Planning for establishment of fish factory processing plants in Kisumu, Kenya

TANMOY BARI

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KTH – ROYAL INSTITUTE OF TECHNOLOGY
Abstract – maximum 250 words

I carried out a study on the need for establishing a fish factory plants, and the challenges that have faced the sector in Kisumu, Kenya by interrogating the views of various stakeholders involved in planning for resources in the town. Kisumu is located in western Kenya and is one of the poorest cities in the country.

The study tends to investigate the key issues that planners encounter and face in establishing such a plant, the planners' views about the potential of such plants and their general view on the development of Kisumu.

Results of the study present the problems face by urban planners when planning for such an establishment, their opinions about the establishment of fishing industry and fish factory plants for the growth and development of Kisumu. A chairman for a fishing bay has also given his opinion on this.

The analysis focuses on the various planning authority’s view on issues that have been presented in the results. Furthermore, the analysis and the findings are discussed in the last chapter where I have given my thoughts on the problems, the consequences of the lack of fish factory plant and the development of Kisumu.

The study is mostly carried out through interviews of key officials. I have also developed questionnaires with questions of interest and administered them to various authorities. Finally books, journals, articles, and previous documented studies have been used as well.
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1 Introduction

Kisumu is Kenya’s third largest city located at the shores of Lake Victoria in Nyanza Province on the Western part of Kenya. Kisumu has a large number of its population living in poverty. The city is underdeveloped with a composition of growing informal settlements in the town and rural areas that lack fresh water, sanitation and hygiene facilities, social amenities and electricity. These are some of the main reasons behind the under utilization of the city’s resources for decades.

Kenya has a great resource in the fishing industry and given the strategic location of Kisumu along the Lake Victoria, the world’s second largest fresh water lake. This resource has not been utilized and managed to help spur sustainable development and growth of Kisumu with benefits spreading to its population. A reason to the aforementioned is the non-existence of Fish factory processing plants in Kisumu which is the main focus of this thesis.

Therefore this study will seek to examine how to plan for establishment of a fish factory in Kisumu and investigate the problems that urban planners encounter when planning for such an establishment. The existing conditions in Kisumu are presented, the different problems of land acquisition and access for establishment of the fish factory plant from a planning point of view.

The study was carried out in Nairobi and Kisumu City respectively in Kenya, East Africa for a period of two months in collaboration with SIDA.

1.1 Problem formulation

The general problem area on this thesis is to investigate reasons why Kisumu’s rich fish resources have not yet been properly utilized, what the reasons for not utilizing them, and propose mechanisms for proper utilization from a planning point of view.

The specific problem area was to investigate the rural parts of Kisumu especially along the shores of Lake Victoria and explore how the fishing industry in Kisumu can be developed with overall benefits to the majority. Most of the people working in the fishing industry in Kisumu are faced by various challenges i.e. poverty, HIV and Aids, illiteracy, drugs and substance abuse among other issues (Otieno, 2012). Therefore the specific problem area has been to investigate the role of a planner in developing the industry. The research problem has focused on the potential of having a fish factory plant in Kisumu, the pre-existing conditions and current state of the industry, and what impact the plant will have to help alleviate some of the problems faced in the city. I have examined these problems from a planning point of view.

1.1.1 General problem field

Kisumu is currently the country’s third largest city situated in Nyanza province in the western highlands of Kenya. It is a regional capital and serves as an administrative, commercial and industrial center for the Lake Victoria basin. Due to its location it has developed from being a railway terminus to an internal port (UN-Habitat, 2006).
Kisumu has access to rich resources in Lake Victoria and also its fertile agricultural land which helped its economy to flourish in the 1980’s leading to job opportunities in the fishing industries and the large-scale agriculture farms of cotton, sugar and rice. In 1990’s, Kisumu experienced an economic recession which lead to a sporadic growth of poverty rate. Today, the city is still very much affected by the recession experienced in the 90’s and is currently one of the poorest cities in Kenya despite having these kinds of rich endowments.

Currently the city is faced with a lot of problems with more than 60 % of the people living in slums and 15 % of its population affected by HIV/AIDS. In order to remedy the poverty situation in Kisumu and better conditions in the rural areas there’s a need for developing key areas of growth potential that will help spur economic growth and development of the region. One of these sectors is the fishing industry which is the specific problem area of this research thesis.
1.1.2 Specific problem area

Kenya Vision 2030 strategic plan states the need to identify key priority sectors with growth potential that will enable wealth creation; poverty reduction and unemployment reduction thus prepare Kenya for global competitiveness (The Government of the Republic of Kenya, 2007). The specific problem area of this thesis has therefore focused on how the rural areas can be developed with emphasis laid on the growth potential of the fishing industry in Lake Victoria.

Kisumu district has an extended shoreline of about 80 km long and has more than seventeen beaches all of which are fish landing bays along Lake Victoria (The World Bank, 2004). Lake Victoria provides a variety of edible fishes with the most common ones being Tilapia and Nile perch which are caught in Kisumu and distributed to the whole country. The industry serves as a major source of employment to thousands of Kenyan - formally and informally – despite the people working in this sector experiencing extreme poverty. Reason being that Nairobi controls majority of the fishing industry activities and this can be evidenced by non-existence of fish processing industries in Kisumu (Otieno, 2012).

In order to better living conditions in rural parts of Lake Victoria and enhance relationship with the urban areas, there is need to establish fish factory plants in Kisumu. There also must be structured mechanisms established by local government to help recognize the needs of the fishing industry.

1.1.3 Research problem

In this thesis, I have investigated the potential of having a fish processing plant in Kisumu and the stipulated conditions for establishment of the plant. Furthermore, I have studied the challenges faced by planners and their views on how a factory plant may impact the fishing industry from different actor’s point of view. The focus has mainly been on the sector players to include planners from governmental, the fishermen and the industry players.

The researchable questions have been:

- What challenges do urban planners face when planning for a larger factory plant?
- Do existing policies facilitate establishment of a fish factory plant in Kisumu?
- What are the consequences of Kisumu’s lack of a major fish factory plant?

There have been a number of research problems - other than the ones chosen - that have an impact on the specific problem area. For all its benefits, establishing a fish factory plant to help develop the fishing industry in Kisumu cannot lead to increased employment and decreased poverty on its own. Factors such as waste water management, unequal distribution of wealth and services, eutrophication, insufficient infrastructure and acidification can seriously hamper the development of the fishing industry and the rural areas of Lake Victoria. Establishment of such a factory has also other environmental concerns. These research problems, I believe can add an important dimension to the specific problem area. However, due to my limited resources and time have not been able to study these research problems but they could, in future studies, be researched to get a more complete view of the problem field. I have also had a geographical delimitation as my focus will only be on the city of Kisumu.
1.2 Purpose

The purpose of this thesis is two folds; to find answers to the research questions of the study and explore whether or not the assumed away problems have enough impact on my researchable questions that further studies on this area should be carried out. Secondly, the contribution to the already existing knowledge in the area of Social development of the National Urban Development Policy for Kenya and development of the fishing industry to further benefit the disadvantaged majority in Kisumu.

In order to fulfill the aim and objectives of the thesis, the problems will be evaluated using three research methods: descriptive, explanatory and normative. The descriptive, explanatory and normative research methods have consisted mainly of describing the current problem, analyzing reasons for the current state and finally propose possible improvements. I have examined the fish factory potential in Kisumu for further development of the city. I have also studied on how the implementation of policies can be improved especially ones relating to this area and finally the challenges experienced by the different planning authorities.

1.3 Theoretical framework

The theoretical framework of thesis is the communicative planning theory since I have done a study on various stakeholders of the planning authorities and how they interact with one another to cooperatively plan for the establishment of a fish factory plant in Kisumu.

A new planning theory emerged during the 1980s and 1990s emphasizing the importance of communication, negotiation and interpersonal skills to improve the previous exercised planning and to be more efficient in the implementation of plans and policies. This theory emerged from the criticism of the rational planning theory which was considered to be too focused on the decision making so that the implementation of plans were hampered. Planning theorists who advocate the new communicative theory stresses the importance of the process which should take the form of communication (Taylor, 1998). One of the leading pioneers of the communicative planning theory has been American John Forrester. Forrester argues that planning is for the people and for the planners to be more effective in getting things done, you need planners argue and engage dialogues among themselves and with various actors. Several proponents of the communicative planning theory agreed with Forrester regarding 'how to get things done' i.e. the implementation phase and become more effective on achieving things. They argue that communicating to reach consensus with various stakeholders could lead the planners to be more efficient in the implementation phase. A key to this is to pay attention to interpersonal dialogue and not only communication in one direction so debate and negotiations can occur in a right manner.

Forrester discusses the importance of public sector participation in the process of decision making over development proposals. The planners, who will be involved in negotiating with powerful developers, should also protect other interests of all groups in the public sector. The planners should focus on the involvement of marginalized groups with less power. Their role is to negotiate the best deal for citizens through analysis, politics and passion, where the best arguments are the deciding force. To achieve this, planners must be good listeners and take different needs and interests in to consideration.
Healey discusses how planners should proceed to achieve a meaningful dialogue, which the theory aims. They must learn the language of the clients and not push the client in any direction or give any kind of advice, and instead let the client form his or her own public opinion. Healey also describes how local authorities should involve stakeholders in decision making and develop necessary skills as a non-judgmental acceptance and ability to emphasize etc.

The communicative planning theory is thus based on the different actors exchanging information where all opinions and ideas can be shared. This means that the solutions are more sustainable because the chances to get it right from the start increases. The communicative theory is not goal-oriented. It puts focus on the process aimed at identifying actors, relationships-building and forming dialogues between different actors to find solutions.

1.4 Methodological approach

The methodological approach used for this study included: First, was examination of previous academic research materials, journal and papers done on this subject. This helped provide a theoretical point of view and give necessary background facts and information for the research problem area. The second step was the inventory and observation. I collected necessary objective information about conditions relevant for establishment of a large fish factory in Kisumu. Conditions of interest were for example current state of the fishing industry, the fishermen’s state, labor, Kisumu’s growth potential etc. One of the focal point was the inventory to document the current state of fishermen in the rural areas of Kisumu. In addition to reviewing data and gaining information by interviewing key respondents and the public, I conducted a field trip to a fish landing bay of Kisumu to form my own impressions of the relevant conditions.

The third and most important step was conducting of interviews with different stakeholders and key officials of planning departments and developing a questionnaire to be administered to the various authorities. Our supervisor Nils Viking along with our assistant and friend John Okande set up interviews with people of interest regarding physical planning, social planning and land-use planning. The interviewees were officials of government and local authorities of Urban Planning in Kisumu, officials working with the National Urban Development Policy, local politicians and officials from appropriate authorities which gave me necessary information to find answers to my research questions. Obviously, some of the people I planned to interview was not made due to unavailability, time constraints etc.

A big part of the third step was conducting a questionnaire with two other students from Sweden with different research topics. The questions were divided into general and specific questions. The questionnaires were formed in collaboration with our assistant which contained questions that were of interest to each and every person. We left the 1-3 questionnaires to the various planning authorities, interviewees and other agencies of interest. These were collected at an agreed time. We got 7 out of 14 questionnaires returned. The remainder was for various reasons not returned or sent to us. The interviews and the questionnaires gave me an insight of the planning system in Kisumu, the urban
planner’s ability to establish a fish factory plant and envisage the problems and challenges they might face.

The fourth and last step was to analyze the information collected from the first three steps and to write a proposal for possible improvements and guidelines regarding establishment of a factory processing plant from a planning point of view based on the existing conditions of the city and the possibility for these guidelines to be implemented in other similar cities.

1.5 Summary of results/outcome/findings

These are the summary of the results of my research questions:

What challenges do the urban planners face when planning for a larger factory plant?

- The land-use policy;
- The absence of a master-plan;
- Political interference;
- Lack Cooperation between Ministry of Lands planner and the Town hall planners;
- Various acts from different authorities interfere with one another;
- Problems with implementation of policies.

Do the policies facilitate the establishment of a fish factory plant?

- The policies do not facilitate the establishment of a fish factory plant according to the urban planners.

What are the consequences of Kisumu’s lack of a major fish factory plant for different actors?

- The fishermen is experiencing poverty;
- Industries from Nairobi is benefiting from Kisumu’s resources;
- The informal market keeps growing.
2 Context – situational setting of problem

The context for the research begins explaining the current state of the rural resources in Kisumu and why there is a need for growth and development of the town by utilizing resources like fishing industry in Kisumu. It further continues by giving account of the history and background of the fishing industry and fish factory plants in Kisumu, and why most have now been closed down. The fishermen’s current state is also given for further understanding of the need of fish factory. Finally the context gives a brief background of the planning authorities in the city which is necessary for further reading.

2.1 Developing the rural resources of Kisumu

Majority of people in the rural areas of Kisumu are living in extreme poverty. Agriculture in most parts is mainly carried out for subsistence use while large-scale farming is not a common practice in these regions. The fishing industry has failed and needs to be revamped. Topographical differences are a major cause of problems in Kisumu rural areas since road networks are not sufficient enough hence causing set-backs to rural areas (Okande). This brings about major problems and challenge to planners work in Kisumu and could affect its planning in the future.

The current state regarding the utilization of rural resources is very poor. For instance the supermarkets located in Kisumu get their supplies outside Kisumu. For example, the eggs being sold at Nakumatt - a national and local supermarket - is bought from Uganda and the local fish sold in the supermarkets are delivered from Nairobi yet they are harvested in Kisumu. Meanwhile a couple of kilometers away from the supermarkets, Kisumu have resources like free-lance grilled chicken, corns, nuts, tropical fruits etc.
This shows how Kisumu has a massive growth-potential since these rich endowments that can be found in the rural-areas. The challenge now faced by planners is how to properly exploit the available resources with benefits spreading to the majority in a better way in future, for instance the variety of edible fishes of Lake Victoria (Okande, 2012).
2.2 Current state of the fishery and fish factories of Lake Victoria

Lake Victoria is the second biggest lake in the world, with its 69,000 km². The lake is shared between three countries; Tanzania, Uganda and Kenya. Tanzania claims the largest amount of Lake Victoria’s surface area with 51 %, Uganda possesses 43 % and Kenya only 6 % (Export Processing Zones Authority, 2005). With Kenya owning the least amount of water of these other nations, it possesses the rural areas with competition from the other Lake Victoria Nations, and especially Uganda who has surpassed Kenya’s fishing industry development by far. The fisheries of Lake Victoria have undergone a dramatic transformation during the last 15 years. From being a locally based fishery with little intervention and capital investment from outside, the present fishery is dominated by national and international capital penetrating the industry. Its explosion in growth of Nile perch with strong demand developed for this fish in the global markets, which have transformed the fisheries of Lake Victoria (Richard O. Abila, 1997).

The fisherman is presently experiencing less productivity in the lake each and every year due to the fact that the lake is a recipient of sewages and has less water inlets into it which also hampers the fishery. Dirty water in Lake Victoria is a fact (Otieno, 2012). This sewage could be a challenge when planning the rural areas in the future despite the great potential of Lake Victoria having a large variety of species. Some of the species that can be found in the Lake is: Alestes, Bargus, Barbus, Clarias, Rastrineobola, Haplochromis, Labeo, Lates, Niloticus, Momyrus, Proptopterus, Schilbe, Synodontis, T. Niloticus, Tilapia, Nile Perch and Dagaa (Export Processing Zones Authority, 2005).
2.3 History of the fish factories and the fishery

Historically, most fish factory processing plants were located in the bigger cities like Mombasa and Nairobi. In 1999 there were about 9 fish processors for Nile Perch, the most common fish in Lake Victoria, in Kisumu. These factories mainly did the pre-processing for Nairobi which has greater and better facilities for packaging of fish. Companies opened up fish factory plants in Kisumu, Migori and Homa-Bay - within the Lake Victoria basin - to help cut transportation costs and ensure that fresh fish is delivered to factories while still of high quality due to the shortened transportation time. This was viewed as an opportunity to export fish to the international market with the opening of the Eldoret Airport which is situated in Rift Valley province in Kenya (Richard O. Abila, 1997). In 2003 there were only 4 fish processors in Kisumu, all of which were focusing on mainly the Nile perch. The tables below show information about the Nile perch capacity in factories in Kisumu and Nairobi respectively. Today there are only two small factory processors which mainly process fish in Nairobi (Export Processing Zones Authority, 2005).

Table 1.

<table>
<thead>
<tr>
<th>Name of Company</th>
<th>Installed Capacity per Day</th>
<th>Utilized Capacity Per Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fish Processors (2000) Ltd</td>
<td>25</td>
<td>7</td>
</tr>
<tr>
<td>East African Seafoods Ltd</td>
<td>40</td>
<td>22</td>
</tr>
<tr>
<td>AfroMeat Ltd</td>
<td>30</td>
<td>5</td>
</tr>
<tr>
<td>Peche Foods</td>
<td>15</td>
<td>7</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>110</strong></td>
<td><strong>41</strong></td>
</tr>
</tbody>
</table>

Table 2.

<table>
<thead>
<tr>
<th>Company</th>
<th>Installed Capacity Per Day</th>
<th>Utilized Capacity Per Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>W.E Tilley (M) Ltd</td>
<td>60</td>
<td>35</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>85</strong></td>
<td><strong>42</strong></td>
</tr>
</tbody>
</table>

A closer look at the tables’ shows that in 2003, half of the Nile perch from Lake Victoria were being processed in Nairobi and that Nairobi possessed the biggest fish processing factories. Today there exists only 2 small fish factories left in Kisumu while Nairobi has taken over fish processing activities despite not having a lake. Most stores in Kisumu buy their fish from Nairobi which is about 8-9 hours’ drive from Kisumu depending on the weather. This is a major set-back to the fishing communities in Kisumu and one of the reasons being that Kisumu currently lacks bigger fish factory processing plant. From a planning point of view, one of the key components that would help develop the fishing industry in Kisumu will be the setting up of a fish factory plant (Adede & Sule, 2012) & (Okande, 2012).
But in order to understand how to utilize the fish factory plants in order to develop the fishing industry in Kisumu, it is necessary to investigate reasons why the previous factories were closed.

2.3.1 Why have previous factories closed?

The history of fish factories in Kenya clearly shows that there has been an under-utilization of capacity in the facilities resulting to closing down of the factories (Richard O. Abila, 1997). There are several reasons for closure of these factories from a planning point of view.

They include:

- Insufficient quantities of fish for processing most time of the year due to lack of fishing equipment and the problem of sewage draining into the lake.
- The factories have only been able to process a limited amount of fish at a given time because of the risk of contamination and drop in the qualities of the fish.
- Lack of funds to buy the amount of fish that can be processed by the factories.
- Un-existing co-operation between the factories and the fishermen.

2.3.2 Fish supply agreements

There have been different ways through which fish factories have received their products. These have mainly been through 3 strategies used by the factories. These include:

- Buying their fish directly from the fishermen in the beaches;
- Use of agents to get the fish;
- And Factories participating in fish harvesting which include equipping and employing the fishermen.

The second method is through the use of agents who buy 3-5 tons of fish per day from the fishermen who thereafter resale and can make a lot of amount of money in a short period of time. There have been problems regarding fish supply agreements among other problems that have also affected the fishermen.

2.4 Problems faced by the fishermen

One of the reasons why the fishermen haven’t benefited from the factories is because the agents have abused and exploited them in this trade. These agents often supply the fisherman with necessary gear required for fishing thus they become dependent on the agents. Since the agents often have a lot of money due to their ability to collect 3-5 tons of fish a day, hence they can always postpone their purchase making the fishermen become more desperate thus sell the fish to a price well below the market rate. (Richard O. Abila, 1997). Yet another exploitation of the fishermen is when the agents hide the current market price for the fish. These agents hold back development of the fishermen according to the chairman of Kichinjio Beach, Mr. Johnson Otieno, Kisumu. Another problem faced is that the fish factories buy their fishes from sister companies in Tanzania and Uganda who
employ their fisherman and equip them with boats, nets and protective gears such as floaters.

The government needs to prioritize and offer support in form of incentives and training of fishermen in the fishing industry. For a long time the sector has been neglected by the Government and regarded as a last way out of surviving in Kisumu. According to the chairman of Kichinjio beach Mr. Otieno the fishermen need to be provided with loans by government to enable them get the necessary equipment to use for the trade thus enable the sector be run professionally leading to development of the area (Otieno, 2012).

Most fishermen do not own boats but rent them from agents who always take away most their pay. For instance, the fishermen can make about Kshs 5000 (about 420 SEK) on a good day. They pay Kshs 2000 to boat owners and divide the rest between the people who were involved with the daily catch, the ones who pre-process the catch and also pay a monthly retainer of fishing at the beach.

The chairman stresses the need for non-corrupted fish factories close to them who can support the fishermen and perhaps reduce the current problems they are faced with today.
2.5 The responsible authorities of Physical Planning in Kisumu

The two main responsible authorities for physical planning and development of land in Kisumu are the Ministry of Lands and Town Planning Department, also known as Town Hall, who works primarily with the development of the National Land Use Policy, development of a National Land Use plan and preparation of different Development plans i.e. Physical Development plans, for instance a Master-plan. Their roles between them are complex and a bit confusing. The ministry of Lands has an overall responsibility for physical planning in Kenya and has over 50 offices across the country. Town Planning department on the other hand, works at a local level under the Municipal Council of Kisumu and have over the years gained more responsibility for planning. Power has thus devolved from the Ministry of Lands to the Town planning department, which has produced various conflicts between them. The local planners are responsible for all planning in Kisumu today but since the lack of skillset within the Town Hall the Ministry of Land is requested to assist them in different areas. So the two authorities prepare development plans together, but an important distinction between the authorities is that the Town Planning Department is responsible for the implementation phase.
3 Results and Analysis

Chapter 3 begins with a description of the compiled empirical results based on the issues that planner’s encounter and their vision for the development of Kisumu. It then analyzes the problems in 3.2 from different stakeholder’s perspective in the planning authorities in the planning and development of Kisumu. Chapter 3.2 will also presents the conclusions of the analysis.

3.1 Empirical study, i.e. data/information collection

3.1.1 Problems surrounding the master-plan

The current master plan for Kisumu is out of date and hasn’t been reviewed since 1969 due to finance issues. It is supposed to be reviewed after every 10 years. The Master-plan is anticipated to help stimulate growth of the city but currently development of industries, service functions and urban infrastructure cannot be controlled due to lack of a master-plan with legal authority. This has made establishment of for example a fish processing factory be difficult to plan for (Kiprono, 2012). There is an urgent need for developing of a new master plan for Kisumu taking into consideration that pre-existing challenges, available resources, existing legislations and policies and the growth potential of the city since things have greatly changed since 1969 and this could affect future development of Kisumu.

Urban planners are currently faced with major obstacles in their work due to absence of an updated master plan with legal framework. Planners from the Ministry of Land and from the Town Hall have no legal authority when they plan the town because of the aforementioned issue. This has hampered their work due to the fact that they can easily be intimidated by politicians if they make decisions that don’t please them.

The master plan is supposed to be created through co-operation between the Local Authority, Town Hall and the Ministry of Lands. Even if there would been a master-plan which gave legal authority to planners, the problems with implementation of the plan would still remain. According to the Ministry of Lands the underlying factors causing this problem is lack of cooperation between Ministry of Lands and the Town Hall Planners and also lack of the necessary skills required by the local authorities (Kiprono, 2012).

According to Kisumu deputy director of town hall planning, Mr. Steve Sule, says that the main problem faced in establishment of the city’s master plan is not cooperation between the authorities but lack of funding to facilitate the process of developing one (Sule, 2012).

Summary of the Master-plan issues:

- Current Master-plan is out of date;
- Lack of funds;
- Co-operation between Ministry of Lands and the Town Hall;
- And inadequate skills and capacities at the local authorities.
3.1.2 Problems regarding policies of land-usage

The major problem regarding land-use policy in Kisumu is lack of support for establishment of large factories i.e. fish processing plants, which is greatly needed and provides a great development potential for Kisumu’s rural parts of Lake Victoria. Currently the land-use policy cannot control development and usage of land by private owners thus causing frustration to planners. Establishing a factory plant needs a great amount of land and when planners sell land to the private users, i.e. investors for that type of purpose it often results in some other type of land-use. For instance, the private owner can freely subdivide the land in smaller pieces and then resell them. So the planners have had a hard time in controlling land-use and developing future Land-use plans (Kiprono, 2012).

Another issue regarding policies is that different authorities have their own Acts on how land-usage should be carried out thus making them to constantly be in conflict with one another. There are more than 40 authorities with there own interpretations on how the land-usage should look like. For instance, the water authority has its views on how land-usage near the water, the National Environmental Management Authority has its say in the establishment of a larger factory regarding land-usage, Urban Areas and cities act has guidelines on Kenyan land etc. So it’s not just the National Land Policy directing the land-usage of Kisumu, this of course causes major conflicts between the different authorities (Kiprono, 2012). According to Town Hall planners there is a coordinating Act, an umbrella Act, called the Physical Planning Act but the Ministry of Lands are claiming that it only works as a law uniform in the theory (Adede & Sule, 2012).

One of the main issues regarding establishment of fish processing factory in Kisumu is the problem of implementation of policies. Kenyan is known for drafting very good policies only not too use them leaving it to be used as benchmark documents for drafting policies by its neighbors such as Rwanda who are now doing very well in terms of development. The problem that often occurs during implementation of policies by Kenyan Government is that they are not done in a right way (Mtange, 2012). The National Land Policy is an example of policy which has faced major challenges when it comes to its implementation. For instance, the fish from Lake Victoria that goes to the informal market are sold at street edges and other inconvenient places in Kisumu town. Loss of tax revenue and safety is a concern to planners of the city and also cleaning of the informal markets is costly to Local Authorities thus meaning that planners need to plan for land places where formal markets can be built and the plans be supported by a Land-use policy. But since these people still would want to have the informal markets on the road sides, they tend to move back and often getting support from the local politicians in exchange for their voting loyalty thus making planners work for a establishing a formal market very hard and the actual policy that supports the land-use regarding an formal market never gets implemented (Sule, 2012).

Furthermore political interference causes problems in implementation of policies since politicians may never want to establish fish factories in Kisumu because it would give the processors in Nairobi an economical set-back. One of the main reasons behind this is that the processors in Nairobi may be useful votes to the politicians and this is why the politicians can neglect a land-use policy that supports private investors to invest in fish processing factory plants in Kisumu (Sule, 2012).
A major factor that could help alleviate problems that come with the policies is the new Constitution of Kenya, 2010 that is currently under implementation. The focal point of this new constitution is to devolve the governmental power from National level to County level (Kenya Gazette Supplement, 2010). This could possibly lead to solving policy implementation problems of Kenya since the county now has a better understanding of the policies needed and how they should be implemented since different counties have different needs (Sule, 2012).

Summary of the perceived problems of the planners in controlling land development for establishment of a fish factory plant:

- Various acts and policies interfere with one another
- The National Land policy does not facilitate the planners work
- The implementation phase of various policies

3.1.3 Further development

A comprehensive master-plan is a key to solving the problems of urbanization in Kisumu town. The master-plan has to have enough funding so that proper research can be done on the citizen needs. A well-organized cooperation and mutual understanding between the implementation agents of the plan, the town hall and the governmental authorities is needed and more emphasis placed on implementing and monitoring of the plan for sustainable effect (Kiprono, 2012).

To further decrease the pressure on the urban areas, it necessary to have sustainable investment plans. For instance such an investment plan can map out areas developed to attract foreign direct investments and economic development. So investment plans can be considered the same as development plans i.e. industrial Park. This types of plan should be focusing on the same areas as the Master plan, i.e. focusing on prepare, implement and monitoring development plans. Another key factor in the future that could help strengthen the urban and rural ties is the new constitution as it now gives the county more room to operate and work on its own to address specific county’s needs, objectives and requirements (Omenya, 2012).

Ministry of Land expresses the need of land-use zoning which is an inventory of the ground and from which an existing land-use map could be created. This map can be put in context to the necessary land-use needs and where it is needed. That way you can get an overall picture of the situation today and how the land-use should look in the future based on current conditions. This could lead to special land-area being set aside for establishing a fish factory plant (Kiprono, 2012).

The most important factor to help spur development of Kisumu and strengthen urban-rural ties according to both Ministry of Lands and Town Hall is to invest and upgrade the existing urban infrastructure. Rural-urban migration is putting immense pressure on the urban areas social amenities hence the need for electricity, proper roads, water supply and sanitation is growing at a very fast pace and is a one of the key challenges of the urban
planners today in Kisumu. The current state of the road-networks in Kisumu rural areas is in a very poor state. To strengthen the rural areas and their linkage to the urban areas it is absolutely necessary with improve the road networks (Kiprono, 2012) & (Sule, 2012).

According to the planners, it seems that establishing industries like fish factory plants is a key to help spur development of the fishing industry which is considered one of the main resources of Kisumu. Creation of other industries will also create job opportunities which could help alleviate the problems in the rural areas.

The Chairman of Kichingo beach -a representative of the fishermen in Kisumu- believes that an important factor for development of industry is to reduce emissions to the lake, which is affecting the fishing negatively. He states that a major fish factory is needed to get rid of the abusive agents in the trade and further stated that the fishermen also need to be trained for in better fish-farming, basic financial management, and hygiene.

He mentions that the government doesn’t support the industry and intimates that the government should support the industry by providing loans to fishermen to buy necessary equipment required for the trade. Furthermore, he believes that the poor state of fishermen has had its consequences among those who work with fishing and the sub-sector of fishing The winds destroy the boats and the fishermen are highly vulnerable to malaria and snakebites. In order to develop the fishery it is highly required that there be cooperation between the fishermen, industry players and the formal market.

Picture 7.

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3.2 Presentation and Analysis of results

3.2.1 Opinions differ between the planning authorities

Different government authorities have different opinions on the problem of the current master-plan. Ministry of Lands argues that the problem can be found in those who implement the Master-plan stating that they lack the necessary skills required for its implementation. Kiprono, Provincial Planner at Ministry of Lands, also stated that the collaboration between various authorities has yet to be developed. While the Town Hall planners claim that the necessary cooperation between the authorities is not lacking and the problem is funding issue.

Mr. Kiprono - Kisumu’s Provincial planner at the Ministry of Land – states that the government finds it difficult to control land-usage since the National Land policy doesn’t facilitate governmental control of land-usage. So if an agreement between private investors and planners is made it still has no legal function and the private investors can use the land in other purposes than agreed. It would however be interesting to study the private investors’ opinions about this and not only the planners. Perhaps the private investors would say that they do not know anything about such an agreement of land-use between the government and themselves.

Furthermore there are different opinions between Town Hall and the Ministry of Lands on the Coordinating act, the Physical Planning Act with Town Hall claiming that the Act works like an umbrella Act in reality while the Ministry of Lands claims that it only serves as an umbrella act in the theory.

Conclusions:

- There is a lack of policy support for land-use according to the planners in Kisumu;
- There are varying opinions between Town Hall planners and the Ministry of Lands planners regarding the actual power of the Physical Planning Act.

The different deputy directors responsible for local and governmental planning authorities have interesting opinions. Their views differ in why it is not possible to establish a fish factory plant in a Kisumu today. Kiprono – Ministry of Lands - express himself from a planning point of view and believe that there are serious errors in land-use policy while Sule – Town Planning Department - claims that there is political reluctance that has led to difficulties in establishing a fish factory in Kisumu.

In addition to the problems of policy implementation, there are similarities in thoughts between the Ministry of Lands representative Kiprono and Town Hall planner Oscar Adede. Kiprono mentions that lack of consultation between policy makers and implementation agents is a problem while Oscar Adede states that there is lack of awareness between the stakeholders of different policies.
Deputy Director - Sule has different idea of what causes the implementation problems. Sule believes that there is political interference is the problem. While Kiprono is expressing that there is a problem between the staff and alludes it to poor communication between them.

Conclusions:

- The idea that there is corruption, which hinders the implementation phase, is shared between the two authorities.
- 2 out of 3 respondents at the Town Hall say that public participation can be one of the solutions to the problem of implementation.
- The Deputy Directors of the local government authorities have two entirely different opinions regarding solutions to the problem of implementation. Steve claims that the new constitution and citizen participation is the solution to the problem while Kiprono believes that communication and economic insertion could be a key in solving the problem.

3.2.2 Further development

The different authorities have their own opinion on how to improve the rural-urban ties. Ministry of Lands is claiming that Land-use zoning can be a successful way towards a better the relationship which would facilitate the planners work of implementation i.e. implementation of a master-plan. The Town Hall planners have a different view on development of such relationship. According to Sule, to help the rural-urban ties there is a need of creation of more jobs, without further explanation.

The Provincial planner once again indicates that the work of the urban planners could be more effective. He expresses the need for a comprehensive master-plan which could alleviate the issues caused by the urbanization.

District Commissionaire has an important opinion about the main resources of Kisumu, where he expresses that cheap labor can help development of Kisumu. Otherwise, the various planning authorities agree on what can help Kisumu’s development.

Most planners agree on the need for different types of industries to further develop the fishing industry of Kisumu. Deputy Director of Ministry of Lands even more specifically expresses the need for fish factory plants. But an interesting difference between Sule and Kiprono is that Sule mentioned the informal market and how it hampers the development of Kisumu.

It is also interesting to look at the chairman’s comments and analysis in relation to the planners. The fishermen’s current state really needs to improve, according to the chairman, which is the only similar thought that can be found with the planners. JK Tarin, Surveyor, Ministry of Lands who also mentions the need for fishermen’s fishing methods to be improved.
The analysis leads to the following conclusions:

- Ministry of Lands feels that they can do more from the planning point of view given the necessary tools to operate.
- Town Hall does not mention that the problems in the questions asked are based in the planners work and their legal framework;
- Both authorities feel that the current urban infrastructure is a threat to the development of Kisumu;
- Both authorities states that the investment of current infrastructure and the establishment of industries can benefit Kisumu's strategic locations;
- Both authorities determine that the establishment of industries would help Kisumu strengthen the economical ties with the surrounding countries
- Planners have either poor insight on the fishermen’s current state or do not believe that improving the fishermen’s conditions is necessary for development of the industry.
- Only one out of the six planners mentioned anything about the fishermen.
4 Discussion

Chapter 4 discusses the relation of results to important aspects of the thesis problem formulation and delimitation, theoretical framework and methodological approach.

4.1 Delimitation and methodological approach

To really understand the potential benefits of the fishing industry in Kisumu, one would have to review the possible threats to the fishing industry, future climate change and economic development. An Interview with fishing ministry and the supermarkets would give a better idea of what should be done enhance collaboration between the market, industry and fishermen.

Fish farming would also be interesting to investigate further. Earlier master plans and strategic plans could give possible explanations for Kisumu’s current state thus provide an understanding on the previous problems facing master-plan implementations.

To completely understand the problems of the interfering acts and policy constraints it would be necessary to further the study Physical Planning Act, the National Land policy Act, Environmental Policy Act etc. in more detail to give better recommendations on possible solutions.

4.2 Reflections concerning the planners role

It is clear that the planners have very poor tools to work with and it's evident that they are scared of speaking out about the issues faced for fear of facing trial. But it seems though that only the Ministry of Land is expressing the need for better tools to plan for tomorrow’s society in a proper way. The Town Hall claims that the corruption interferes with their work and fall short to mention about the lack of a master-plan hindering their work, which seems very surprising.

To establish fish factory plants planners really need to control the land-use in greater extent otherwise the updated master plans, strategic plans and investment plans will serve no function. But this of course is easier said than done. Expropriation is a sensitive issue that intrigues on property rights. Even though it may be necessary, such power can easily be abused but is still necessary for establishment of fish processing plant.

The different interfering acts from a numerous of authorities is also causing problems. They have their own view on how land-usage should be thus leading to ineffective cooperation between the authorities. This problem could be eliminated if the Physical Planning Act could work as an umbrella Act in reality.

It is very difficult to find a solution to political interference which some planners feel is a big setback to the implementation phase. It’s obvious that its one of the biggest problems for urban planners in Kisumu. Kenya has a large number of its population living in poverty unfortunately there is no immediate solution to this problem in the coming years. Right now it seems that the urban planning is a way for politicians to win votes on.
4.3 Further development of the fishing industry – establishment of a fish factory

Fishing can be utilized in a much more efficient manner through the establishment of fish factories for species other than those currently being sold in the supermarkets. I believe this would work because of the fact that there is an already existing informal market for those less familiar species and they’re selling well. If there could be collaboration between factories and formal market it would ultimately lead to development of the fishing industry in Kisumu.

![Picture 9.](image)

Previous Fish factories have had a problem with sustainability and have been faced with problems of capacity, stagnating economic growth, and dry spells leading to most factories closing their businesses. Factories must be opened all year round and utilize the maximum capacity of factories when needed or be ousted by Nairobi’s based factories.

Factories should use the method that allows people involved in the sub-sector of fishery to stand for transportation to the factories and give them proper contracts that not only determines how the fishermen should act but can ensure that the factories do not buy from anyone else besides the contracted fishermen. This would engage more people, create job opportunities and most importantly lead to job-security for the employers.
Factories should also buy the right equipment to fishermen which could benefit both parts. There is also a need to establish better contact with the market so that the factories can be more sustainable.

A unique opportunity has presented itself with the new international airport in Kisumu. This could erase the middle-man of Nairobi because the new airport that provides incredible opportunities to reach other markets directly from Kisumu. But in order for this to take place the city of Kisumu has to attract new investors and market itself with great growth potential as some of the planners have pointed out. The airport gives the fish factories yet another opportunity to be more sustainable because the factories can ship different products of the fishes to countries around the world. This was not possible prior to the building of the international airport.

4.4 Future of Kisumu

Although Kisumu has very good resources and huge growth potential, there are problems that can lead the development of Kisumu in the wrong direction. Slum areas just keep getting bigger and district commissionaire has raised his concern for the growth of informal settlements. People continue to migrate from extremely poor rural areas to the city and this resulting in slums like Manyatta keeps getting bigger which increases the informal markets.

Informal market usually provide for the upper class in general in Kenya and which causes the social tensions to grow, which is a great threat to development in my opinion and could hamper the development and for such an factory to be established.

My advice is to put more focus outside informal settlements and to control the existing slums so that these areas don’t keep growing. The provincial planner believes that Kisumu has great potential but the growth of areas such as Manyatta scares potential investors away. I believe there is a need to get the people in rural areas better prepared for urban life i.e. decrease the poverty level so the that they don’t establish themselves in the informal settlements when they arrive to the urban areas. I think developing the fishing industry could be one key to a decrease in the poverty level.

In my opinion, two of the biggest problems I have encountered through out this thesis are that there is no cooperation between different authorities and corruption wich is seriously hampering the future of Kisumu. But even worse is that communication between different agencies would have no practical significance even if though it occurred since corruption and political interference would make this totally useless. It is beyond the planners’ control to establish a factory plant in the current situation and the perception that they feel hopeless is an understatement. The structure of distinct roles for planning authorities has yet to be developed. The new constitution will increase power at the local level which one could make an argument of positively changes for the planning departments but the constitution has yet to be implemented and which in my opinion will be a biggest obstacle for a positive change in Kisumu. I even think that the situation will get significantly worse in the future because of the upcoming elections, where I believe that even more political interference and corruption will occur.
This means that no matter how much you make possible recommendation on how the planner should act it will not result in a establishment of a fish factory plant. Therefore but my recommendations are directed mostly at the state and politicians (chapter 4.7.). Furthermore it is necessary to point out that my information for this study is gained mostly from the planners of Kisumu and the possibility of these persons being corrupted is not ruled out.

4.5 Conclusions

4.5.1 Points that have been settled

The main problems that hamper planners’ work are:

- The land-use policy;
- The absence of a master-plan;
- Political interference;
- Lack Cooperation between Ministry of Lands planner and the Town hall planners;
- Various acts from different authorities interfere with one another;
- Problems with implementation of policies

Consequences on Kisumu’s lack of fish factory plants:

- The fishermen is experiencing poverty
- Industries from Nairobi is benefiting from Kisumu’s resources
- The informal market keeps growing

Kisumu’s development:

- Fish factories have great potential in Kisumu;
- The growth of informal settlements can lead the development in the wrong direction
- Investment in infrastructure can be a key to solving problems in rural areas and further developing the city
4.5.2 Points that have not been settled

- How to reduce political corruption;
- How to increase the cooperation between various authorities;
- Why physical planning act is lacking overall power in reality;
- How the policies and acts can further improve
- If the industries and the market agrees with the planners thoughts

4.6 Practical Significance

As Healey, Forrester and others who advocate the need for a communicative planning, there seems to be a need of this process oriented planning in Kisumu at a first glimpse. But practice shows however that Kenya differ a lot from countries in Europe and would not improve the problem of creation of a master plan and implementation of policies in my opinion. The theory is based on a kind of honesty and morality in which the planners themselves will identify and invite various stakeholders to form dialogue and discussion. Furthermore the theory emphasizes that the planning is meant for the citizen. But the planning in Kisumu is strangled and controlled by politicians to promote themselves and other elite classes hence increased communication between different actors is useless. Furthermore, I believe that the planning authorities have no interest in each other because they have established a bad relationship between them throughout the years. As a result, they experience communication with other actors as an obstacle to their own ideas to be accomplished. Such a theory would, in my opinion not operate and take hold in a country like Kenya.

Even though the government deliberately invests in order to create greater communication between various actors, this would have little practical significance in the future because of the new power devolvement constitution, mainly because of the increased power for the local authorities. For Kisumu's part this means that the Town Hall will have increased power, which is the same authority also responsible for implementation of the master plan which in my opinion sets itself as a problem. Let’s say that the planning authorities succeed in getting the necessary funding for a new master plan in the future which is necessary for the establishment of a fish factory plant. And the local authorities also manages to form dialogues, together with citizens and various stakeholders within and outside the planning departments as the theory indicates; the problem would still remain with the implementation phase and since the local authorities is the one implementing the plan this could ultimately result in such land usage of this type never gets implemented. Because of the fact that local authorities will have increased power than before and since they are responsible for implementation of the master-plan, they might not choose to take such land-usage into action. Maybe the Town Hall is in the search for a private investor who has a completely different land-usage in mind, but could however benefit them financially leading to a different type of land usage.

The communicative planning theory cannot solve the problems that have been encountered
throughout this process in my opinion. My reasoning behind this is quite simple. It is the lack of the basic idea that planning is meant for citizen and does not appear to change in the near future.

4.7 Possible recommendations
The following recommendations, in my view can assist the future planning of Kisumu:

- The new national land policy should be carefully thought through regarding expropriation and should be implemented by those who written the policy;
- The local authorities should rent out land to private investors thus able to verify that the investor use the land for the right purpose. This should be supported by the National land policy;
- The new national land policy should be carefully thought through regarding expropriation and should be implemented by those who written the policy;
- The state must acknowledge that there is a serious problem with the law and try to eliminate these problems through better coordination between those involved in the legislation;
- The state should also acknowledge that political corruption, structures within planning department and political interference is a major set-back for the development of Kenya.
- The politicians and government should put more emphasize on Improving the structure of power between the Ministry of Lands and Town Planning Department.
- The state needs to recognize the need of an overall coordinating act regarding land-use and try by any means necessary to implement such an act or policy.
- My advice to governmental and local authorities is to put more focus on controlling the slums that exist to stop the growth of such areas. This should be done by adding more focus on areas rural areas of Kisumu where the citizen experience poverty.

4.8 Future research/Way forward
In this study, I have unfortunately not had time to look at the physical planning act and examine the National Land Policy which could be done in further studies. The new constitution which I had intended to study to provide further recommendations have unfortunately not been done due to limited time and resources.

For further studies, it may be useful to interview private investors, chairman of various fishery bays, the fishing ministry and managers of fish factory plants in Nairboi. In future research it would also be useful to examine the planning system of Kenya to better understand the power structures within the various planning authorities.
5 Bibliography/References

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References


**Books**

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**Questionnaire**

Name:  
Gender:  
Occupation:  
Date:
This questionnaire aims to evaluate “Effects of vocational training on migration problems - A study of Kisumu Town”. You are kindly requested to answer the following questions.

(Please add further remarks in the blank page provided at the end of the questionnaire)

**General questions:**

a) In your opinion, what do you think would be the preferred solution to problems of urbanization in Kisumu town i.e. unemployment and strains on the city’s infrastructure?

b) What do you think could help strengthen the relationship between rural and urban areas in Kisumu?

c) What kind of vocational training institutions are available in Kisumu?

What do you think is the preferred vocational training that will potentially help alleviate migration problems in the town?

d) What are the main resources in Kisumu which can further help spur development in Kisumu?

e) How can the agricultural sector and fishing industry in Kisumu further be developed?
f) What are the main gaps between government development policies and their implementation?

What do you think could be done to address the gaps above?


g) What do you think can help strengthen Kisumu's economical ties with surrounding countries i.e. Uganda, Rwanda, Tanzania, Burundi, South Sudan and Congo to access a larger market for locally produced products?

Specific questions:

a) What do you think are the reasons for Kisumu's lack of agricultural and fish processing factories?

In your opinion, what should be done to remedy the above?

b) Do you think establishing agricultural and fish factories in Kisumu could help strengthen rural - urban linkage to spur development in these areas? State your reason.
c) What factors do you think should be considered in locating agricultural and fish processing factories in Kisumu?

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d) What role can vocational training play in providing farmers with relevant knowledge and skills enabling them to carry out large scale farming?

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e) Do you think adequate support, by Government, is given to graduates from vocational training institutions in Kisumu to enable them access gainful employment and use gained skills? State reason why.

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f) What do you think are some of the shortages or excesses of service provision in regard to vocational training in Kisumu Central Business District?

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If there are shortages or excesses, what do you think should be done to address the above in relation to vocational training?

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________________________________________________________________________________________________________________________________________
________________________________________________________________________________________________________________________________________
g) What do you think would be the ideal location for Agricultural Vocational Training Institutions (rural or urban areas)?

State reason why.

Thank you for your assistance:

Best Regards:

Mohammed Al Abassi
Tanmoy Bari
Mikael Jönsson