM, CO, the Director present, Ad-Hoc Committee members and the Consultant.
7. Closing remarks by the CECM
8. Closing Prayer

Some of the key observations by the Ad-Hoc committee from the issues raised by the towns' residents were;

### **The Municipal Headquarters**

Kikima, Mbumbuni and Tawa towns expressed interest of hosting the proposed municipal headquarters.

### **Endorsement of the Proposed Municipal Boundary**

All towns save for KEE endorsed the proposed naming and the proposed boundary. The residents of KEE town unanimously rejected being included within the proposed municipal boundary.

Attached is a photo gallery of the various PPs conducted and the attendance lists.

Public participation photo gallery



*Kivani town PP*



*Kikima town PP*



*Tawa town PP*



*Kee town PP*



*Kitundu town PP*

Attendance Lists



REPUBLIC OF KENYA






GOVERNMENT OF MAKUENI COUNTY  
P.O. BOX 78-90300  
MAKUENI



GOVERNMENT OF MAKUENI COUNTY

**PROPOSED MBOONI-KEE MUNICIPALITY DIASPORA ENGAGEMENT ON 19<sup>TH</sup>, JULY, 2024 AT SEO HOTEL MACHAKOS  
ATTENDANCE**

S/NO	NAME	DESIGNATION	EMAIL/CONTACT	WARD	SIGN
1.	Ruth Kyathis	Mbooni citizen	rmkyathis@gmail.com	Mbooni	
2.	Peninah Ngilo	Mbooni	peninahngilo@gmail.com	Mbooni	
3.	GICHURU MUTULILI	Mbooni	gmutulili@yahoo.com	Mbooni	
4.	JOSEPH M-NBANI	MBOONI WBSI	Josephnbani@gmail.com	MBOONI	
5.	JOACHIM KIIO	MBOONI WBSI	Stjoachimkiiio@gmail.com	MBOONI	
6.	ALEXANDER MUYEMBA	MBOONI MCA	mwanzahr002@yahoo.com	MBOONI	
7.	Dr. Boniface Kasjali	Mbooni citizen	Kasjali@yahoo.com	Mbooni	
8.	RICHARD MUTIRO	KEE WARD	RICHARDMUTIRO@gmail.com	KEE	
9.	Evanson Mbwaa	KEE WARD	embuwa@uonbi.ac.ke	KEE	
10.	Caleb Mbitini	KEE ward	calebzm@gmail.com	KEE	
11.	James Kalo	KEE ward	Jameskalo@gmail.com	KEE	
12.	URBATUS MATHIU	M.C.A. KEE WARD	Urbanmathiu@gmail.com	KEE	
13.	OLIVER MBWAA	KEE ward	Olivermbwaa@gmail.com	KEE	

S/NO	NAME	DESIGNATION	EMAIL/CONTACT	WARD	SIGN
14.	PETER MUTIINGA	Mbooni	p.mutiinga@yahoo.com	Itetani	
15.	ANTONY MAUNDU	KEE	antony.m.mundu@gmail.com	KEE	
16.	STEPHEN NZONZI	MBOONI	s.nzonzi@gmail.com	Kiteta	
17.	George Mbatia	Tawa/Mbooni	gmbatia@gmail.com	Tuluni	
18.	Antony K. Katiyu	Kitundu/Kitungu	akatiyu@gmail.com	Kitungu	
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## KIKIMA TOWN PUBLIC PARTICIPATION 30/07/2024

S/NO	NAME	DESIGNATION	EMAIL/CONTACT	WARD	SIGN
33.	David Mwasa	MCA Rep/Baroni	-	Mbooni	[Signature]
34.	Deice Mutiso	MAREKI OFFICERS	-	Mbooni	[Signature]
35.	THOMAS R. MWASA	KIKIMA Plot owner	-	Kyung'u	[Signature]
36.	Joseph K. K. K.	Kikima Plot Owners	-	Mbooni	[Signature]
37.	Boniface Kimani	Kikima Plot Owners	-	Mbooni	[Signature]
38.	David Mutua Julius	Kikima Plot owner	-	Mbooni	[Signature]
39.	Abdulla Kasiri	MBOONI ENERGY	0748355895	Mbooni	[Signature]
40.	Charles Philip	MNA REP.	-	Mbooni	[Signature]
41.	John Nyamai	OFFICE of the Senator	-	Mbooni	[Signature]
42.	Joseph Makeni	Kikima plot owner	-	Mbooni	[Signature]
43.	Stephen Kithi	Farmers	-	Mbooni	[Signature]
44.	David Kimani	Kikima	-	Mbooni	[Signature]
45.	Jackson Mutea	Kikima	-	Mbooni	[Signature]
46.	Samuel M. Nyoka	Farmers	0720596178	Mbooni	[Signature]
47.	Samuel Nyongiri	Kikima	0716055162	Mbooni	[Signature]
48.	Michael K. Nyongiri	Farmers	0722359996	Mbooni	[Signature]
49.	MILTON KILONZO	merchants	0213946170	Mbooni	[Signature]
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S/NO	NAME	DESIGNATION	EMAIL/CONTACT	WARD	SIGN
52.	Jackson Dindi	chuds.	02774999		
53.	Nicholas M. Naiona	CECM-LUPDECC	0722311084		
54.	ALEXANDER MULEMBA	MCA MBOONI	0722682830	MBOONI	
55.	Mutong Wambona	Ag. Dir. Kfhu	0725934480		
56.	Esabel Mwanig	As. Ward Admin	0713986255	Mbooni	
57.	SISAN N. MUTEI	Revenue Dep.	6725346155	Mbooni	
58.	Penffer M. Muthi	Revenue Dep	0726116704	Mbooni	
59.	DAMARIS NGELA	KISO	0725455749	Mbooni	
60.	ANNE M. NZEK	SUR. APHO	0725156716	Mbooni	
61.	Charles W. Nzioka	Admin - Mbooni	0722635605	Mbooni	
62.	Patience M. Mbuvo	CHIEF - Kivulac	0728397928	MBOONI	
63.	Prunah Mutuku	Ad hoc - member Committee	0723083102	Ad hoc	
64.	Judith K. Kuro	Ad hoc - Mem	0723020229	Ad hoc	
65.	JOSIE MARI MATHISA	Ad hoc - ISK	0721325424	Ad hoc	
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S/NO	NAME	DESIGNATION	EMAIL/CONTACT	WARD	SIGN
71.	ANTHONY NZEKI MOJULI	Resident	0710262378	Mbooni	
72.	FRED M. MWANGANGI	RESIDENT	0722646575	Mbooni	
73.	JONATHAN Y. Kolo	BUSINESSMAN	0711782468	Mbooni	
74.	PAUL MBULU	SENIOR CITIZEN	0710976699	Mbooni	
75.	Rebecca Hala	Director KNCI	070209200	Mbooni	
76.	RUTH M. KIDDO	KNCI - SECRETARY	0715076342	Mbooni	
77.	REGINA N. KIVILA	CEV	0713962372	Mbooni	
78.	Muira Kibuka Bansen	RESIDENT (CPA)	0701324266	Mbooni	
79.	BENJAMIN V NYAMAI	FARMER	0714409104	MBOONI	
80.	ROSEMARY S. MUVENDWA	FARMER	0799533532	MBOONI	
81.	ELIZABETH S MWANZA	FARMER	0702194699	Mbooni	
82.	ZIPPORAH S Ntusi	FARMER	0711542577	Mbooni	
83.	Patrick M Mutiga	farmer	0716492080	Mbooni	
84.	Jael Mutiso	Farmer	071646226	MBOONI	
85.	John Kimura	Farmer	070635569	MBOONI	
86.	David M. Kipule	Farmer	0799753775	Mbooni	
87.	THOMAS M. MUKH	Farmer	0712381915	Mbooni	
88.					
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S/NO	NAME	DESIGNATION	EMAIL/CONTACT	WARD	SIGN
90.	Francis Mulangili	Mbooni ward	0108669801	Mbooni	
91.	SUSAN KYALO	Mbooni ward	0777412331	Mbooni	
92.	CATHERINE MBWA KISILU	Mbooni ward	0115221008	Mbooni	
93.	MWIKAL. ITUMO	Mbooni ward	0799756421	Mbooni	
94.	NIHEHA MUIA	Mbooni ward	07113902165	Mbooni	
95.	Ellen MUTISO	Mbooni ward	0713862665	Mbooni	
96.	Mercy muema	Mbooni ward	0715891524	Mbooni	
97.	PAUL M. KIMEU	Mbooni ward	0718990186	Mbooni	
98.	Miroko KIMEU	Mbooni ward	0708644651	Mbooni	
99.	John Kingele Kitiro	Mbooni ward	0708962746	Mbooni	
100.	Martin Kuni Kyalo	Mbooni ward	0714266192	Mbooni	
101.	Patricia Mutua Maita	Mbooni ward	0704123003	Mbooni	
102.	Joel V. MULINCE	Mbooni ward	0710762254	Mbooni	
103.	Donald M. Manyaka	Mbooni ward	0710567590	Mbooni	
104.	Sammy N. Mbatya	"	0704427238	"	
105.	Peter K. WAMBWA	Mbooni ward	0727351762	Mbooni	
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