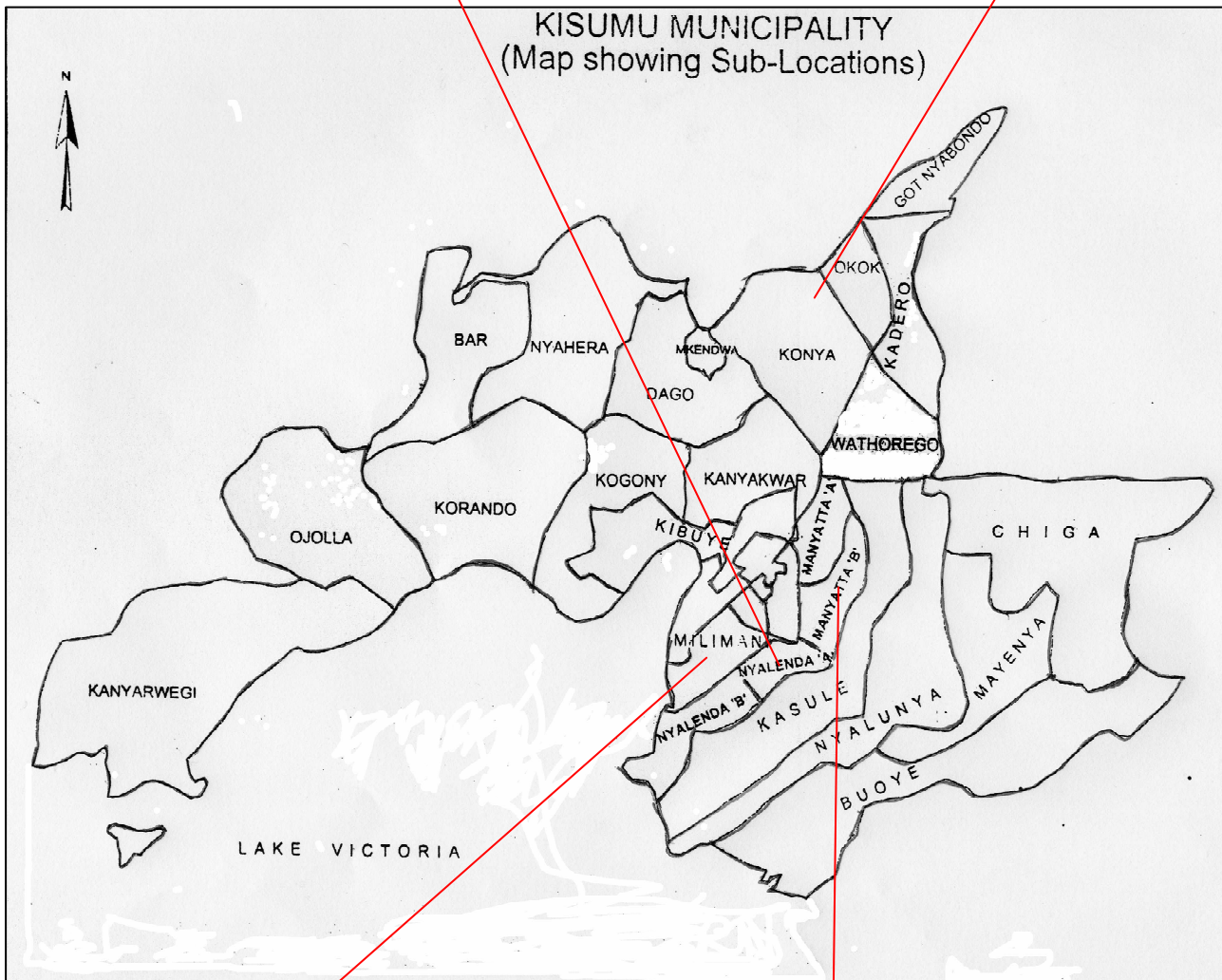


Urban Zones in the Study of Kisumu

Nyalenda is also an informal settlement on the eastern fringe of the town bordering the high income Milimani estate. On the lower side the settlement borders the lake. The two slums house some of the poorest people of the city. Nyalenda has piped water and a school. Most of the households have no proper toilets or waste disposal or even access roads. Household densities are high.

Kenya Re is one of the middle to high income estates on the Northern side of the town. The estate has households which are well spaced out and served with good infrastructure. Private collectors offer waste services



Millimani houses the highest income members of the society. It has good transport infrastructure, water and other services. Most of the homes hire private collectors to dispose of their wastes. The household densities are the lowest. The compounds are well planned, spacious and well kept

Manyatta is an informal settlement divided into sections A and B. It is the largest and most populated of all informal settlements in Kisumu. It is located on the North Eastern fringes of the CBD. This settlement is poorly serviced with no piped water so most of the inhabitants have resorted to shallow well alternatives whose quality is suspect due to the proximity of pit latrines. Mounds of uncollected garbage can be observed at regular intervals within the settlement as a consequence of non collection by the authorities. Some households have resorted to onsite waste management practices predominantly collection and burning.

The Central Business District and Modern Industrial Area.



Oginga Odinga Street.

This is the main street in the town. It is also the most busy street because a lot of business takes place along this street. Banks supermarkets, garment shops are located along this street. A lot of business also takes place on the pavements especially vendors; this contributes a lot to congestion along the street. All forms of traffic use the street including bicycles.



Alpha house Mega plaza Akamba Lane



Boda Boda operator Taxi parking lane Pavement

University Plaza



Food Kiosks

This street houses booking offices for buses to various destinations, Uganda, Nairobi and Mombasa. The street has a lot of food kiosks to serve the passengers and students taking courses at the University plaza. High quality modern buildings.

Akamba Road

Pupils observing high quality environment: well constructed buildings and landscaped environment



Hawkers and Banks

Bus Station



High quality, well planned environment. Wide roads suitable for urban traffic.

Trees and landscaped open space. Modern well maintained buildings.

Busia Road



Steel Industry.
Modern, low
rise industrial
units. Wide
roads act as
access roads,
but some
potholes due to
heavy traffic.

Kakamega Road

Asian Business
District
Well planned,
modern
environment. Wide
roads which are
well maintained.
Some landscaping
on the roundabout.
Wide pavements.



Housing

The city has a large gap between the haves and the have-nots, and this has led to the segregation of the settlements into three distinct classes.

Kisumu town has a serious shortage of housing and this has been shown by numerous sub-lets within the main houses. Such rooms are expensive and cost up to Kshs 3,000. In the well-established estates like Milimani a typical four bed roomed house goes for over Kshs 20,000. In the newly established estates like Migosi a two bed roomed house will go for Kshs 6,000. In the peri-urban settlements single rooms go for Kshs 1,500 and in the slums it goes for as little as Ksh 300. Affordability of these houses can be looked at into two ways whereby there are those who can afford but do not get the houses while there are others who cannot afford and have moved to the informal settlements.

The High Income Settlements

These include areas with houses with a compound of at least 0.25 acres; many are in the Milimani area. Some of the houses in these areas include institutional houses (government and municipal council houses) as well as privately rented homes and owner occupied houses. These areas are generally served with infrastructure including private waste services. The population densities are the lowest at less than 750 people per square km. A large percentage of the residents in this area are of foreign origin.

Medium Income Settlements

These consist of areas with houses built in smaller compounds. The houses are generally served with most of the infrastructural services. The estates under this classification include Mayfair, Robert Ouko, USAID, Milligan, Kenya Re etc. These estates house most of the middle income people who are mainly locals.

Low income Settlements

Over 60% of the residents in the city are in this category and these estates constitute the rest of the housing estates in the municipality. This category can be sub divided into two groups:

Medium-low income. The houses are built in small plots in their own compounds. Most of the municipal houses fall within this classification and include estates like Ondiek, Makasembo, Robert Ouko, Oguma Opiyo, Mosque, Arina railways and most of the private residential estates like Migosi.

Low income settlements include the areas of very high concentration of houses. The housing density could be as high as 150 housing units per hectare, and are experienced in the slum areas of Obunga, Manyatta, Nyalenda (Kisumu CDS, 2004/9). These settlements have few if any infrastructural services.

Modern Isolated Homes. Milimani-Kisumu



General observation of the area

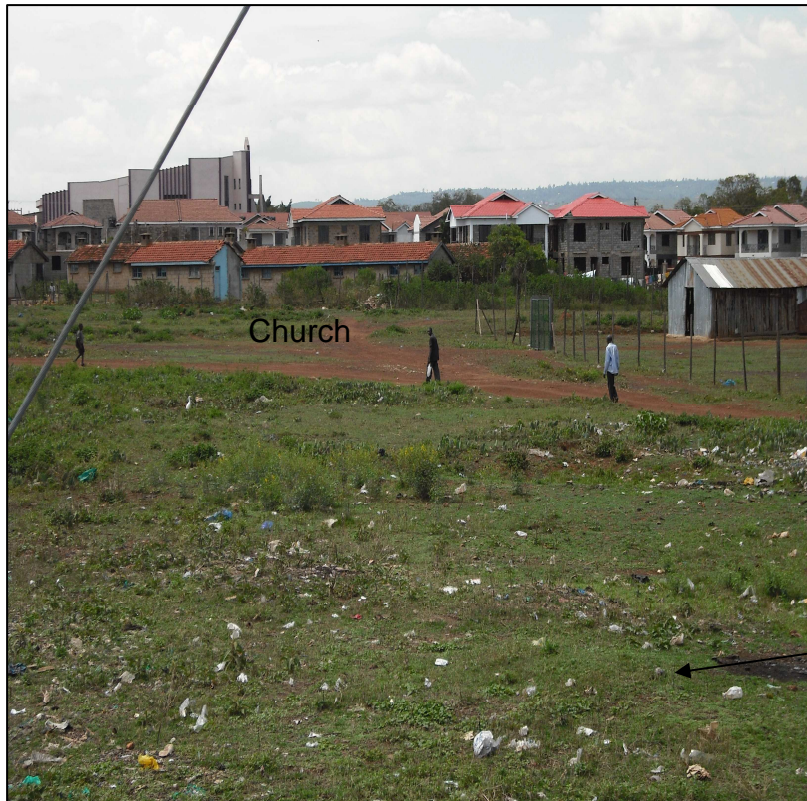
This area is well built up with most of the houses made of modern materials with good quality landscaping. The inhabitants are mainly the Asian businessmen, rich African businessmen and senior government officers. The homes are exclusive and isolated with stone or granite fencing. The homes are built away from the industrial units and the busy central business district. There are a lot of services for the people living in this estate, water, electricity, waste collection, good roads, in house recreational facilities and security. However, the estate lacks convenient shops or supermarkets. These are not within easy walking distance. The estates are clean with no waste deposited along the roads: hence apart from the car fumes the area had no serious water and air pollution.

An Asian Estate

Animals crossing a highway in town into an estate. An estate in town occupied by the Asian community. The environmental health conditions in this estate are good. No Africans inhabit this estate.



Upcoming Middle Class Estates Nyalenda A.



Upcoming
buildings

General observation of the estate.

The estate is generally composed of new buildings. Most of the buildings are constructed without conforming to a standard plan. The inhabitants we observed were mainly middle class workers and the houses are built on mortgage loans. The landscape quality is not very good, there are derelict buildings and the area is fairly crowded with a lot of new upcoming buildings. There are smells and evidence of improper waste disposal. There are no safe recreational areas for children to play. There is reasonable degree of unpleasant noises in the area.

Low Class Settlements/ Slums Obunga



Food Kiosk



Butchery

Meat Box

General observation of the area.

These settlements can be classified as slums. The living conditions are very poor; the environment is contaminated with harmful or poisonous substances. A lot of pollution in the settlements is caused by human activities. The sanitation is generally very poor with a lot of congestion in housing; however the housing costs are very low. The water sources are usually contaminated with disposal from homes through sewage into water sources. The inhabitants in these settlements are the lowly paid workers who provide labour to the industries. The population in the settlements is very high.

Nyamasaria/ Kisumu Outskirts the Entry Point to the Town.



General Information from the Pictures

The main Highway from Mombasa -Nairobi to Uganda passes through the town. The town is also connected by the railway line to Uganda. The railway reached Kisumu in 1901. The town is therefore renowned as the historic western terminus of the railroad from the Indian Ocean to lake Victoria. The surrounding area of the town is highly populated thus acting as a pool of labour for the various industrial plants in the town. The town is supplied with electricity from Uganda and from hydroelectric stations within the country.

Kenya Uganda
Railway



The Outskirts of Kisumu

On the outskirts of the city the roads are used by local and long distance transport. Heavy traffic associated with industry and farming, buses and private vehicles is found at peak times.



Edge of tarmac
may be steep

The hard shoulder:
used by boda boda,
pedestrians and some
vehicles

Tarmac road, suitable
for heavy traffic



Bicycle operators in business along a street in town. This business has been encouraged by high unemployment in the town. The streets in the town are also used by goats and sheep. This also affects traffic flow in the town.



Boda boda:
bicycle operators

The Outskirts of Kisumu



Small businesses along the street with living accommodation above. This is a hairdresser and salon, providing employment and a service to the local people.



The Outskirts of Kisumu



A Comparison of Urban Zones

Through fieldwork and observations both schools identified contrasting urban zones within their city. Similarities and differences were identified.

In **both cities** the pupils found areas of affluence, where the quality of life was good. These areas were characterised by areas of open space, some public and also private gardens. The environmental quality was high in both cities:

- The houses were well maintained,
- The gardens were well looked after
- There was no evidence of litter or graffiti

In **both cities** there were areas of mixed housing and industry,

in Aberdeen the mixing of land uses was clearer in the older areas, towards the centre of the city, whereas in Kisumu the areas of mixed housing and industry tended to be towards the outskirts where modern industry and outlets were built along the main roads with housing behind. The older areas of mixed housing and industry in Aberdeen date from the time when workers would walk to work and work for long hours.

In Dyce there are large industrial estates, but these are separate from the housing areas: this reflects the increased use of cars to travel between home and work and a desire to create a distance between work and leisure.

Kisumu also has distinct modern industrial estates for example on Busia Road which are separate from the residential areas.

In **both cities** access is the very important factor in the location of industry.

In **each city** a contrast can be seen in the age of the buildings and the building materials. From the fieldwork areas there is more evidence of older buildings in Aberdeen than in Kisumu. The old buildings in Aberdeen were built of granite, a very hard wearing building material that has coped with the changeable weather. The granite was the local building material, so there was ready access to a large supply at the time when Aberdeen needed to build many houses.

Each city has its own character reflected in housing and building styles, public and private open space, and the style of the roads.