

# COUNTY GOVERNMENT OF BOMET



**Bomet Municipality**

## REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD (2010-2030)

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## REVIEWED FINAL PLAN REPORT 2020

## PLAN APPROVAL

Certified by: I certify that the plan has been prepared as per The Physical and Land Use Planning Act 2019 and planning standards and guidelines

Signature..... Date .....  
County Director of Physical and Land Use Planning

Recommended by:

This plan has been developed by the County Executive Committee of Bomet County Government pursuant to Section 110(3) of the County Governments Act and is hereby adopted and recommended for approval by the County Assembly of Bomet.

Sign ..... Minute No. .... Date .....

CECM Lands, Housing and Urban Development,  
Bomet County Cabinet

Approved by:

Pursuant to the legislative authority granted in Article 185(4) of the Constitution of Kenya and function designated in Section 8(1) e of the County Governments Act, the Bomet County Assembly hereby approves of this plan.

Sign ..... Hansard No ..... Date .....  
Clerk of the County Assembly of Bomet

Endorsed by

Sign ..... Date .....  
H.E. Prof. Hillary Barchok  
Governor, Bomet County

Development Plan Ref No:

## FOREWORD



The foundation for the review of the Bomet Municipality Integrated Strategic Urban Development Plan (2010-2030) is provided for in the Constitution of Kenya, 2010; the County Government Act, 2012; and the Kenya Vision 2030, and its Medium-Term Plans and the Urban Areas and Cities Act, 2011 (amended in 2019).

The Bomet Municipality ISUDP presents a major milestone in urban planning in the municipality and county at large. It comes against the backdrop of a myriad of urban challenges including rapid and uncontrolled urbanization, inadequate housing, uncontrolled informal settlements, inadequate services, infrastructure, and lack of an appropriate framework to guide urban growth.

Arising from these demands on urban planning, the integrated framework was adopted as a tool for planning in line with the Urban Areas and Cities Act, 2011. The idea of integration is to break away from a compartmentalized approach to territories, issues, and policies in order to promote an “all-inclusive” approach that takes into consideration the physical, economic and social dimensions of urban development.

The integrated approach means having a vertical arrangement among the various levels of government and bodies involved in territorial governance notably the national and county governments. The plan has also taken a horizontal integration approach among various stakeholders within the municipality, including the public, private and non-state actors.

An integrated plan must also promote responsible urbanism as opposed to urban sprawl, quality urban life; and engendering activity mix that stimulates urbanity, appropriate behavior, attitudes and growth. Development in this plan means improvement of urban places; transforming people’s livelihoods, the environment, growing of the economy; creation of livable, choice neighborhoods; positive change with equity; creation of synergy among sectors, actors and places and; sustainable growth.

Section 40 of the Urban Areas and Cities Act, 2011 (amended in 2019), states that ‘an integrated urban area or city development plan shall reflect, among other things: the board’s vision for the long term development of the city or municipality with special emphasis on the most critical

development needs; an assessment of the existing level of development in the city including identification of communities which do not have access to basic services; the determination of any affirmative action measures to be applied; the board's development priorities and objectives during its term in office, including its economic development objectives, community needs and its determination on the affirmative action in relation to the marginalized groups' access to services; and a spatial development framework which shall include the provision of basic guidelines for land-use management.

Planning is a deliberate, systematic, purposeful, result-oriented, and people-driven process that envisions a promising future state. The review of this plan is aligned to the County Integrated Development Plan, 2018-2022, and the technical data and eventual finalization of this review was achieved through a collaborative effort between the County Departments of Land, Housing, Physical Planning, and other stakeholders in the county. It is essential that this collaboration is strengthened and sustained in order to realize its successful implementation as envisaged under the Act.

A handwritten signature in black ink, appearing to read 'H. Barchok', is written over a horizontal line.

**PROF. HILLARY BARCHOK**

**GOVERNOR, BOMET COUNTY**

## ACKNOWLEDGEMENT



Bomet Municipality Integrated Strategic Urban Development Plan is a review of the previous Plan prepared for the year 2010-2030. The Plan covers an area of approximately 257Km<sup>2</sup>. The need for review has been highlighted in Chapter One of the report.

We appreciate the County Government of Bomet and the County Assembly of Bomet for seeing the need to review the Plan. I thank the Department of Lands, Housing and Urban Development for supporting the whole process of preparing the Plan by initiating consultancy services. The members of the Department led by County Executive Committee Member and Chief Officer ensured the process was done. Other staff included the directors in the department, physical planners, Surveyors Land Administration Officers, Town Administrators, A.g Bomet Municipal Manager Richard Kirui among others were very instrumental.

I cannot forget to appreciate the then Municipal Board led by Rev. Philex Korir for overseeing the process during the preparation of the plan.

The State Department of Lands and Physical Planning and National Land Commission are always available to ensure that the Plan is in tandem with necessary guidelines, policies and other statutory provisions. Thank you.

I will not forget to thank the County Assembly Sectoral Committee of Lands, Housing and urban Planning who ensure the Plan is processed formally as required by the Physical and Land Use Planning Act, Urban Areas and Cities Act.

The plan was prepared through facilitation from Kenya Urban Support Programme. We are so grateful to the funding which ensured the Plan was prepared.

Lastly, I thank the Consultant for the Plan, Geodev K Ltd, a Consultancy Firm in Land Surveying, Planning and Environment led by Plan David Gichuki who prepared the Plan with his team comprising of Plan. Simon Njoroge, Boniface Nyaila (Assistant Planner), and Paul Kivuva (GIS Officer). Thank you indeed for delivering the Plan.



HON. SHADRACK ROTICH  
Deputy Governor/CECM Lands, Housing and Urban Development,

## Executive Summary



Revision of Bomet Municipality Integrated Strategic Urban Development Plan (2010-2030) has been undertaken in line with Constitutional provisions and relevant planning laws. The County Government of Bomet appreciates the critical role that urban areas play in development and therefore identifies urban planning as a critical activity in achieving the envisaged development. It is in this regard that the Plan is being revised to reflect the current Municipality needs and demands as well as fulfill legal provisions that require review of Integrated Plans after every five years.

Bomet Municipality Strategic Integrated Urban Development Plan (2010-2030) was prepared to provide a framework for guiding and controlling the growth of the Municipality for a period of 20 years. This was pursuant to provisions of the Constitution of Kenya (2010) Schedule 4 (2) number 8, County Governments Act (2012) Section 111, Urban Areas and Cities Act (2011), the repealed Physical Planning Act (cap 286)– Section 24, 25, 26, 27 & 28 and the Second and Third schedule, Physical Planners Registration Act (no. 3 of 1996), Environmental Management and Coordination Act (1999) in addition to other related Acts of Parliament and relevant policies at the international, national and the county level.

The current review of the Plan is pursuant to the provisions of the Constitution of Kenya (2010) Schedule 4 (2) number 8, County Governments Act (2012) Section 111, Urban Areas and Cities Act (2011), Urban Areas and Cities Act (Amendment Act) 2019, Physical Planning and Land Use Act No 13 of 2019 and other related laws and policies. The review is meant to update the BMISUDP 2010-2030 to reflect the current planning and development needs of the Municipality and to give effect to the effective implementation of the Plan in the context of devolved units and the attendant legislations and regulations.

The Integrated Strategic Urban Development Plan for Bomet Municipality identifies and suggests priority interventions that can make Bomet Municipality a competitive urban place with quality living and working environment that can attract investments for sustainable development. The plan proposes strategies to improve key thematic aspects of development namely: transportation, housing, environment, economic investment, social development and

urban governance. It provides specific measures to be put into place to tap the existing potential and address the identified challenges.

This Revised Integrated Strategic Urban Development Plan (ISUDP) will be a basis for funding of urban development projects when in harmony and fulfils the requirements of the attendant legislations and regulations. The funding opportunities are available from various institutions and support structures including the Kenya Urban Support Programme (KUSP) that has the objective of establishing and strengthening urban institutions to deliver improved infrastructure and services in participating counties in Kenya. Bomet County is one of the participants in KUSP.



**RICHARD KIRUI**

**AG. MUNICIPAL MANAGER**

**BOMET MUNICIPALITY**

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# PART I

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## Planning Context

# Chapter 1:

## CONTEXTUALIZATION OF THE PLAN REVIEW

### 1.1 INTRODUCTION

This is a reviewed Final Integrated Strategic Urban Development Plan for Bomet Municipality that provides policies and development proposals to guide and control development of the Municipality for a period of 10 years. The Plan seeks to promote integration of the physical, economic, social and environmental dimensions of development. A participatory approach was used in preparing the plan taking into consideration the vision and inspirations of stakeholders and the community.

#### 1.1.1 Background to the Plan Review

In the years 2008 – 2012, the defunct Bomet Municipal Council through financial support from the defunct Office of the Deputy Prime Minister and Ministry of Local Government embarked on preparation of an Integrated Strategic Urban Development Plan for Bomet municipality covering approximately 250 Square Kilometers. The purpose of the Plan was inter alia to create a framework for the development of a sustainable urban setting and address and guide other urbanization issues. The Plan was completed at the advent of devolution, which is a dispensation of the new Constitution of Kenya 2010. It was approved in 2018 and has not been substantially implemented since then.

#### **BMSIDeP's Purpose and Objectives**

The main purpose of the Plan was to guide integrated planning, infrastructure provision and all future development within the area of jurisdiction of the Municipal Council of Bomet (MCB).

The specific objectives of the Plan were to:

- i. Enhance and promote integrated socio-economic development in the town;
- ii. Provide and develop sustainable human environmental and resource system;
- iii. Allocate sufficient space for all land-uses to ensure efficient operation and comfort of users and accommodate future growth;

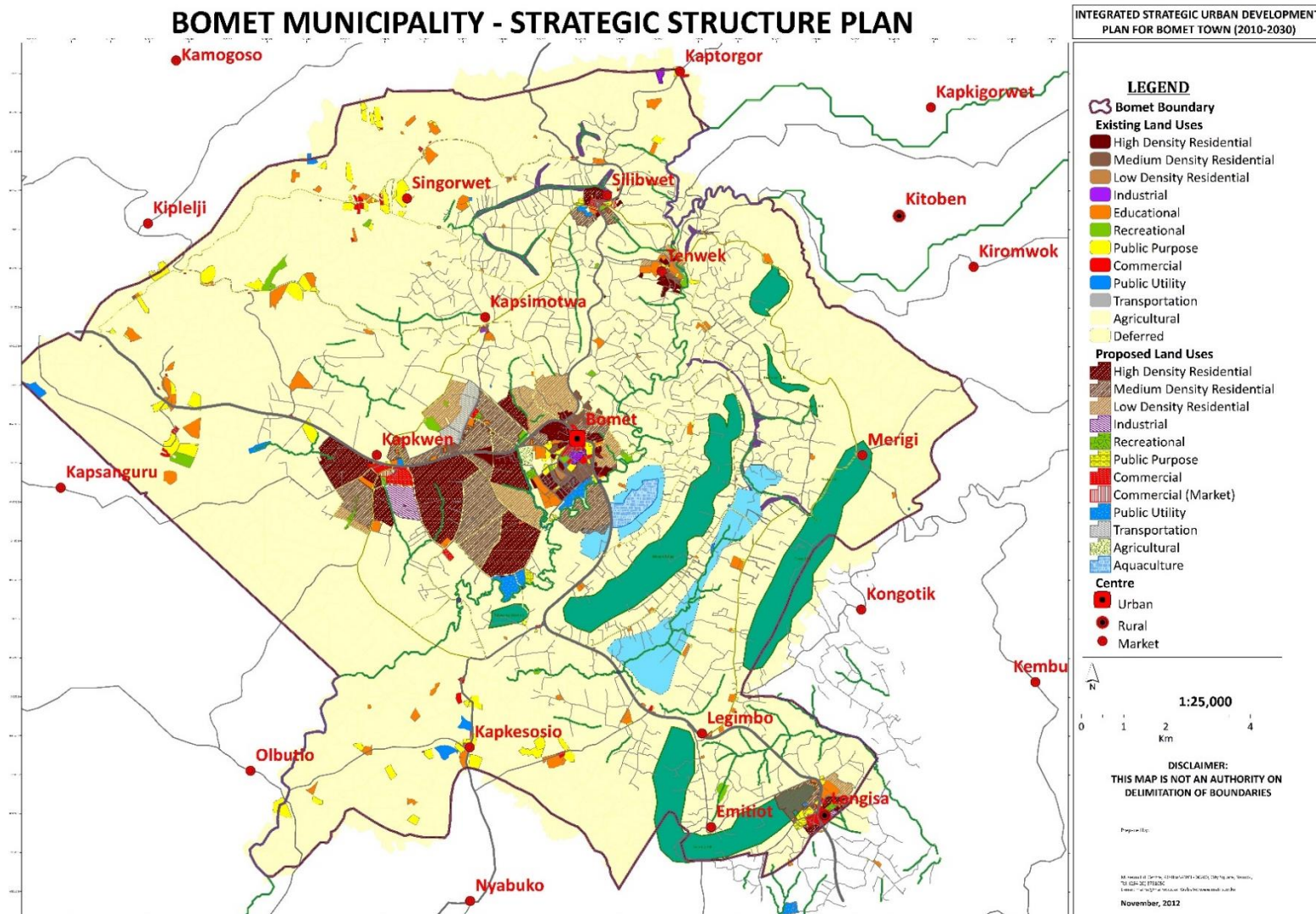
- iv. Ensure compactness of urban form and design of transport and communication network to enhance interaction while minimizing loss of open land, agricultural land, forest, wildlife (land and riverside), water catchment areas etc.;
- v. Avoid juxtaposition of incongruous uses and bringing together specially harmonious uses, or those whose combination will enhance special benefits;
- vi. Preserve and protect existing good features and fragile ecosystem. This may often require removal of unsatisfactory features;
- vii. Create a specific town character by different uses of topography and other natural features and by specific groupings of uses and densities;
- viii. Provide a policy framework for socio-economic investments, economic use of space, infrastructure services and community facilities; and
- ix. Provide a framework of plan implementation, organization and administration structure requirement, and resources needed to implement the plan.

### **The Need for BMSIDeP's Review**

Bomet Municipality Strategic Integrated Urban Development Plan (BMSIDeP) for the Period 2010-2030 was completed in 2012 and approved in 2018. The Plan has not been able to achieve its objectives since completion due to lack of a legal basis for implementation arising from delays in approval. Since completion of the Plan, the Municipality has experienced new urban dynamics and attendant planning and development challenges that the Plan did not address and some that it did not anticipate. Further, new legislations and policies have come in place after the preparation of the Plan commenced. The Plan is also apt for a review as per the provisions of the County Governments Act (2012).

It is on this backdrop that the County Government of Bomet is desirous of reviewing, updating the BMISUDP 2010-2030 and implementing the revised plan in the context of devolved units and the attendant legislations and regulations.

Map 1: BMISDeP (2010-2030) Structure Plan

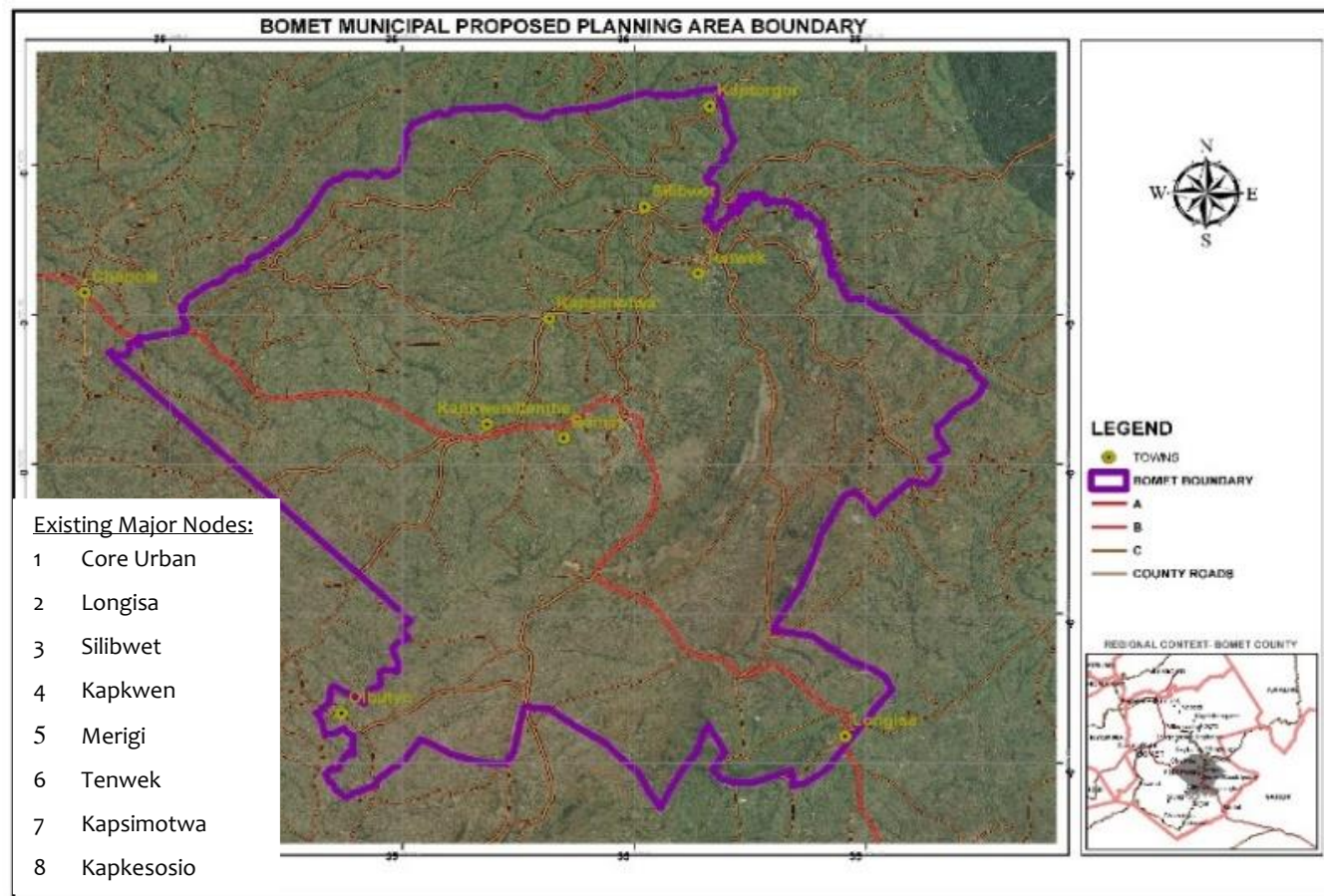


Source: Matrix Consultant, 2012

### 1.1.2 Location and Size of Bomet Municipality

Bomet Municipality is the headquarters of Bomet County. It covers approximately 257km<sup>2</sup> and straddles three (3) sub counties namely Bomet Central, Bomet East and Chepalungu and six (6) wards (Silibwet Township, Longisa, Merigi, Nyangores, Singorwet and Mutarakwa). Bomet Municipality is centrally located in the County and. According to 2009 Kenya Population and Housing Census, the total Municipality population was 110,160. The current estimated population as per 2019 population and housing census is 144,838. This population is expected to double by 2030. The Municipality's urban population is through natural growth along with rural to urban migration occasioned by the County's rural poverty and the now devolved system of government.

**Map 2: Spatial Context of the Study Area**



Source: Consultant, 2019

**Emerging Nodes:** Emitiot, Sachoran, Singorwet, Tarakwa, Tirgaga, Kipkoi, Aisak, Kipsarwet

### 1.1.3 Historical Background

The Municipality of Bomet started to grow in the late 70's with establishment of Kapkoros Tea Factory as the first major development. The now known Bomet town grew from a single street (Kipchamba Street), and virgin surrounding areas. Koma Plaza in the middle of the CBD along Kipchamba Street was the first business centre to be established in the town in 1992.

With the advent of devolution, there was a dramatic change in the town's dynamics with the arrival of new businesses, government, and civil society and private sector workers. This led to rise in urban growth occasioned with increase in land prices, not only in Bomet town, but also in other urban nodes of Silibwet, Tenwek, Merigi and Longisa situated within the Municipality. Urban growth has been immense along the Narok-Bomet-Kisii highway further creating a larger urban character straddling East to West of the Municipality. The West and Northern parts of the Municipality is characterized by good climatic conditions favorable for tea growing and other agricultural products leading to higher populations. These parts of the Municipality have the highest number of areas with a substantive urban character. Local politics have also affected the growth of the Municipality with some areas (West and North parts) having better infrastructural facilities and attracting more dense human settlements. East and Southern parts of the Municipality are characterized by dry climatic conditions and poor infrastructure, thus low agricultural production and less human settlements.

This high rate of urbanization in Bomet poses a challenge to the capacity of relevant authorities to manage and control development. This is largely due to the lack of an appropriate spatial framework to guide and direct development of the Bomet Municipality and satellite urban nodes. Major planning challenges facing Bomet Municipality include but not limited to the following: lack of a spatial framework to guide its growth, High population growth straining the available infrastructural facilities, urban sprawl, informalities (settlements and commercial activities), lacks adequate basic infrastructure developments like paved roads, sewer, water supply, solid waste disposal and surface water drainage, environmental degradation including unsanitary disposal of waste, encroachment on riparian reserve and informal settlements encroachments on fragile ecosystem such as rivers.

In light of the above, there is need to plan Bomet Municipality as a Municipality of this century and beyond, complete with standards and services applicable to modern Municipalities.

## 1.2 PURPOSE OF REVIEWING THE BMISDeP

The purpose of the Plan review is to update the BMISDeP (2010-2030) to reflect the current planning needs and demands as well as integrate it with the current planning laws, development policies, strategies and guidelines to achieve sustainable economic growth and prosperity of the Municipality.

## 1.3 OBJECTIVES OF THE PLAN REVIEW

The Review is intended to achieve the following objectives:

1. To develop framework for strengthening the capacity and building synergies for sustainable development;
2. To review the land use plan to strategically guide land use and development in the Municipality;
3. To develop a robust, sufficient and an all-inclusive stakeholder process which results in an approved and binding land use plan for the county which is acceptable by all parties, and that which protects the interests and values of all groups and stakeholders;
4. To ensure harmony between national, county and sub-county urban land use planning requirements;
5. To ensure protection and promotion of the interests and rights of the communities within the Municipality with the responsibility to future generations in mind;
6. To ensure that the IUDP promotes the pursuit of equity in resource allocation within the Municipality;
7. To appreciate the critical role that natural resources play in underpinning the long-term economic wealth and well-being of the Municipality in relation to urban centers for sustainable development;
8. To identify and recommend measures of protecting and benefiting from natural assets and cultural heritage in harmony with county government policies;

9. To ensure that key natural assets such as priority zones are identified and protected in order to ensure that land use activities in that zone conform to development control and land use guidelines;
10. To align the land use planning in the municipality with the county land use and with the environmental management strategies of the county;
11. To ensure that the municipality infrastructure is integrated with the county infrastructure and strategically aligned for sustainable development;
12. To facilitate development of a well-balanced urban settlements and ensure productive and sustainable use of resources within the municipality;
13. To identify clearly defined urban growth limits within which well serviced urban nodes;
14. To develop effective implementation, monitoring and evaluation mechanisms and a Capital Investment Plan.

#### 1.4 SCOPE OF THE WORK

- 1 Organize and conduct stakeholder engagement workshops and meetings
- 2 Contextualize the Plan in the current constitutional, legal, policy and institutional framework;
- 3 Review the existing situation of the project area and identify the current planning issues;
- 4 Examine and review the land optimization for urban development;
- 5 Evaluate and amend accordingly the Land Use/Zoning Plan;
- 6 Review the Land Use and Land Management Policies;
- 7 Evaluate and Review the Action Area Planning;
- 8 Evaluate and Review Sector Development Strategies;
- 9 Review the Capital Investment Plan;
- 10 Review the Sector Implementation Framework;
- 11 Develop procedure for the revision of the plan.

The strategic development themes of focus for this plan are: Transportation, Economy, Land and Housing, Physical and Social Infrastructure, Recreation and Open spaces, Environment and Governance.

### 1.5 OUTPUTS OF THE PLAN

The main output of the plan is a Revised Integrated Strategic Urban Development Plan that provides both long term and short-term framework for guiding development of the Municipality and its environs. The long-term framework offers the desirable spatial structure and indicates broad land use proposals. The short-term framework specifies the appropriate actions and their location within the planning area.

The outputs of the Plan review are as follows:

- i. A Project Inception report;
- ii. A Revised Situational Analysis Report that includes: the vision statement, findings of the baseline survey and such maps and texts that are necessary to describe the prevailing situation and stakeholder concerns and recommendations;
- iii. A Revised Plan (in a report format) that includes:
  - a. Basis for the Review;
  - b. Vision and the Objectives;
  - c. Methodology;
  - d. Situational Analysis;
  - e. Structure/Land Use Plan including Zoning Policies and Action Area Plans;
  - f. Sector Development Strategies including programs and projects;
  - g. Implementation strategy including Capital Investment Plan.
- iv. An updated GIS database.

The outputs of the review process are expected to result in a Revised Integrated Urban Development Plan that meets the following elements:

1. A situational analysis of the current socio-economic, physical, environmental and governance characteristics of the Municipality
2. A widely accepted vision for the municipality's development.
3. An approved Development Plan indicating detailed land use and zoning regulations (code), based on the newly updated digital topographical maps.

4. Sector strategies: local economic development, housing development, transportation improvement, infrastructural development, environmental and disaster management, urban governance.
5. A Capital Investment Plan with associated costs and responsibilities for implementation of agreed sector wise priorities with a realistic and affordable financing plan budget.

## 1.6 APPROACH AND METHODOLOGY OF UNDERTAKING THE REVIEW

### 1.6.1 Approach

The Review of Bomet Municipality Integrated Strategic Urban Development Plan embraced a multi-sectoral participatory and consultative planning approach. In its undertakings, the consultant engaged the Municipality of Bomet, the County Government of Bomet departments and every other relevant stakeholder (drawn from various sectors and interest groups) during the entire process. These stakeholders ranged from local residents at the household, urban nodes and Municipal level, key informants and experts from County Government of Bomet and relevant national ministries/departments/agencies, civil society groups, local groups such as youth and women, special interest parties such as business people, artisans among others. Stakeholder engagement was undertaken through household survey, workshops, targeted consultative meetings and interviews.

The review process comprised of a two (2) phased-process of detailed analysis of sectoral and spatial structure of the Municipality. The two phases entail urban studies and review of BMISDeP to attain an up to date GIS based Revised Plan that fully actualizes the intended purpose and objectives of the revised Plan. Bomet Municipality has multi-functional environments and therefore, any attempt to Plan it in a sustainable manner has to recognise and support this multi-functionality. The approach employed therefore was a multi-sectoral, consultative, participatory Visioning and Participatory GIS Approach (PGIS).

The process of undertaking urban studies and review of BMISDeP is indicated in the conceptual framework below:

Figure 1: Conceptual Framework

Existing Situation	The Plan	What to Adopt With reference to:	What to Drop - With reference to:
Constitutional, Legal, Policy, Baseline information and Site Realities Context	(Bomet Municipality Strategic Integrated Urban Development Plan for the Period 2010-2030)	<ul style="list-style-type: none"> <li>✓ Existing Situation</li> <li>✓ Structure and Zoning Plan</li> <li>✓ Action Area Planning</li> <li>✓ Development Strategies</li> <li>✓ Capital Investment Plan</li> <li>✓ Implementation plan</li> </ul>	<ul style="list-style-type: none"> <li>✓ Existing Situation</li> <li>✓ Structure and Zoning Plan</li> <li>✓ Action Area Planning</li> <li>✓ Development Strategies</li> <li>✓ Capital Investment Plan</li> <li>✓ Implementation plan</li> </ul>

### 1.6.2 Methodology

The methodology of undertaking the review process involved the following:

- i. Stakeholders' participation and engagement through workshops, focus group discussions, key informants and experts' consultation and special interest parties consultation;
- ii. Field surveys e.g. socio-economic surveys, land use surveys, transport and traffic surveys, assessment of land carrying capacity, assessment of land availability and land suitability analysis;
- iii. Detailed mapping of the spatial elements within the Municipality.
- iv. Conceptual analysis of the area to establish development options
- v. Review of the BMISUDP's spatial and sectoral elements to produce a Revised GIS based Urban Development Plan

### 1.6.3 Key Activities Undertaken

Key activities undertaken in the review process are urban studies and review of the Plan as per the study findings and its intended purpose

#### a) Urban Studies

1. Startup meetings with the client and formulation of the general direction on the scope of work
2. Stakeholders identification and mobilization
3. Visioning and Launch Workshops

4. Detailed base map preparation
5. Field survey and detailed mapping (Households' conditions survey, land use survey, land carrying capacity survey, land suitability analysis, traffic and transport survey)
6. Data analysis, interpretation and synthesis of planning issues
7. Conceptual analysis of the planning area to identify possible future planning and development options/concepts through scenario building and modeling
8. Stakeholders Situational Analysis Validation Workshops

#### b) Revision of the Integrated Strategic Urban Development Plan (2010-2030)

1. Preparation of land optimization strategies for urban development.
2. Amending of Land use /Zoning plan.
3. Reviewing Land Use and Land Management Policies.
4. Reviewing Action Area planning.
5. Reviewing the sector development strategies and Implementation Framework.
6. Stakeholders' consultation and engagement.
7. Preparation of the Revised BMISUDP.
8. Submission of the Plan to the County Government of Bomet for the purposes of approval and adoption.

#### 1.6.4 Categories of Surveys that were undertaken

##### (a) Socio-Economic Survey

Under this task, 400 households were surveyed. This was undertaken through structured random sampling and by use of household questionnaires. The household questionnaires was undertaken in areas highly built and that exhibit considerable urban character. These areas were Bomet Town/Municipality's core urban area, Kyogong, Sachoran, Kapkesosio, Kipsarwet, Emitiot, Longisa, Merigi, Tenwek, Silibwet, Tirgaga, Aisaik, Kipkoi, Kapsimotwa, Singorwet, Tarakwa, Sachangwan and Kapkwen. The objective of the socio-economic survey was to obtain data essential for planning concerning following;

- Household structure, members, educational level, head of household characteristics
- Land ownership details and land related issues at the household level
- Household expenditure and income level

- Road accessibility and household travel information Access to basic urban services for households such as water supply, sanitation, drainage, solid waste management
- Availability and access to social and community facilities
- Governance issues and the level of participation in community development

**(b) Land and Land Use Survey**

Preparation of the existing land use map forms the fundamental tool for successful preparation of development plans. Identification of the existing land uses in the Municipality was undertaken at this stage. This involved digitization of existing satellite imageries and cadastral maps and other available digital and non-digital maps from all available sources. Further, it entailed collecting of spatial data using digital GPS machines in order to identify major land uses, physical elements, natural features, major landmarks, as well as mapping out possible land uses conflict.

**(c) Infrastructural Services Survey**

The objective of this survey was to establish the availability or non-availability of infrastructure services and facilities and to create a database on the same. These services and facilities include water, sewerage, storm water drainage, solid waste, electricity, street lighting among other facilities. Among the issues the study examined were service availability, condition, quality of the facility/services, distribution, accessibility, efficiency and sustainability.

**(d) Road and Transportation Inventory Survey**

A road network inventory is an important survey to determine the carrying capacity and efficiency of the existing network and to the extent to which they need to be improved with the possibility of upgrading/widening in future. The inventory covered all arterials and other major roads to assess the right of way characteristics, carriageway characteristics, footway characteristics, encroachments on the road, functional condition of pavement, road surface characteristics, abutting land use characteristics, levels of service offered, level of connectivity, etc.

**(e) Human Settlements Survey**

The objective of this survey was to establish the existing human settlement areas, their characteristics, condition, facilities and services available as well mapping out possible human settlements conflict. The inventory covered both densely built up areas and the less dense areas that exhibit a rural character.

**(e) Environmental Survey**

The basic objective of an environmental survey was to undertake inventory of

- i. Environmental assets/ infrastructure viz. open space/ green space, water bodies/ water logged depressions and ecologically important areas rich in biodiversity,
- ii. Environmentally sensitive building uses (e.g. schools, hospitals, heritage site, other historically important sites and religious/ cultural institutions)
- iii. Land use conformity and land uses that can pose a threat to the environment viz. solid and liquid waste dumping sites
- iv. Surface and ground water quality and status,
- v. Floral (vegetation cover and type) and faunal diversity

## Chapter 2:

### SUMMARY OF EMERGING ISSUES

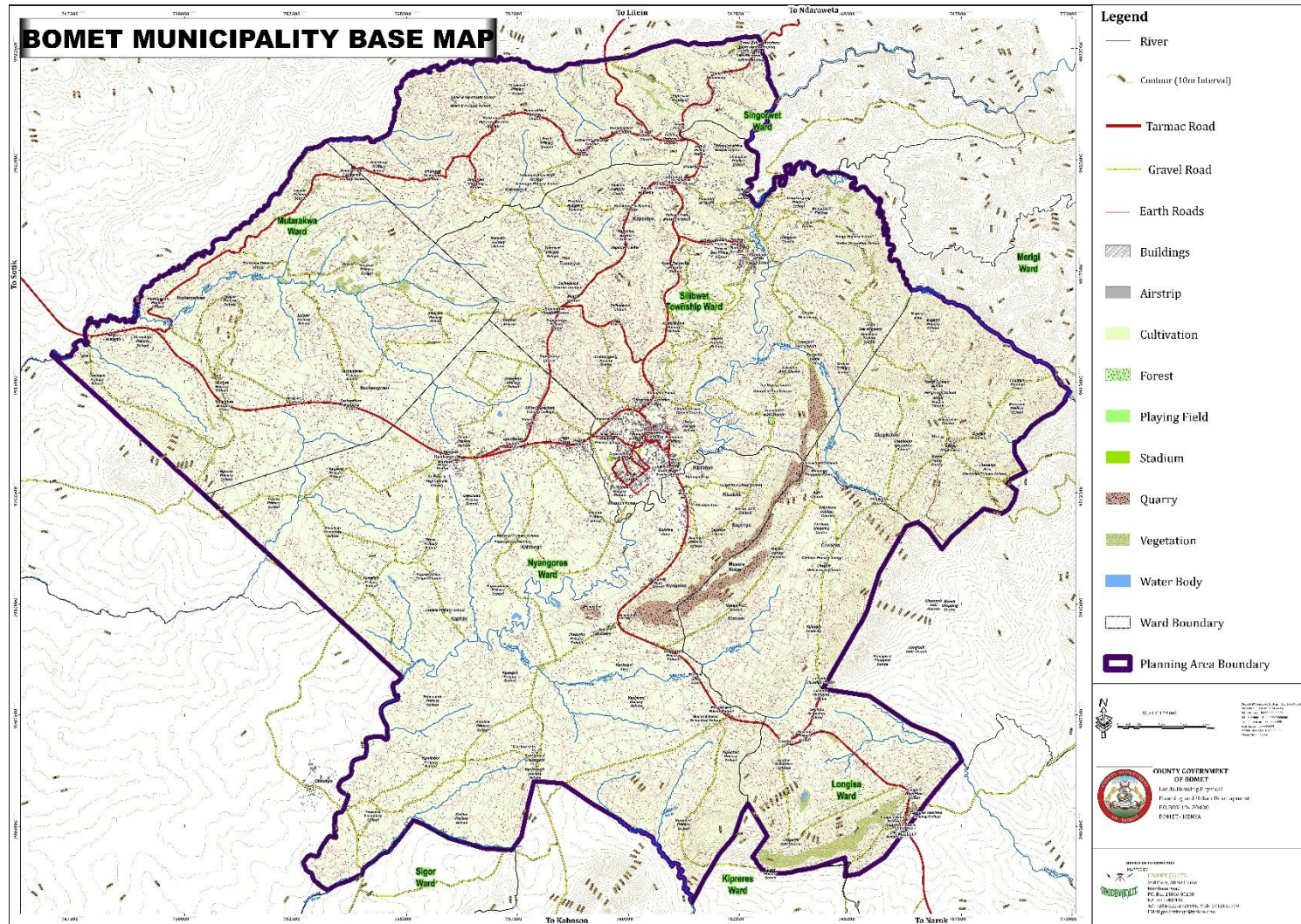
#### 2.1 OVERVIEW

This section provides a summary of the study findings that entail sectoral and spatial structure of the Municipality. During urban studies, investigation was undertaken to enhance understanding of the area's physical, social, economic and environmental dynamics through desktop and field studies. The outcome of the investigation as presented in this section formed a basis for the formulation of intervention measures in revising the Plan. During this phase, identified stakeholders were engaged to provide local issues that affect them, identify development priorities and develop a Vision for the Municipality. Spatial analysis was undertaken through detailed mapping of the Municipality.

This section also presents spatial and sectoral potentials, opportunities and challenges, capacity needs for various stakeholders, existing planning gaps and opportunities and key recommendations to alleviate the challenges, utilize the potential, optimize opportunities and as a result, achieve the desired Plan purpose.

## 2.2 SPATIAL ANALYSIS OF THE MUNICIPALITY

Map 3: Base Map



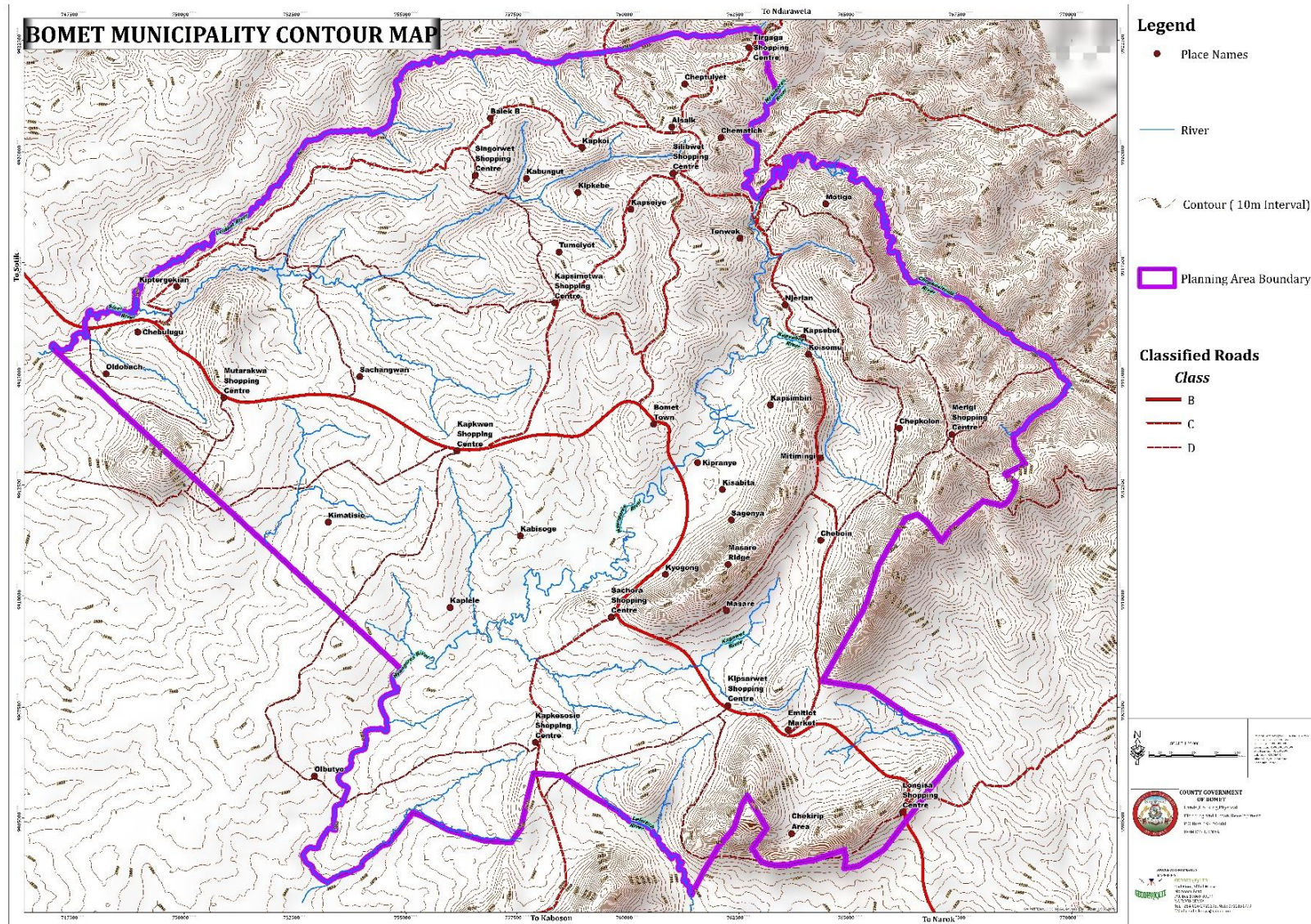
Highly built up areas (dense settlements) are in the Central and Northern parts of the Municipality. West and East of the Municipality is moderately built up while the Southern parts are the least built up.

East and South of the Municipality has more cultivation (farming) areas than the rest of the Municipality.

Most tarmac roads are in the Central and Northern parts of the Municipality

Source: Consultant, 2019

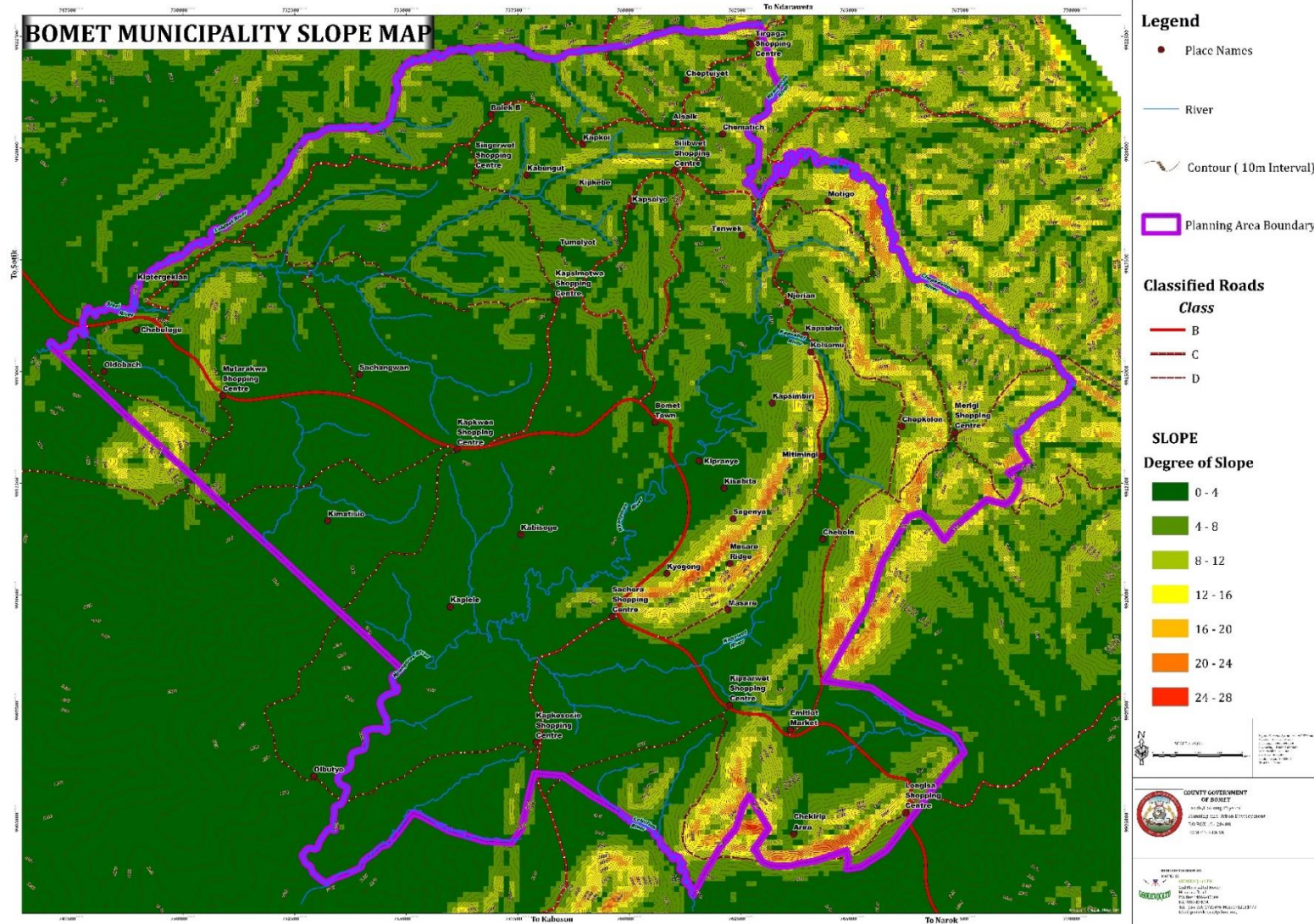
Map 4: Contours and the Height above Sea Level of the Municipality



High and steep areas are towards East and North East of the Municipality (2060m asl).

The area is relatively flat towards the South and South Western parts (1900m asl).

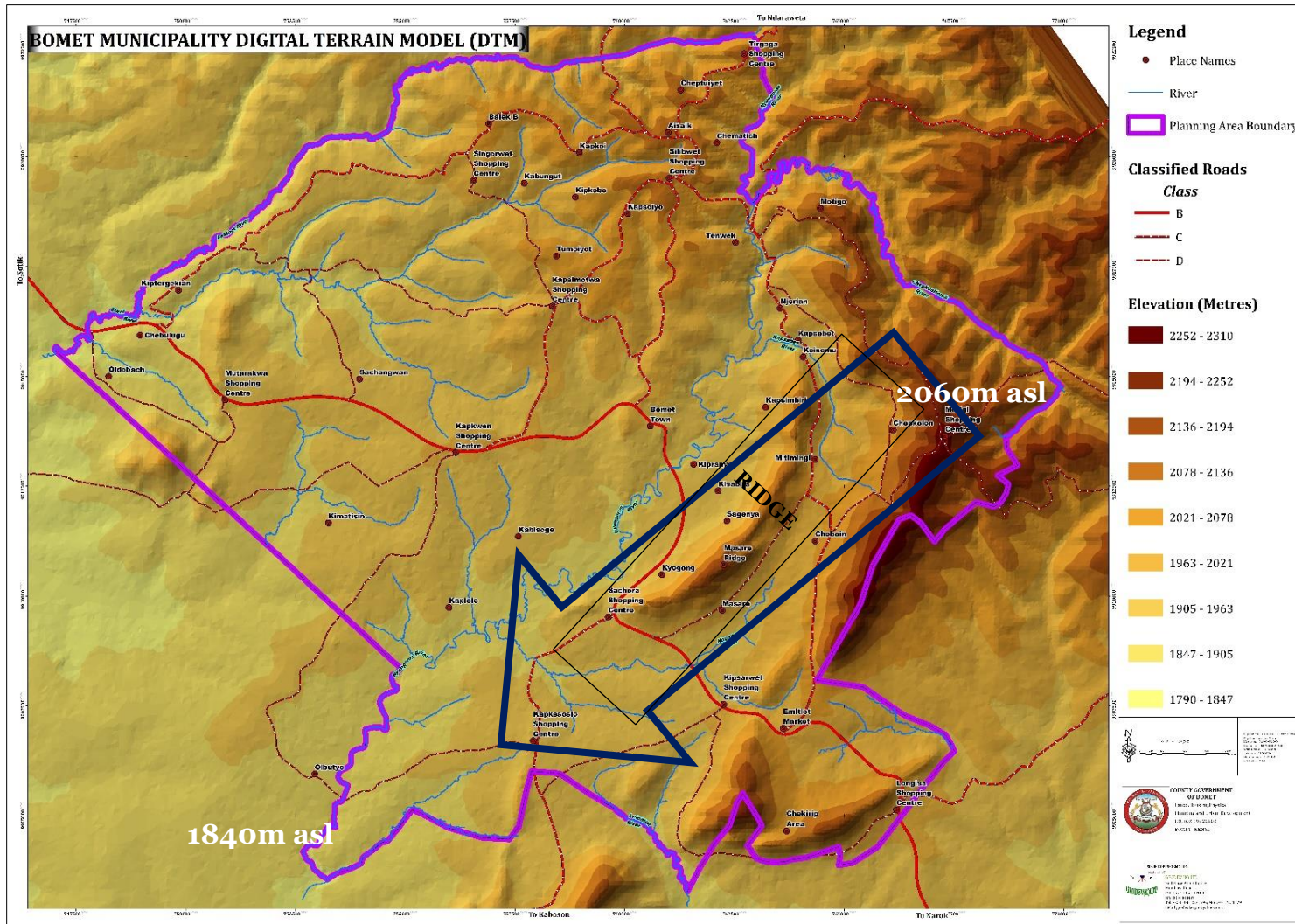
Map 5: Slope Analysis of the Municipality



The area slopes from North East to South West and to a lesser extent in the East-West direction with a ridge across the area. Slope analysis will help inform infrastructural proposals

Source: Consultant, 2019

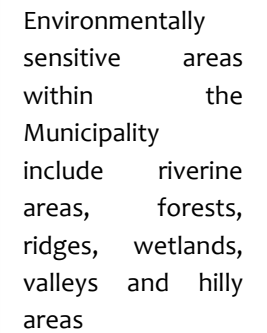
Map 6: Digital Elevation and Terrain Model for the Municipality



The highest point in the Municipality is Merigi centre (2060m asl) while the lowest is after Kapkesosio near Olbutyo Centre (1840m asl)

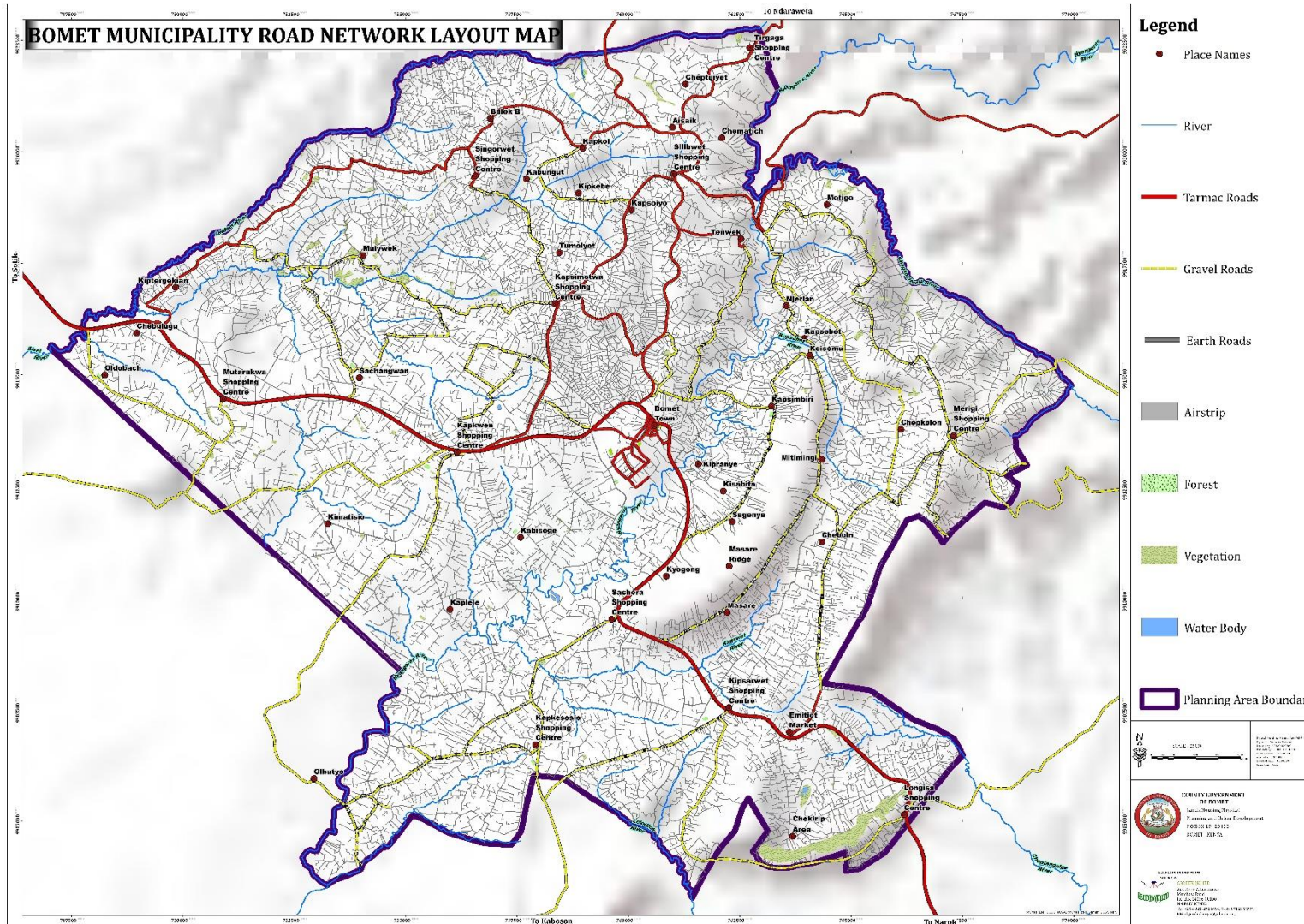
The Masare range, Kyogong and Tiroti hills to the South East; the Sugumerka hills to the South West and the Mutarakwa hills to the North East reflects the upper zones of the Municipality which give way to the less undulating terrain on the Central, Western and South Western area of the Municipality.

Source: Consultant, 2019



Reviewed Plan Report

Map 8: Municipality's Road Network Layout



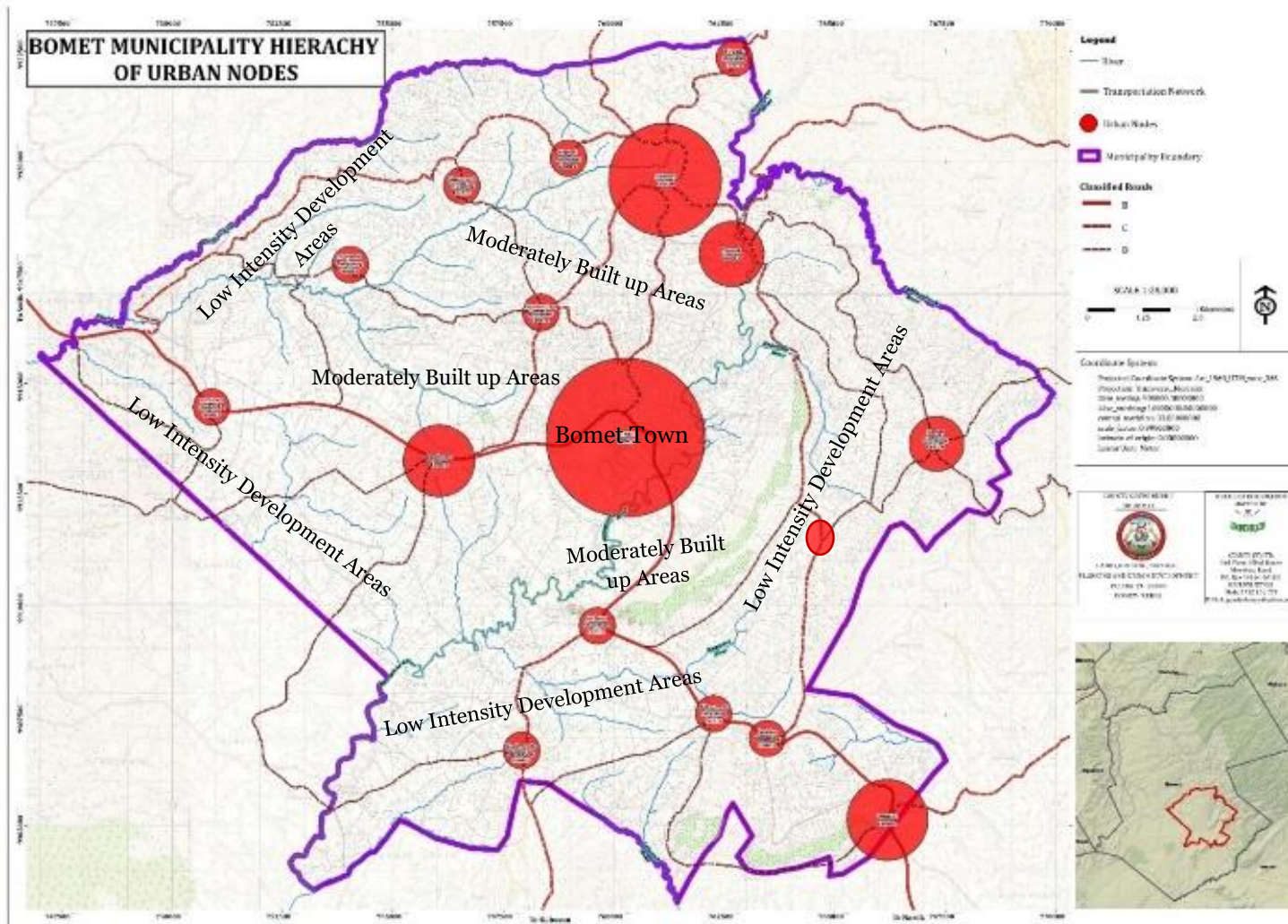
The Municipality is well covered with road network (both intra and inter Municipality). However, most are narrow and in poor condition.

The main categories of road surface in the Municipality are Tarmac (3%), Gravel (8%) and Earth Roads (89%).

Central and Northern parts of the Municipality have the highest coverage of tarmac roads in km structuring urban development in that direction. East and Southern parts take the lowest percentage hence less accessible and stagnant urban development

Source: Consultant, 2019

Map 9: High and Low Intensity Development Areas (Human Settlement Layout, 2019)

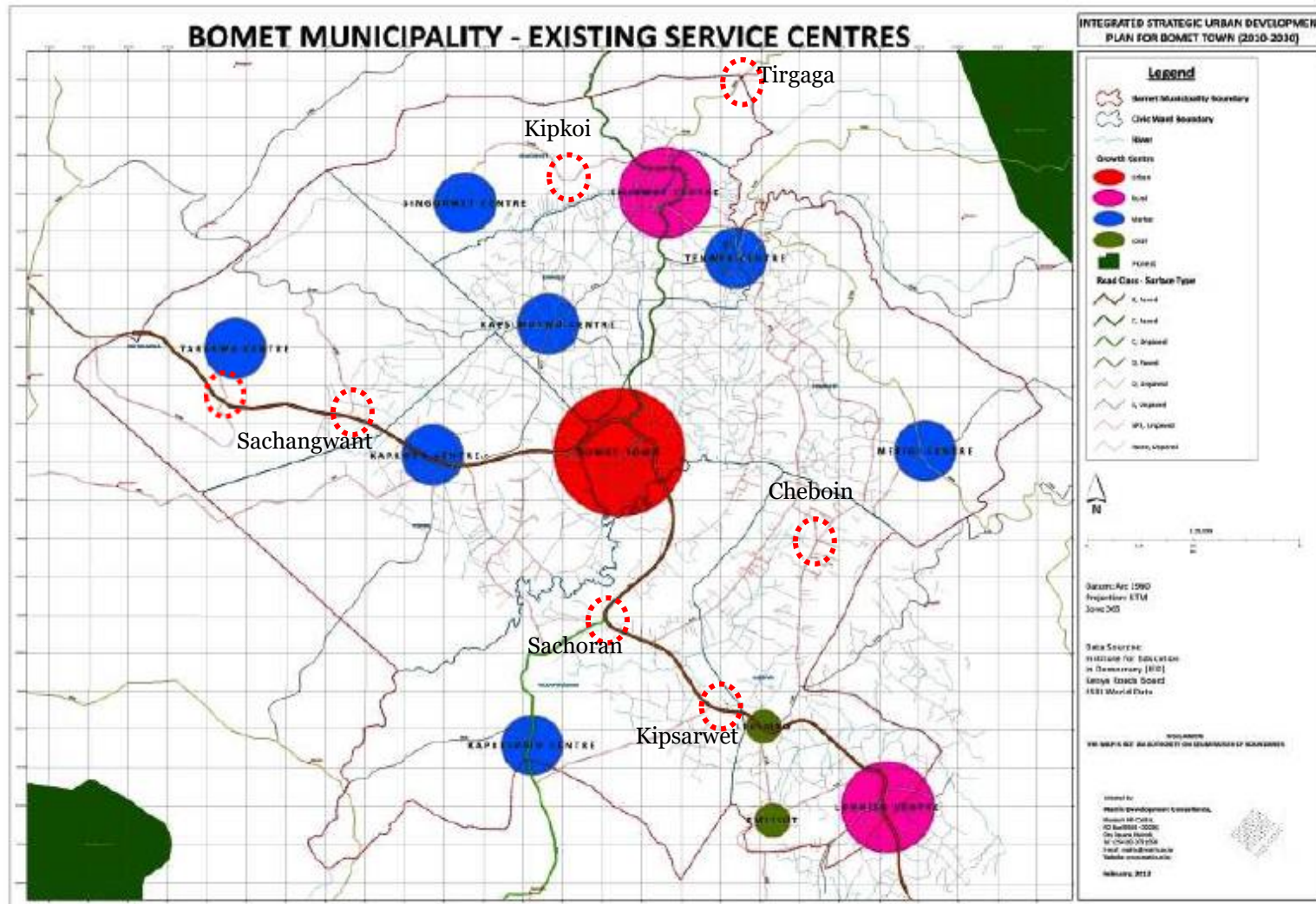


Source: Consultant, 2019

Urban settlements in the Municipality can be categorized into the following levels:

1. **Tier 1 (Urban Core)** –the now known Bomet Town. This is the main urban node which hosts the Municipality and County Headquarters
2. **Tier 2 Nodes:** Silibwet, Longisa, Kapkwen, Tenwek, and Merigi. These are existing nodes with all major land uses
3. **Tier 3 Nodes:** Tarakwa, Singorwet, Kapsimotwa, Tirgaga, Kipkoi, Sachoran, Kapkesosio, Kipsarwet, Cheboin and Emitiot. These are the emerging nodes with only a few distinct land uses

Map 10: Human Settlement Layout, 2012

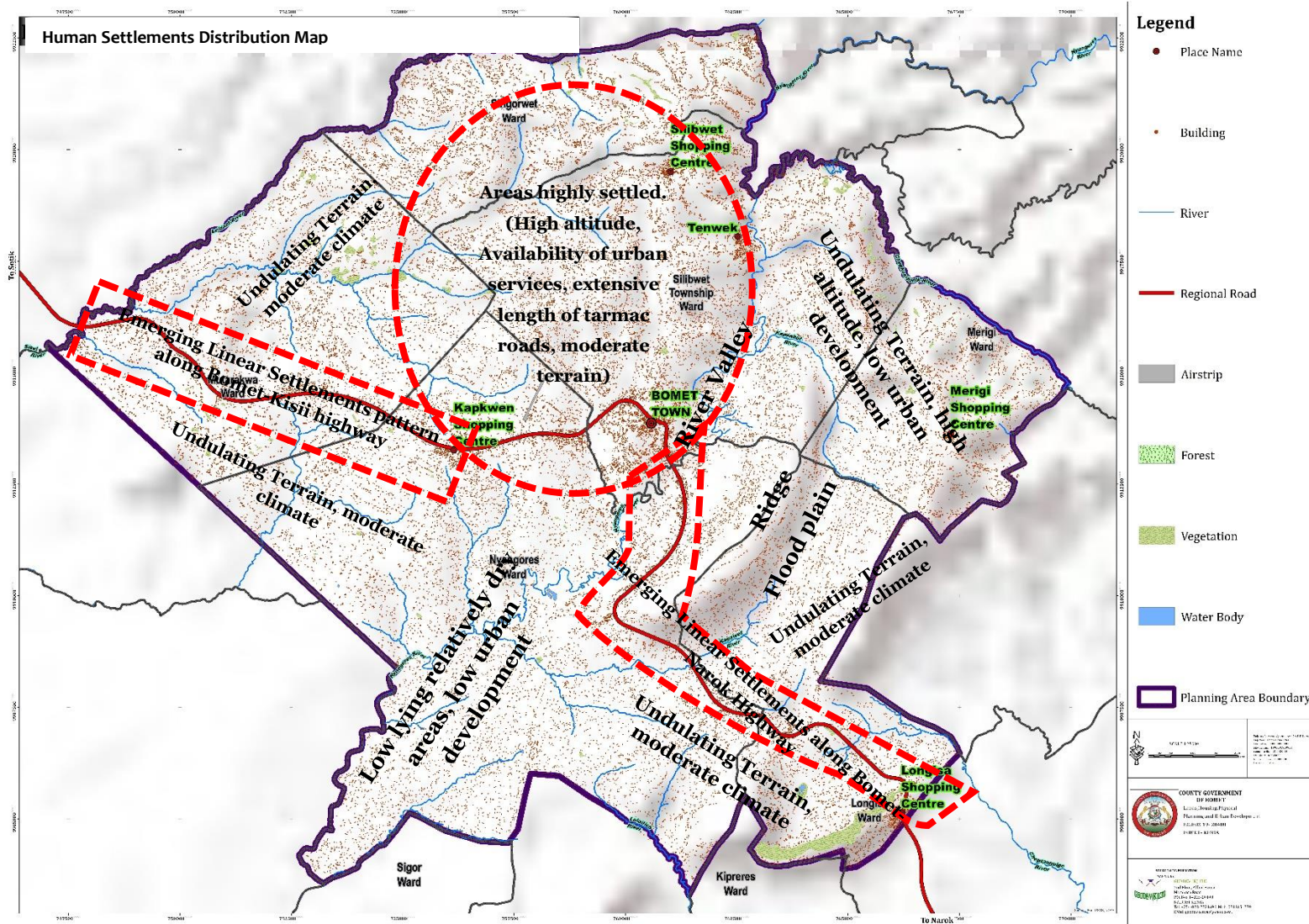


There has not been significant changes on service centres layout since 2012. However, a few changes are noted

- Tarakwa's Commercial and administrative activities are situated along Bomet-Kisii highway.
- Other nodes have emerged i.e. Sachoran, Kipsowet, Cheboin, Kipkoi, Sachangwan and Tirgaga

Source: Matrix Development Consultants, May, 2012

Map 11: Human Settlements Structuring Elements, 2019

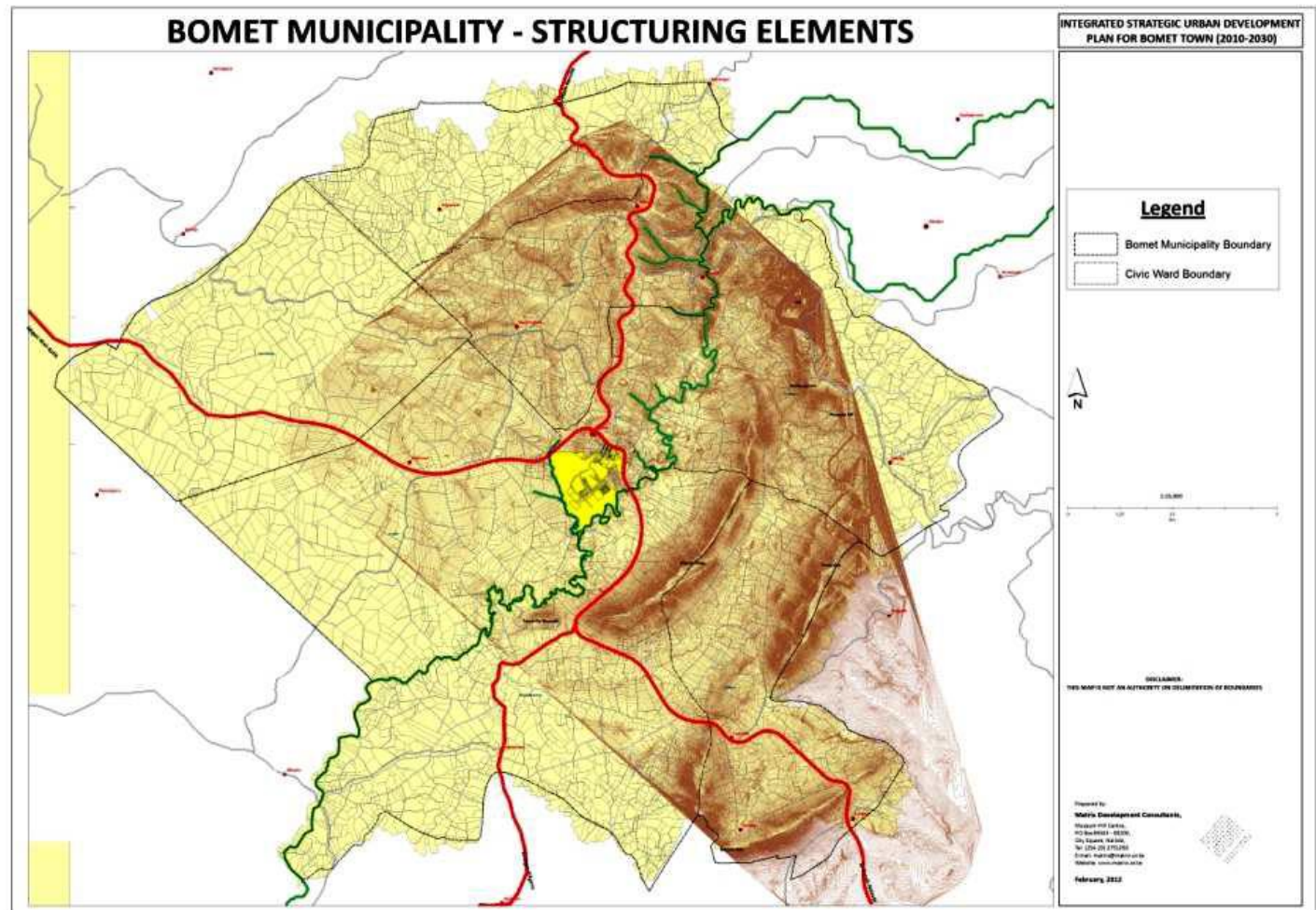


Source: Consultant, 2019

The main structuring elements are tarmac roads and physiographical features (climate, ridges, river valleys, flood plains and terrain). River Nyangores along Bomet-Narok highway is no longer a constraint to urban growth as identified in the BMISDeP in 2012. Urban growth is now taking place on both sides of the river

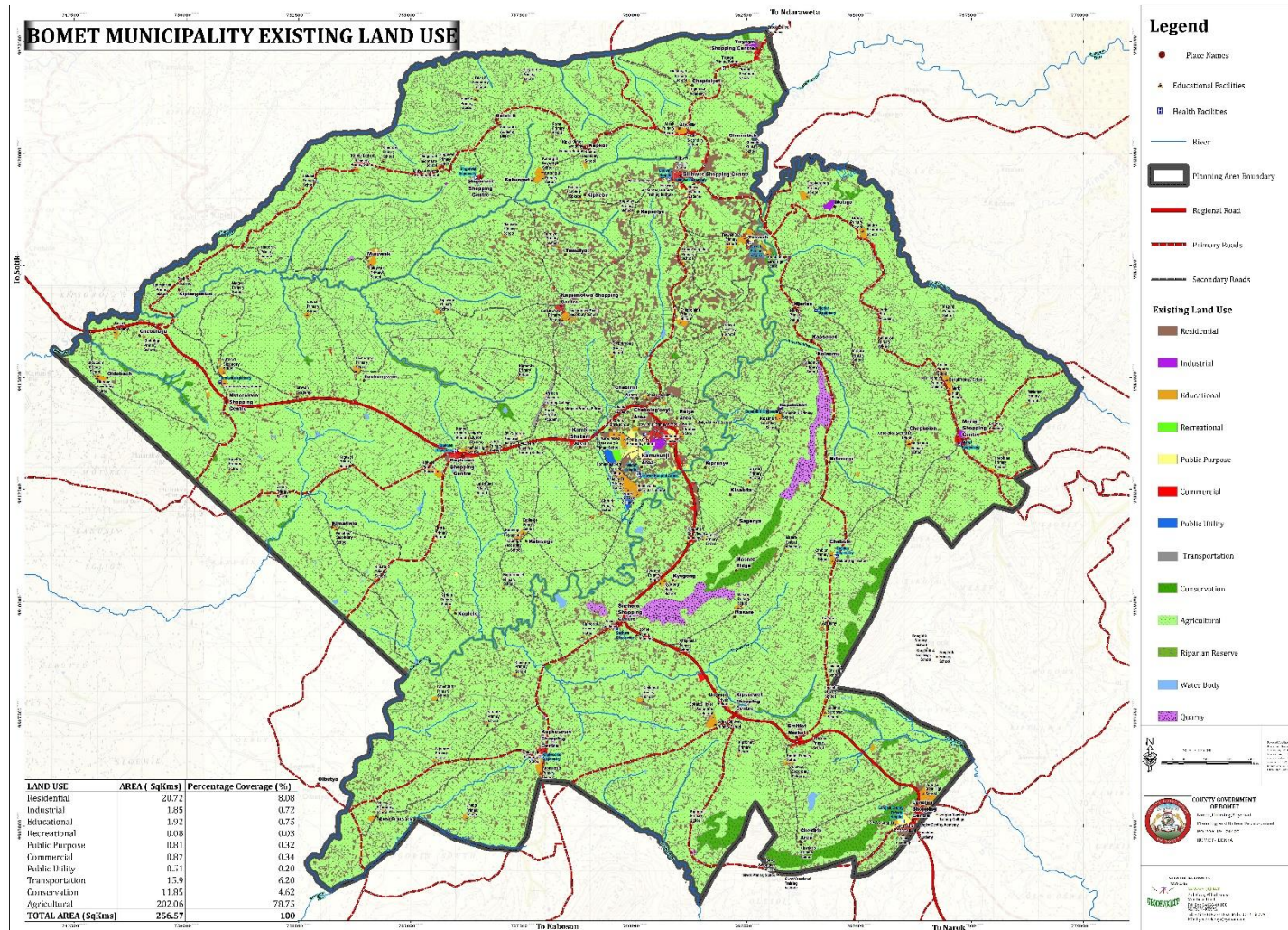
Map 12: Human Settlements Structuring Elements, 2012

The main structuring elements were the same as the ones identified during the Plan Review, 2019 except River Nyangores which was identified as a constraint to urban development. However, with the advent of devolution, urban development has had much more impact in structuring layout of the settlements than it did in 2012. This has been triggered by increased new development projects by the County Government, provision of more urban services in the various nodes and influx of new government employees and businesspersons who have more demand for housing as well as consumables.



Source: Matrix Development Consultant, 2012

Map 13: Current Land Use within the Municipality



The main land use is Agriculture covering 80%. The area is mainly an agricultural zone largely due to its favorable climatic conditions and geographical setting.

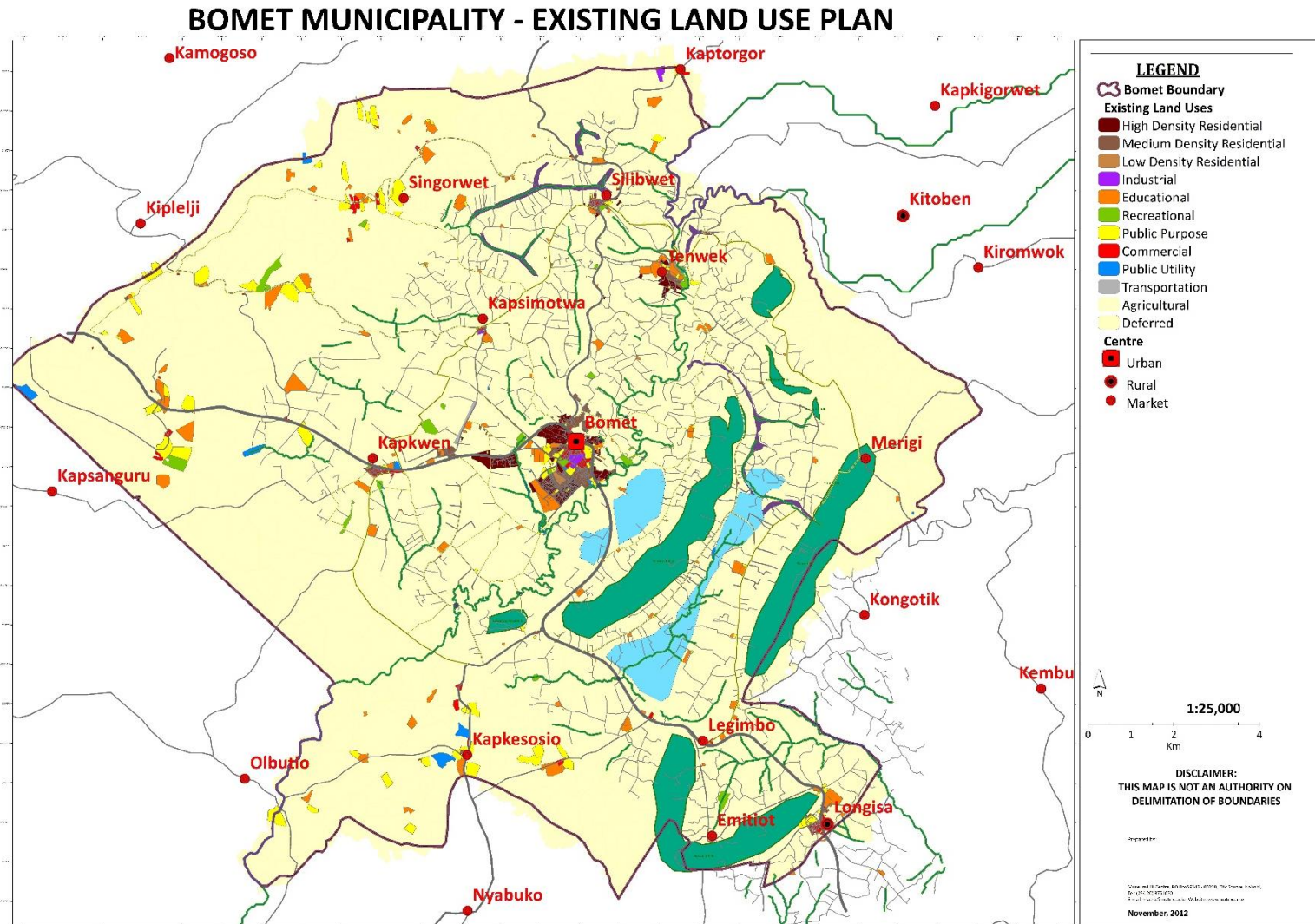
Residential takes the second percentage of land use (8.1%) with Central and Northern parts being the largely settled areas of the Municipality.

Transportation and Conservation take third and fourth largest share of land uses respectively.

Recreational and industrial take the lowest share of land use despite the area being a high potential agro-processing zone and highly populated.

Source: Consultant, 2019

Map 14: Existing Land Use for the Municipality in the Year 2012



Source: Matrix Development Consultant, 2012

The main land use was Agriculture, which is still the case today. However, there has been a significant change in residential land use especially the stretch between the CBD and Silibwet. Quarrying on Masare Ridge has also intensified over the years.

There is a rising trend of human settlements encroaching hills, ridge, steep areas and along the riverine sections, hence reducing conservation areas and increasing land use conflict

## 2.3 SECTORAL EMERGING ISSUES

### Population and Demographics

1. **Rapidly Increasing Population.** The population is anticipated to double by the year 2039. This will exert pressure on existing infrastructure and social services if they are not consistently improved and expanded.
2. **High labor force:** The municipalities labor force stands at 69%. This implies 31% of the population is dependent. This is lower compared to Kenya's dependency ratio, which stood at 72.8% by the year 2018. To harness this potential, adequate job opportunities should be provided.
3. **Inadequate social and physical infrastructure:** As evident from data needs assessment, there exists some service and infrastructure gaps such as health facilities as well as community facilities. This gap should be bridged to avoid overcrowding within existing facilities hence reducing the quality of the services provided.
4. **High poverty rate (46.5%):** slightly higher than that of Kenya at 43.6%. There's need to invest in employment opportunities with an objective of eradicating poverty within the municipality and the county as well.

### Land and Environment

- **Emerging Issues**

1. Shrinking agricultural land due to urbanization and increase in human settlements.
2. Encroachment into conservation land
3. Dominance of private land tenure: 95% of land is private, leading to shortage of public land where infrastructure and services can be provided.
4. There's adequate land suitable for urban development (26.8%) leaving the rest for agriculture and conservation purpose
5. Environmental degradation arising from poor practice of quarrying activities. Most quarry sites are not properly managed and are not reclaimed after excavation is complete.
6. Steep/undulating terrain posing a challenge in infrastructure and service provision.

7. Encroachment into riparian reserves and wetlands. This is more pronounced within the core urban area where River Nyangores passes through. There are establishments too close to the river than the recommended 30m clearance riparian reserve. Within the rural hinterlands, the people undertake farming activities right into the riparian reserves.
8. Inadequate solid waste management facilities and poor sanitation methods. There are incidences of indiscriminate solid waste disposal and open disposal of wastewater especially in the urban core and satellite towns. This is mainly contributed by inadequate facilities such as sewer system as well as waste disposal and treatment sites. This leads to air and surface water pollution.
9. Planting of Eucalyptus tree species along riverbanks and water catchment towers. These species are attributed to high consumption of water and releasing of chemicals to the soil that may lead to other trees dying.

## **Housing and Human Settlements**

- **Emerging issues**

1. Poor conditions of neighborhood access roads- Most access roads within residential neighborhoods and especially in the core urban area are earth surfaced, unpaved, poorly drained and narrow.
2. Poor maintenance of rental housing, high rents and unregulated building development leading to unsustainable housing units.
3. Inadequate water supply. Only 27.8% of households have access to piped water. The remaining 72.2% obtain water from other sources, which may not be safe for human consumption.
4. Inadequate sewerage services within housing areas. Only 0.5% of households are connected to sewer services.
5. Proliferation of informality within housing areas -Raia, Burgei and Jerusalem. These areas are characterized by poor housing conditions, inadequate basic housing services such as water, sewerage facilities and poor conditions of access roads.
6. Inadequate open spaces, recreational facilities, social halls as well as community centres within residential neighborhoods.

## Transportation

### Emerging Issues

- Poor road conditions: Only 3% of total road length is tarmacked 8% are graveled while the rest (89%) is earth surfaced. The earth surface roads become impassable during rainy seasons affecting movement of people, good and services as well as agricultural products to markets.
- Missing links: inadequate bridges to connect different parts of the town especially across river Nyangores, Kiprurugit stream beside Bomet University.
- Inadequate Parking Facilities: Urban centres within the Municipality have inadequate parking facilities. The existing ones are not properly marked. There is only one Bus Park at the CBD, which is not adequate. It is too small to accommodate high capacity buses and minibuses, this result in PSVs parking alongside the busy Nairobi-Bomet-Kisii Highway. There's need to expand the bus park and create adequate car parking facilities in all the urban areas in the Municipality and especially the Core Urban (Bomet Town).
- Lack of designated *Bodaboda* parking sheds within the main urban areas. This results in bodabodas being parked alongside road reserves hence blocking pedestrians, cyclists and other road reserve users. Additionally, there are no designated pick and drop points for *Bodaboda* passengers.
- Inadequate NMT facilities; within Bomet and other main urban areas such as Longisa, Kapkwein and Silibwet. Walkways are only provided alongside main roads. There are no cycle tracks and other road furniture as well.
- Airstrip: The town has an airstrip, which is not functional. Its conditions are poor and lack a proper management system. This limits the air travel and local tourism potential of the Municipality.
- Steep/undulating Terrain. The undulating topography of the town poses a challenge to construction of roads as it makes the process too expensive.

## Social Infrastructure

### Health Facilities

Emerging Issues	Opportunities
<ul style="list-style-type: none"> <li>a. Inadequate public health facilities</li> <li>b. Inadequate financial resources allocated to health sector</li> <li>c. Inadequate staff to cover all the services offered in the hospitals</li> <li>d. Lack of land or enough space to establish and or expand existing facilities</li> <li>e. Poor condition of health facilities</li> </ul>	<ul style="list-style-type: none"> <li>a. Existing public health facilities that can be upgraded to improve service delivery.</li> <li>b. Existence of private health facilities to supplement public facilities.</li> </ul>

### Educational Facilities

Emerging Issues	Opportunities
<ul style="list-style-type: none"> <li>a. Adequate educational facilities that lack adequate facilities/infrastructure i.e. classrooms and laboratories</li> <li>b. Dilapidated education facilities</li> <li>c. There is an acute understaffing in both primary and secondary schools.</li> <li>d. Poor sanitation in Schools i.e. inadequate toilets and lack of clean water</li> <li>e. Poor road infrastructure making accessibility to schools difficult</li> </ul>	<ul style="list-style-type: none"> <li>a. Existing public educational facilities that can be upgraded to improve service delivery.</li> <li>b. Existence of private educational facilities to supplement public facilities.</li> <li>c. Rapid population growth</li> </ul>

## Community Facilities

Emerging Issues	Opportunities
<ul style="list-style-type: none"> <li>a) Inadequate Community facilities</li> <li>b) Degraded state of existing facilities</li> </ul>	<ul style="list-style-type: none"> <li>a. Potential to invest in community facilities i.e. social halls, libraries</li> </ul>

## Recreational Facilities

Emerging Issues	Opportunities
<ul style="list-style-type: none"> <li>1. Inadequate recreational facilities</li> <li>2. Lack of requisite/supporting infrastructure I.e. benches, drainage facilities,</li> </ul>	<ul style="list-style-type: none"> <li>1. Open spaces, Riparian reserves, Hills</li> </ul>

## Safety and Security

Emerging Issues
<ul style="list-style-type: none"> <li>1. Lack of a fire station, rescue centers, rehabilitation centers, fire hydrants, fire extinguishers in buildings</li> <li>2. Inadequate streetlights</li> </ul>

## Physical Infrastructure

### Emerging issues

1. On water supply; the reticulation network covers a small percentage of the town residents, there is inadequate investment on water supply infrastructure; the intake and treatment capacity, reticulation as well as storage.
2. The topographical spread of the municipality makes it almost impossible to connect all the urban nodes within the municipality with a sewer system. The cost of infrastructure development is quite high due to the terrain in the area, which possess a challenge; it is costly to do piping through the undulating terrain including the cost of pumping involved.
3. The sewer reticulation system experiences vandalism of manholes as well as line blockages;

4. There is lack of adequate funding to enable the department adopt and invest in other waste disposal mechanisms.
5. There is no substantive sanitary landfill within the municipality. Equally, the urban nodes do not have waste management sites.

## **Local Economic Analysis**

### **Emerging Issues**

They include General factors that hinder growth of the area's economy

- a) Poor infrastructural planning and development
  - Poor roads
  - Inadequate water and sanitation facilities
  - Poor drainage
  - Poor waste management
  - Poor and inadequate markets and market facilities
- b) Land constraints
  - Most land is private which is a constraint for provision of public facilities and enablement of investment (cost factor)
  - Low or lack of land banking
  - Emerging high land subdivisions
- c) Sprouting of informalities on land, housing, trading activities, industries, transportation etc.
- d) Poor management of public (financial) and natural resources
- e) Poor public participation and involvement in development projects
- f) Inadequate markets within the Municipality
- g) High unemployment levels

### ***New Sectors (prospects) that may be introduced to enhance the local economy***

- i. Establish abattoirs in Bomet municipality and leather tanning industries to leverage the existing high livestock production. Alternative to tanning, hides can be dried to produce raw hide for sale to outside markets

- ii. Institute modern farming technology and establish adequate fresh produce markets for regional, national and international markets via roads and standard gauge railway. The area produces vegetables (onions, tomatoes, kale, cabbages, spinach, local greens, courgettes, cucumbers, capsicum, peas, garlic, chilli peppers, pumpkins), fruits, Irish potatoes, sweet potatoes, beans, etc. in large quantities
- iii. Establish an ICT center to tap into the emerging technologies and the increasing youth population
- iv. Tourism. Presence of local culture, hotel and conference facilities, large tea farms, Mau Forest, a tourist circuit (Kericho, Narok, Nyamira, Migori and Tanzania)
- v. The proposed SGR line will open up opportunities. There is need to harness the opportunities by putting up establishments i.e. industrial parks, abattoirs

## **Governance**

### **Emerging Issues**

- 1. Lack of transportation facilities inhibits revenue collection
- 2. Inadequate regulations in buildings and enforcement of standards, this denies the local government revenue and exposes the residents to unsafe living environments.
- 3. Uncooperative staff members resulting in poor enforcement of mechanisms set to facilitate revenue collection.
- 4. Lean budgetary allocation to disaster management unit limits its operations in relation to prevention, preparedness mitigation, response and recovery;
- 5. Lack of clear structure of town management, there is overlapping of roles that various institutions play in the running of the town;
- 6. Poor land use planning, poor implementation of development control and zoning and regulations limited enforcement and monitoring of building/construction works.

## 2.4 STAKEHOLDERS CONCERNS AND EXPECTATIONS

The following stakeholder concerns were raised during launch and visioning exercises undertaken simultaneously at the Ward level, on 26<sup>th</sup> September 2019

THEME	WARD					
	Nyangores Ward	Longisa Ward	Merigi Ward	Mutarakwa Ward	Township Ward	Singorwet Ward
<b>Land and Environment</b>	<ul style="list-style-type: none"> <li>• Lack of title deeds within the market center and the rural area</li> <li>• Double allocation of plots within the urban area;</li> <li>• Poor drainage</li> <li>• There is no public forest in the urban area</li> <li>• Environmental degradation</li> </ul>	<ul style="list-style-type: none"> <li>• A proper action plan for Emitiot.</li> <li>• Review of the boundary of the municipality to cover the newly created Longisa township</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of land ownership documents</li> <li>• Lack of public land for establishment of utilities i.e. Chepkolon</li> <li>• Encroachment of riparian reserves</li> <li>• Human-Wildlife conflicts</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of land/space for commercial shops/activities/public purpose facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of title deeds</li> <li>• Improper land subdivision</li> <li>• Lack of a land use plan</li> <li>• Lack of a solid waste disposal site</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of title deeds caused by long process of titling</li> <li>• Soil erosion</li> <li>• Dumping of waste into rivers</li> <li>• Environmental degradation</li> <li>• Planting of eucalyptus trees along rivers</li> </ul>
<b>Housing and Human settlements</b>	<ol style="list-style-type: none"> <li>1. There are temporary dwellings in the urban areas; use of Mud and timber/Unsustainable houses</li> </ol>				<ul style="list-style-type: none"> <li>• Poor Access Roads</li> <li>• Squeezed housing units</li> <li>• Inadequate housing</li> <li>• There is no inspection on building plans and development</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of safety gargets like fire extinguishers</li> <li>• Encroachment of road reserves</li> <li>• Lack of finance to build proper houses</li> <li>• Accumulated land rates</li> </ul>

THEME	WARD					
	Nyangores Ward	Longisa Ward	Merigi Ward	Mutarakwa Ward	Township Ward	Singorwet Ward
<b>Health facilities</b>	<ul style="list-style-type: none"> <li>• Inadequate facilities i.e. maternity wing, Laboratory</li> <li>• Inadequate health personnel</li> <li>• Inadequate supply of essential drugs in Itembe health facility</li> </ul>	<ul style="list-style-type: none"> <li>• Addition of a health facility</li> <li>• Inadequate space at maternity wing</li> <li>• Inadequate drugs</li> <li>• Increase ambulances</li> </ul>	<ul style="list-style-type: none"> <li>• Inadequate health centers due to lack of funds</li> </ul>	<ul style="list-style-type: none"> <li>❑ Longisa Referral is congested</li> </ul>		<ul style="list-style-type: none"> <li>• Shortage of drugs in the dispensary</li> <li>• Insufficient health personnel in the dispensary</li> <li>• Faulty health equipment</li> <li>• Lack of maternity ward in Singorwet dispensary</li> <li>• Cancer, TB and dental diseases are the main diseases in the area.</li> </ul>
<b>Education facilities</b>	<ul style="list-style-type: none"> <li>• Inadequate schools</li> <li>• Inadequate teachers</li> <li>• Inadequate boarding facilities in Secondary schools;</li> <li>• Inadequate resources in technical schools as well as adult education schools.</li> </ul>	<ul style="list-style-type: none"> <li>• There are few ECDE centres;</li> </ul>	<ul style="list-style-type: none"> <li>• Matarmat primary school building is unsafe</li> </ul>	<ul style="list-style-type: none"> <li>• Construct a research center in Bomet</li> </ul>	<ul style="list-style-type: none"> <li>• Long distance to learning institutions</li> <li>• Inadequate teaching staff</li> <li>• Inadequate land expansion of education facilities</li> <li>• Poor access roads</li> <li>• Lack of accountability</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of learning materials</li> <li>• Lack of special schools in the area</li> <li>• Inadequate ECDE facilities</li> <li>• Lack of adequate tertiary schools in the ward</li> <li>• Insufficient teachers in schools.</li> </ul>
<b>Recreation/Community facilities</b>	<ul style="list-style-type: none"> <li>• Lack of a public Library; playground, stadium, public cemetery site, social halls and public parks</li> </ul>	<ul style="list-style-type: none"> <li>❑ Lack of Community and Recreational Facilities; a library, open spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of recreational facilities i.e. parks and gardens</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of a social hall</li> <li>• Lack of an ICT hub</li> <li>• Lack of a rehabilitation center/playground/library</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of an urban park/open space</li> <li>• Lack of social halls and community centers in major urban centers</li> </ul>	

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

THEME	WARD					
	Nyangores Ward	Longisa Ward	Merigi Ward	Mutarakwa Ward	Township Ward	Singorwet Ward
					<ul style="list-style-type: none"> <li>Lack of an ICT Centre in the County</li> </ul>	
<b>Water</b>	<ul style="list-style-type: none"> <li>Water shortage; Rely on one Borehole</li> <li>Lack of safe drinking water</li> </ul>	<ul style="list-style-type: none"> <li>Inadequate piped water supply in the area;</li> <li>Unreliable; high cost of water connection</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Inadequate supply of water to Merigi centre/Stegro tea factory/health centre</li> </ul>	<ul style="list-style-type: none"> <li>Inadequate water supply</li> <li>Water weed in Kaposirir Dam</li> </ul>	<ul style="list-style-type: none"> <li>Water pollution</li> <li>Inadequate water supply</li> <li>Planting of Eucalyptus trees along the rivers</li> </ul>	<ul style="list-style-type: none"> <li>Inadequate water supply</li> </ul>
<b>Solid waste management</b>	<ul style="list-style-type: none"> <li>Poor waste management</li> <li>Lack of proper waste management</li> </ul>	a) No waste management site / landfill	<ul style="list-style-type: none"> <li>Poor management of solid waste; Inadequate garbage bins</li> </ul>	1. Lack of a solid waste disposal site	<ul style="list-style-type: none"> <li>No solid waste disposal sites</li> <li>Inadequate garbage collection trucks</li> <li>Lack of a sewer system</li> </ul>	
<b>Energy</b>	<ul style="list-style-type: none"> <li>There is irregular supply of Electricity</li> </ul>		<ul style="list-style-type: none"> <li>Some areas are not connected to electricity</li> </ul>	<ul style="list-style-type: none"> <li>Unreliable electricity</li> </ul>	<ul style="list-style-type: none"> <li>Unreliable power supply</li> <li>Lack of alternatives to electricity</li> <li>Unreliable power supply</li> </ul>	<ul style="list-style-type: none"> <li>Unreliable supply of electricity in schools and hospitals</li> </ul>
<b>Roads and Transport</b>	<ul style="list-style-type: none"> <li>Poor road network</li> <li>Missing links, and bridges; Bridge at Kiprurugit stream;</li> </ul>	<ul style="list-style-type: none"> <li>Tarmacking of post office - Sunshine and Kembu road;</li> </ul>	<ul style="list-style-type: none"> <li>Poor roads rendering some areas inaccessible</li> </ul>	<ul style="list-style-type: none"> <li>Constructing bridges between East Sotik and Nyagaa, between</li> </ul>	<ul style="list-style-type: none"> <li>Poor road surface conditions</li> <li>Narrow roads</li> <li>Lack of a town by-pass</li> </ul>	<ul style="list-style-type: none"> <li>Lack of storm water drainage facilities</li> <li>Poor access roads to Kamasega Primary</li> </ul>

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

THEME	WARD					
	Nyangores Ward	Longisa Ward	Merigi Ward	Mutarakwa Ward	Township Ward	Singorwet Ward
	<ul style="list-style-type: none"> <li>Kapkwon – Bambanik school</li> <li>Need for a service lane in Itembe Market</li> <li>Katembwo – Kabewor Chemyaliliet school -</li> </ul>	<ul style="list-style-type: none"> <li>Construct a bus stop and car parks within the town</li> <li>Service lanes needed</li> </ul>	<ul style="list-style-type: none"> <li>Lack of Boda Boda sheds</li> </ul>	<ul style="list-style-type: none"> <li>sachangwan and Kipsiwon</li> <li>Tarmacking access roads i.e. Tarakwa-Nyagaa-Birirbei, Tarakwa-Waigeri</li> <li>Construction of a bypass from Kyogong to Kapkwon to ease traffic in the CBD</li> </ul>	<ul style="list-style-type: none"> <li>Poor access roads to households</li> <li>Poor storm water drainage.</li> <li>Lack of a bus park, stage and pedestrian walkways</li> <li>Lack of speed bumps</li> <li>Inadequate bodaboda sheds</li> <li>Harassment by county enforcement officers</li> </ul>	<ul style="list-style-type: none"> <li>Road to the slaughter house is poorly maintained</li> <li>Lack of bumps on the main road heading to Singorwet Centre</li> </ul>
<b>Local economy</b>	<ul style="list-style-type: none"> <li>Agriculture – lack of proper markets, storage facilities for sweet potatoes; poor production of maize and beans due to seed, diseases and soils issues; lack of water; breeding issues</li> <li>Trade – lack of a market place and space for traders in Itembe market;</li> </ul>	Inadequate Artificial Insemination services;	<ul style="list-style-type: none"> <li>❖ There are no market stalls in Merigi Centre</li> <li>❖ High rates of youth unemployment</li> <li>❖ The market centre is too small and lacks a room for expansion.</li> <li>❖ Poor market for</li> </ul>	<ul style="list-style-type: none"> <li>Lack of a market center</li> <li>The coffee factory is not operational</li> <li>There is a no cattle dip</li> <li>Construction of a modern business centre</li> <li>There is need for a farmers business center</li> </ul>	<ul style="list-style-type: none"> <li>Lack of extension officers</li> <li>Lack of market stalls</li> <li>Imposition of hut tax</li> <li>Inadequate sanitation facilities</li> <li>Inadequate business facilities e.g. shoe shine shops</li> <li>Inadequate land for industrial development</li> </ul>	<ul style="list-style-type: none"> <li>Agriculture-Lack of fertilizer</li> <li>Low prices of tea/Poor market prices</li> <li>Lack of cattle dips</li> <li>Lack of artificial insemination services</li> </ul>

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

THEME	WARD					
	Nyangores Ward	Longisa Ward	Merigi Ward	Mutarakwa Ward	Township Ward	Singorwet Ward
	<ul style="list-style-type: none"> <li>• Lack of public toilets</li> <li>• Lack of a livestock market as well as infrastructure.</li> <li>• Industries – Lack of industries for value addition and job creation.</li> <li>• Tourism: Un-developed tourist attraction sites.</li> </ul>		<ul style="list-style-type: none"> <li>• agricultural produce i.e. tea</li> </ul>	<ul style="list-style-type: none"> <li>• Educate farmers on farming of Macadamia Nuts and Chia seeds</li> <li>• There is need for a milk cooling plant</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of a slaughter house</li> </ul>	
<b>Safety and Security</b>	<ul style="list-style-type: none"> <li>• Poor accessibility in the town, streets;</li> <li>• Inadequate street lighting;</li> <li>• Lack of clear communication channels in case of an emergency/disaster;</li> <li>• Lack of a police station/post;</li> <li>• Inadequate baraza for security and</li> <li>• Ineffective Nyumba-kumi initiative;</li> </ul>			<ul style="list-style-type: none"> <li>• Cases of insecurity in Tarakwa Centre</li> <li>• Lack of streetlights and inadequate flood-lights</li> <li>• Lack of a police post</li> </ul>	<ul style="list-style-type: none"> <li>• Inadequate street lights</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of security enforcement officers</li> <li>• Lack of Nyumba Kumi initiative</li> <li>• Lack of Community policing groups</li> <li>• Need for a high mast near the dispensary.</li> <li>• Street lighting at Singorwet Centre</li> </ul>

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

THEME	WARD					
	Nyangores Ward	Longisa Ward	Merigi Ward	Mutarakwa Ward	Township Ward	Singorwet Ward
<b>Public participation</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Irregular meetings/barazas on community development;</li> <li><input type="checkbox"/> lack of community development officers representing the county;</li> <li><input type="checkbox"/> Lack of training for Agricultural officers.</li> </ul>		<ul style="list-style-type: none"> <li>• Poor dissemination of information for public participation meetings</li> </ul>		<ul style="list-style-type: none"> <li>• Insufficient awareness to the public</li> </ul>	<ul style="list-style-type: none"> <li>• Public participation</li> </ul>
<b>Youth and gender</b>	<ul style="list-style-type: none"> <li>• Lack of representation in all projects,</li> <li>• Need for establishment of a youth office</li> </ul>		Drug abuse		<ul style="list-style-type: none"> <li>• Unemployment</li> <li>• Underrepresentation</li> <li>• Harassment by the police</li> <li>• Unfair distribution of resources</li> <li>• Gender discrimination</li> <li>• Gender based violence</li> </ul>	<ul style="list-style-type: none"> <li>• Unemployment</li> <li>• Lack of youth empowerment</li> <li>• Lack of public utilities for the youth</li> <li>• Lack of community participation in development matters</li> </ul>

### **Stakeholders Recommendations on Land and Environment**

1. Proper land use planning which defines urban development extents as a strategy to curb urban sprawl.
2. Identification, demarcation and gazettement of all environmentally sensitive areas as conservation areas
3. Provision of adequate services and infrastructure in housing areas and proper enforcement of zoning regulations to prevent emergence and sprouting of informal settlements.
4. Ensure strict adherence to environment policy that requires all quarries and mineral extraction sites to be filled up and restored to original form after the extraction process.
5. Urban development should be directed to relatively flat areas where provision of infrastructure will not be too expensive due to terrain challenges.
6. Strict implementation and enforcement of riparian reserve policy that inhibits establishment of structures within 30m of either side of the rivers.
7. Development of a proper solid and liquid waste management system within the core urban area and all the nodes.
8. Develop a policy that inhibits people from planting environmentally unsuitable tree species such as eucalyptus along riverbanks and water catchment towers.
9. Ensure strict adherence to the environmental policy that requires all quarries and mineral extraction sites to be filled up and restored to original form after the extraction process.

### **Stakeholders Recommendations on Housing and Human Settlements**

1. Develop and implement a proper housing policy to control development of houses, protect tenants from exploitation by landlords and compel house providers to ensure houses are well maintaining
2. Widening and paving of neighborhood access roads and providing proper drainage channels along the roads as well as ensuring they are well maintained
3. Bridging the piped water supply gap of 72.2% by increasing the connectivity index of the town and its hinterlands.

4. Expansion of sewerage reticulation system to cover the whole of Bomet core urban area and other urban nodes including Silibwet, Kapkwein, Tenwek, Merigi, Longisa, etc
5. Provision of adequate affordable housing units to prevent sprouting of informal settlements such as Raiya, Burgei and Jerusalem. Upgrade these areas by providing adequate requisite facilities such as access roads, water and proper sanitation facilities.
6. Provision of adequate social infrastructure within the residential areas including playgrounds, open spaces and other community facilities.

### **Stakeholders Recommendations on Transportation**

- i. Expansion of tarmacked and graveled roads to recommended road reserves. Ensure all roads linking major urban areas within the Municipality are tarmacked and those linking small service centres and local access roads are graveled.
- ii. Establish the missing links and construct adequate bridges to improve the connectivity of different parts of the town.
- iii. Expansion of the existing bus park at Bomet to accommodate high capacity buses and minibuses; creation of public car parking lots within urban areas; and provide adequate loading and offloading zones along commercial and industrial zones.
- iv. Provision of adequate *Bodaboda* parking sheds within the town and other urban areas. Designate pick and drop points for their passengers.
- v. Develop pedestrian walkways and cycle tracks along main local distributor and access roads within major urban centres.
- vi. Revitalization of the Kapkwen airstrip through expansion, re-carpeting the runway, fencing it and establishing a management office within to reclaim its functionality.
- vii. Directing urban development to relatively flat areas to avoid huge costs of constructing roads in the undulating terrains.

### **Stakeholders Recommendations on Health**

- i. Establish more health facilities i.e. dispensaries within the market centres
- ii. Maintenance of existing infrastructure
- iii. Fast track the acquisition of Title deeds

- iv. Setting up of new health infrastructure and biomedical equipment
- v. Adequate support of health financing.

#### **Stakeholders Recommendations on Education**

- a. Resource mobilization by all stakeholders to put up more infrastructure/facilities.
- b. Providing schools with clean water and establish more toilets.
- c. Employment of more personnel.
- d. Partnerships with development agencies to improve the education sector

#### **Stakeholders Recommendations on Community Facilities**

- i. Maintenance of existing facilities
- ii. Provision of requisite infrastructure
- iii. Establishing more community facilities i.e. libraries, social halls

#### **Stakeholders Recommendations on Recreational Facilities**

- 1. Maintenance of existing recreational facilities
- 2. Provision of requisite infrastructure

#### **Stakeholders Recommendations Safety and Security**

- 1. Maintenance of existing safety and security facilities
- 2. Construction of a fire station and sub stations
- 3. Equipping buildings with fire extinguishers

#### **Stakeholders Recommendations on Physical Infrastructure**

- 1. The municipality should invest in tapping other sources of water to supply the other urban nodes within the municipality while also upgrading of the existing infrastructure of treatment, piping and storage tanks to serve more people.
- 2. It will be prudent for the municipality to invest in independent sewer systems in the far-flung nodes like Longisa, Merigi, Silibwet and Tarakwa.
- 3. The municipality should move fast and designate a sanitary landfill(s) for the Municipality;

### **Possible Measures to Improve the Local Economy as proposed by the stakeholders**

- a) Improve on disease and pest control.
- b) Establish proper post harvesting storage mechanisms
- c) Capacity building to farmers and young business people
- d) Mentoring growing Small and Medium Enterprises ( SMEs )
- e) Leverage medical tourism. Tenwek Mission Hospital hosts a number of medical training seminars. Catchment areas include Bomet, Narok, Nyamira, Kisii etc. This is a potential can be harnessed to grow the service industry in the town (accommodation, catering, transportation, entertainment etc.)
- f) Rivers to be exploited to establish irrigation areas, improve water supply and harness electricity
- g) Expand and improve roads conditions
- h) Establish adequate fresh produce markets. More markets need to be developed in the satellite centers and neighborhoods such as Kapkwen, Kapsimotwa and Kyogong to release pressure on the main market.
- i) Develop modern and adequate air transport facilities

### **Possible solutions to Governance Issues from the Stakeholders**

- 1. On revenue, provision of adequate transportation facilities e.g. parking bays within Bomet town as well as the urban nodes so as to enhance revenue collection in the Municipality;
- 2. On disaster preparedness and management, the county should Increase budgetary allocations to the DMU (Disaster Management Unit) to enable it carry out its operations smoothly, acquire equipment and personal protective gear for its personnel as well as do regular trainings and inspection on fire safety standards within the town;
- 3. On insecurity, the Police to Intensify patrols within the trading Centres, strengthening of the community policing and the Nyumba Kumi initiatives and encourage citizens to report incidences of gender based violence and defilement cases to the police and chiefs;

## 2.5 SYNTHESIS OF KEY EMERGING ISSUES

Synthesis of key issues will inform alternative development models that will be developed to ensure that they;

- Address peoples priority needs and incorporate peoples own initiatives
- Respond to client objectives and the overall planning policy framework.
- Respond to causes rather than the symptoms
- Deal with the issues in context
- Consider potential opportunities and initiatives for resolving priority issues

1. **Land Utilization.** Some areas within the Municipality could be more intensively developed to realize the benefits of a compact centre and livable housing areas and leave the rest of the areas for agriculture, which is one of the main economic activities. Urban centres within the Municipality that are ideally suited to become compact locations where a large range of activities can be accessed in one place include the Core urban area, Silibwet, Longisa, Merigi, Tenwek, Tirgaga, Kapkwen, Kapsimotwa, Emitiot, Singorwet and Tarakwa. Urban areas such as Tarakwa and Sachangwan could share public facilities because of their close proximity as well as saving land for other uses such as farming or housing. Fast growing areas such as Kyogong, Aisaik and Kipkoi could be planned as high and medium density housing areas with creation of urban limits to control their linear nature of growth. By clustering activities close together and combining housing and common destinations such as shops and jobs, sustainable travel modes of walking and cycling can be encouraged.
2. **Retail and wholesale prosperity.** The retail and wholesale sector in the Municipality is currently overwhelmed by congestion, encroachment, lack of adequate spaces and facilities and the dwindling purchasing power of Bomet residents as many people rely on maize farming which has been doing poorly the last couple of years. Provision of adequate facilities could boost the sector, improve the economy of the people, increase the Municipality's revenue and create the necessary backward linkages to improve and diversify the agricultural sector. A greater diversity of jobs in the Municipality would enlarge the purchasing power of Bomet people and subsequently broaden the customer base for the retail and wholesale traders.
3. **Employment Diversification.** The Municipality provides a number of areas for job diversity that need to be exploited. Most people in the Municipality rely on trade and agriculture for

sustenance. Very few households rely on formal employment while the self-reliance opportunities such as small-scale trading and industries are either lowly supported, or underprovided with requisite facilities. Short supply of agro-based industries despite the rich agricultural hinterland has largely affected job diversity and economic growth of the area. The Plan ought to exploit this huge potential. Sports and Arts as an economic sector is missing. Promotion of talent and art is imperative to peoples' growth as well as cultural boost. This creates occupational diversification leading to increase in employment and self-sustenance. The Municipality is also strategically positioned to reap from conference tourism sector, as it is the County headquarter and the potential of tourists stop over on their way to Maasai Mara, Tanzania or Kisumu. Tenwek hospital is one of the Western Kenya's leading providers of primary healthcare and advanced referral services. This is an opportunity that can be harnessed to boost local medical tourism. The Municipality has more room to grow as compared to other regional towns/Municipalities due to its vast land and strategic geographical position. This potential should be fully exploited to increase job diversity and boost the economy of the area.

4. **Transport and Movement constraints.** The Narok-Bomet-Kisii road plays an ongoing role as a main through route for passenger vehicle and freight traffic. The road is however very narrow and congested and especially along the urban core area. The impacts include congestion of trading areas, conflict of road users, pedestrian and cycle safety concerns, inadequate space for expansion of the road, and environmental concerns such as noise and air pollution. Interconnectivity, interconnectivity and local access roads are also narrow and most are in poor condition. This has constrained good interlinkage of urban areas within the Municipality as well as movement of people and goods to their places of work and market. Enhanced transport and movement will boost the key economic activities in the area i.e. trade and agriculture as well as create new employment opportunities.
5. **Decay of the Centre (Core Urban Area).** The core urban acts as the main economic and administration centre for the Municipality and the County of Bomet. It is however characterized by numerous informalities in the commercial, industrial, transportation and housing sector. The Narok-Bomet-Kisii road is a significant asset to the area and it has largely influenced the current development trends in the Centre. The center suffers from

encroachment and decay and not enough effort is being done to revitalize it and exploit the huge potential it possesses in County and Municipality's growth and development. Expansion of the main highway and revitalization of the center through deliberate and concerted planning effort will largely improve growth and development of the Municipality and the County at large.

6. **Varying aesthetic quality of urban realm.** The quality of the urban realm aesthetically varies across the Municipality. Lack of land use segregation is very apparent leading to congestion, informality and high user conflict. For example, disincentives to walking and cycling are very apparent, small scale commercial, industrial activities lack adequate spaces thus encroaching any available walkways lack of parking spaces, narrow roads leading to congestion etc. This is largely in the main urban centres such as the Core Urban, Longisa and Silibwet. There is an uneven provision of public open spaces and green areas in these urban areas and the available ones lack support facilities.
7. **Sustainability Challenges.** Lack of an adequate physical and land use planning framework to guide and control development in the Municipality presents the main challenge to creating a more economically and environmentally sustainable Municipality. The area is largely agricultural but urban development is growing quite fast threatening the existence of the numerous farming activities (economic livelihood) and environmental assets. Deliberate and concerted planning effort is needed to promote sustainable growth of the Municipality.

## Chapter 3

### EVALUATION OF DEVELOPMENT OPTIONS

#### 3.1 OVERVIEW

This section entails examination of the possible development options and selection of the most suitable option for the Municipality. Examination and selection of development options entails developing an evaluation criteria and subjecting the various development options to it to generate a score where the options that scores the highest is selected as the most suitable for Plan development.

#### 3.2 EVALUATION CRITERIA

- i. Land Optimization to enhance sustainable land use
- ii. Proper coordination of land-uses and efficient interlinkages between the activity zones
- iii. Compatibility of land uses
- iv. Need for Protection of environmentally sensitive areas and creation of green belts
- v. Cost effective

#### 3.3 CONCEPTUAL ANALYSIS OF THE PLANNING AREA (MUNICIPALITY)

From the analysis of the existing situation and for the purposes of development planning, the municipality can be organized into the following:

- i. Core urban area,
- ii. Existing urban nodes
- iii. Emerging urban nodes
- iv. Agricultural areas and

##### 1) **Tire 1 (Core Urban) has the following elements**

- |                     |                    |
|---------------------|--------------------|
| i. Residential      | v. Industrial      |
| ii. Commercial      | vi. Transportation |
| iii. Administrative | vii. Educational   |
| iv. Financial       | viii. Health       |

ix. Recreational

2) **Tier 2 Nodes – They include Silibwet, Longisa, Kapkwen, Merigi, Tenwek,**

Major elements:

- |                   |                              |
|-------------------|------------------------------|
| i. Transportation | iv. Educational              |
| ii. Commercial    | v. Civic                     |
| iii. Residential  | vi. Health (Longisa, Tenwek) |

3) **Tier 3 Nodes (Emerging) – They include Kipkoi, Tirgaga, Singorwet, Kapsimotwa, Emitiot, Sachoran, Tarakwa, Kapkesosio, Kipsarwet, Sachangwan**

Major Functions:

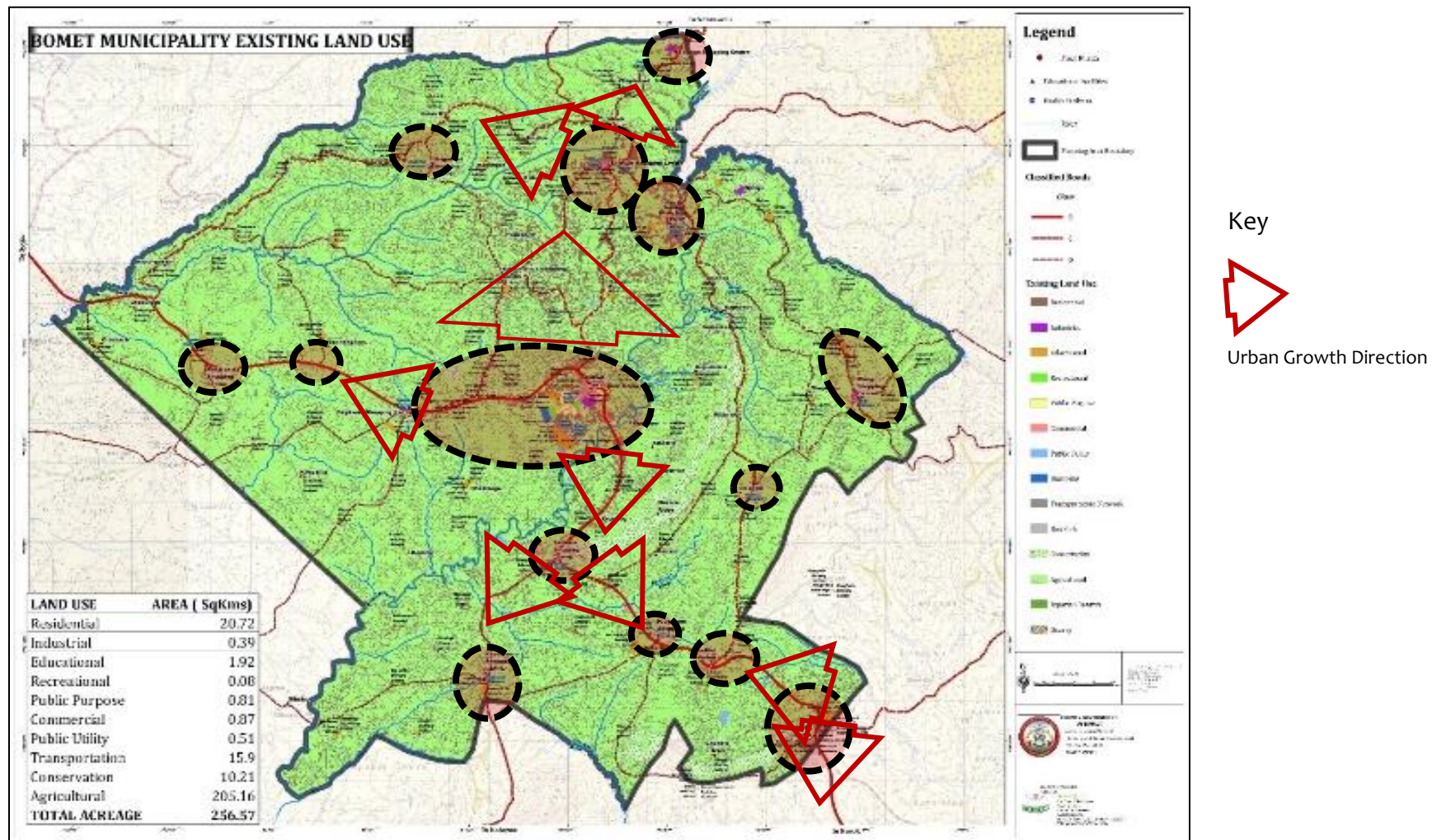
- i. Commercial
- ii. Residential
- iii. Civic
- iv. Educational

***The Plan will promote efficient connectivity and coordination between the core urban area and these nodes***

4) **Agricultural Areas:**

- i. Agricultural land currently takes 80% of the total planning area. Most people in the Municipality depend on agriculture as their main economic activity. The agricultural potential that exists within the peri-urban areas of the Municipality must be exploited to the benefit of the residents.

### Map 15: Conceptual Analysis of the Planning Area (Bomet Municipality)



Source: Consultant, 2019

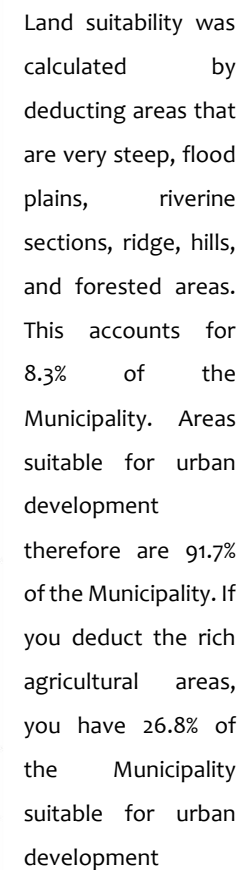
### 3.4 CURRENT DEVELOPMENT SCENARIO IN BOMET MUNICIPALITY

From the conceptual analysis of the Municipality, the following was noted:

1. Shrinking agricultural land. Urban areas growing fast at the expense of agricultural land.
2. Linear development along major transportation lines i.e. Narok-Bomet-Kisii highway and Kapkwen-Kapsimotwa-Silibwet road. If this is not controlled, it could lead to further depletion of agricultural land leading to unsustainable urban growth.
3. Urban sprawl and undulating terrain that may inhibit provision of services due to high cost implications
4. Sprouting of urban nodes with undefined roles and functions as well as undefined urban growth limits that could lead to unsustainable urban growth
5. Skewed urban development. The East and Southern parts of the Municipality are highly undeveloped despite their immense potential in agriculture. They lack requisite infrastructure such as roads and basic utilities

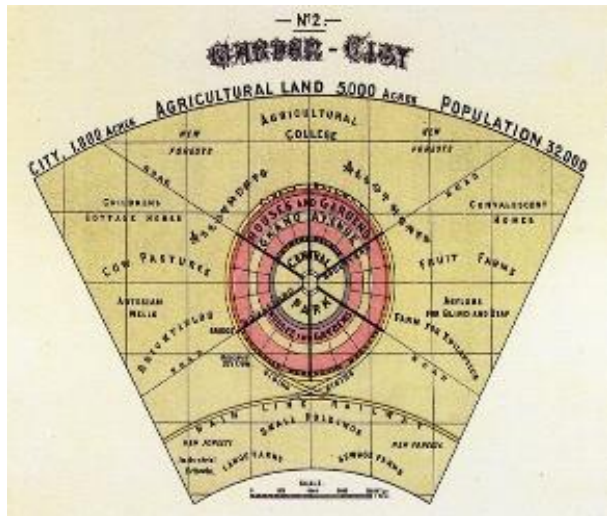
From the current development scenario, there is an apparent need to:

- i. Create urban limits to protect agricultural areas and control urban sprawl.
- ii. Promote land optimization and moderate cost of services provision through compact development
- iii. Provide a well-balanced urban growth to promote full utilization of resources and enhance sustainable urban growth
- iv. Provide an efficient integration system among the various land uses and enhance proper coordination of the main activity areas



Reviewed Plan Report

### 3.5 REVIEW OF THE VARIOUS PLANNING DEVELOPMENT CONCEPTS AND THE BEST PRACTICES TO INFORM THE MUNICIPALITY'S SPATIAL GROWTH

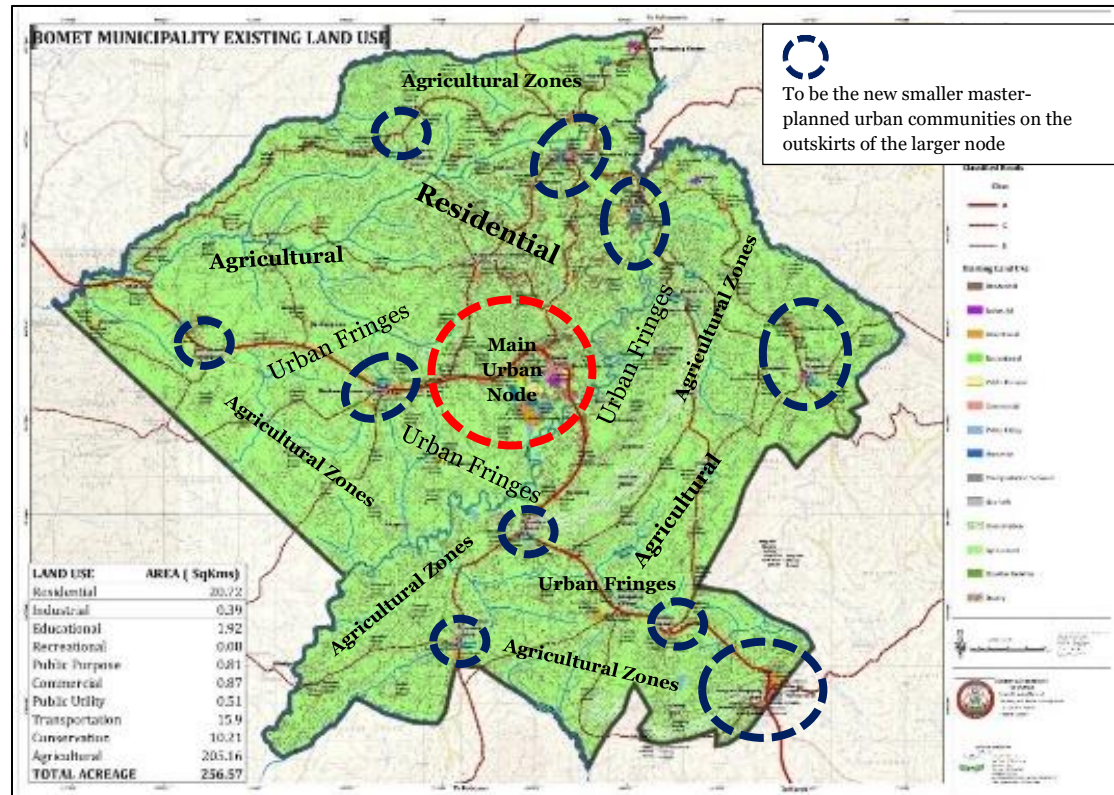


**THE GARDEN CITY CONCEPT** by Ebenezer Howard

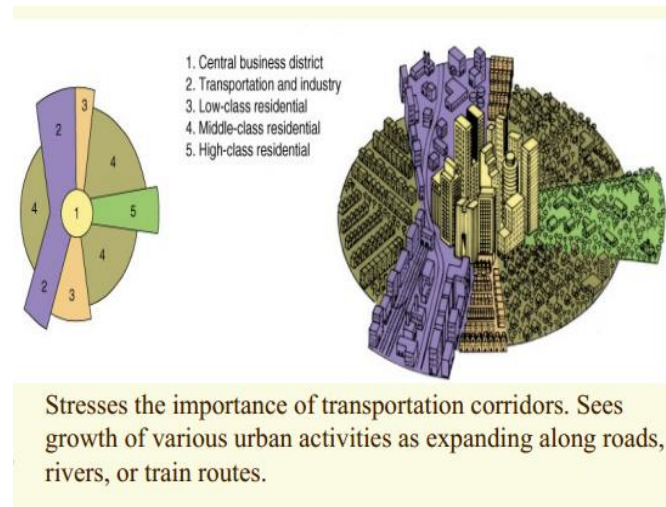
1. Sought to solve urban overcrowding and poor quality of life by creating smaller, master-planned communities on the outskirts of the larger city.
2. The city would be structured around concentric circles of land use and include a sizeable park and greenbelt.

#### Useful lessons for structuring the Planning Area

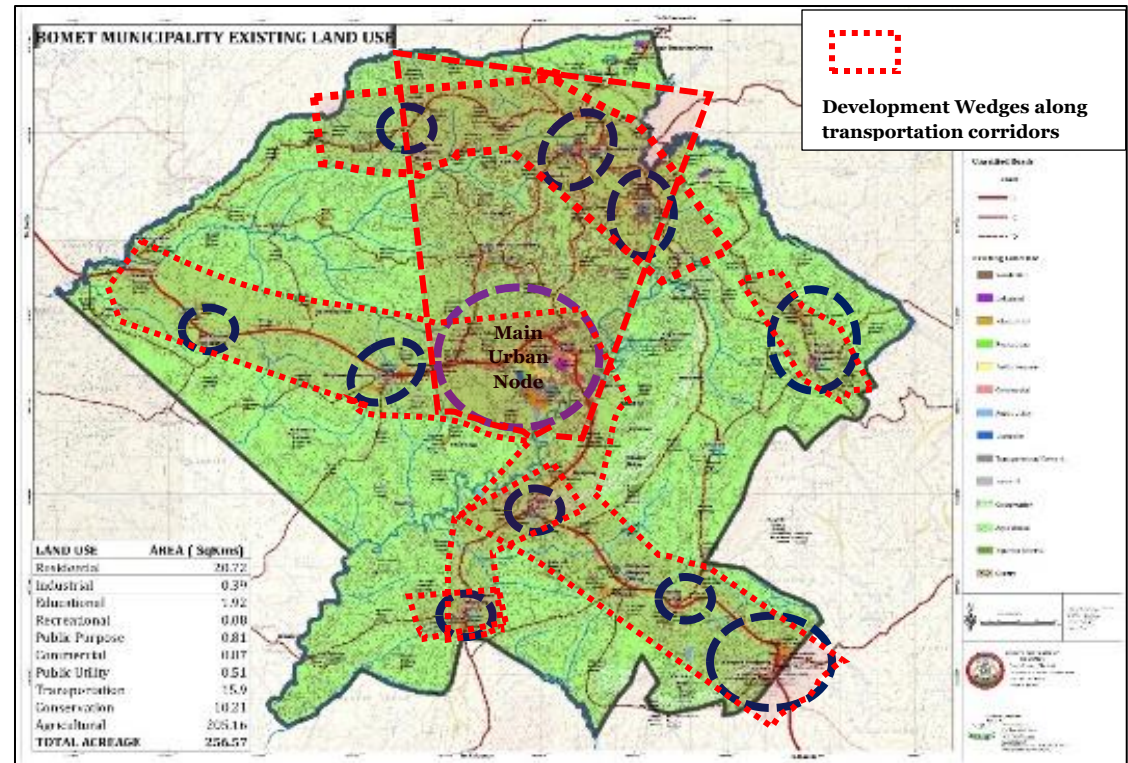
From the above Garden City Concept, we borrow the following: the need for decentralization of activities through establishment of urban core, residential zones (Urban Fringes), urban nodes and promotion of agricultural areas as green belts to increase sustainability.



## SECTOR MODEL by Homer Hoyt



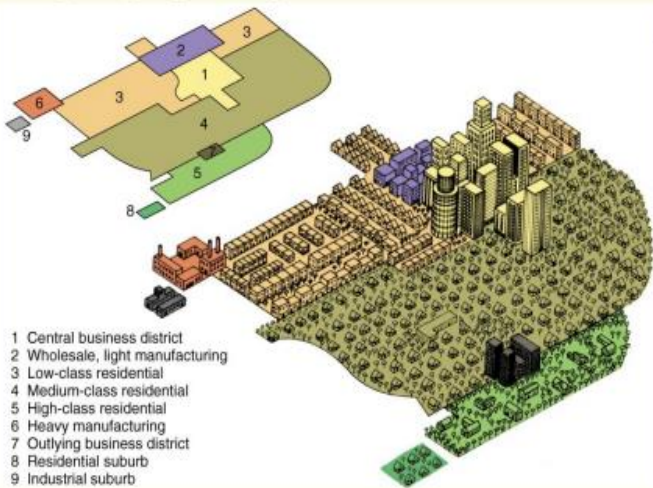
1. It is a model of the internal structure of cities.
2. Social groups are arranged around a **series of sectors, or wedges radiating out from the central business district (CBD) and centered on major transportation lines**. Low-income households to be near railroad lines, and **commercial establishments to be along business thoroughfares**.



This model is also relevant to urban form exhibited by Bomet Municipality as urban nodes are established along transportation lines and commercial establishments are along business thoroughfares

## MULTIPLE NUCLEI MODEL

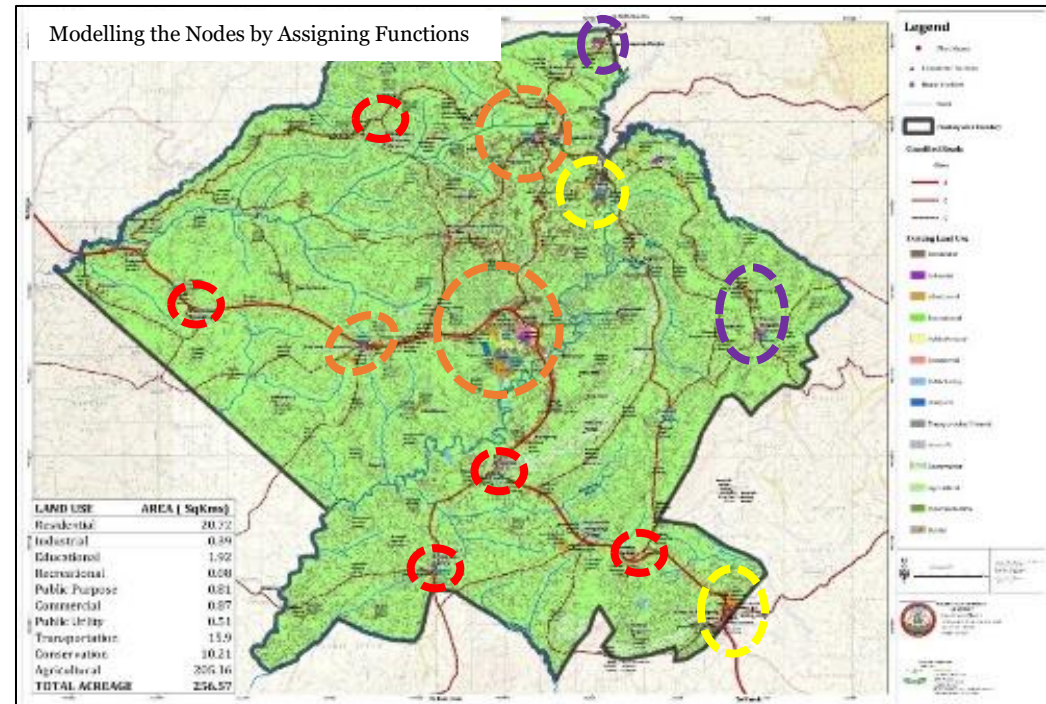
### Modeling Cities: Harris-Ullman



The model has **four geographic principles**

- 1) Certain activities require highly specialized facilities (**Specialization**)
  - ✓ Accessible transportation for a factory
  - ✓ Large areas of open land for a housing tract
- 2) Certain activities cluster because they profit from mutual association (**Compatible Land Uses**)
- 3) Certain activities repel each other and will not be found in the same area (**Incompatible Land Uses**)
- 4) Certain activities cannot make a profit if they paid the high rent of the most desirable locations (**Dis-economies of Scale**)

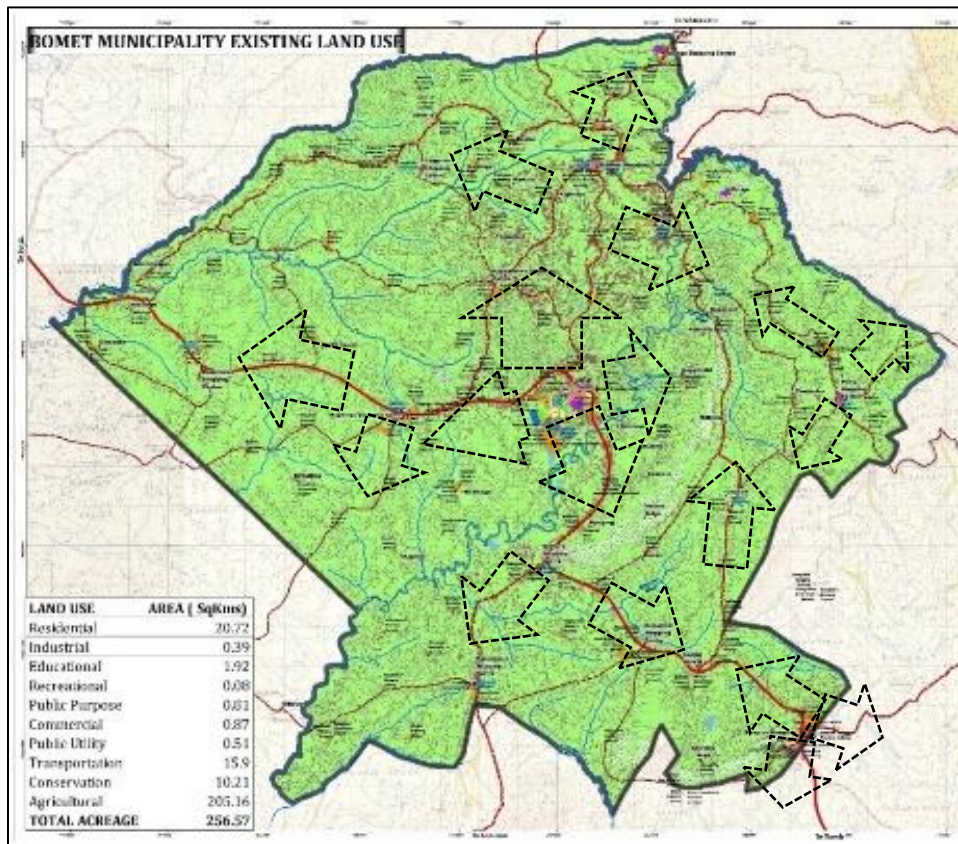
The Model stresses the importance of multiple nodes of activity, not a single CBD. A suitable model for Bomet Municipality to revitalize the centre and distribute urban growth to the emerging nodes. From the model, we borrow the four geographic principles to guide in preparation of the spatial layout of the Revised Plan i.e. assign the nodes specialized functions, ensure compatibility of land uses through clustering of activities or otherwise depending on how they associate and allocating activities where they reap maximum value



### 3.6 DEVELOPMENT OPTIONS

In selecting the preferred Development Model above, the following possible Development Options for the Municipality were evaluated:

**BUSINESS AS USUAL:** A scenario for future patterns of activity, which assumes that people will continue doing what they normally do without any development control. Urban Growth is let to happen in any manner and with no specific direction. Urban growth is allowed to take a natural course



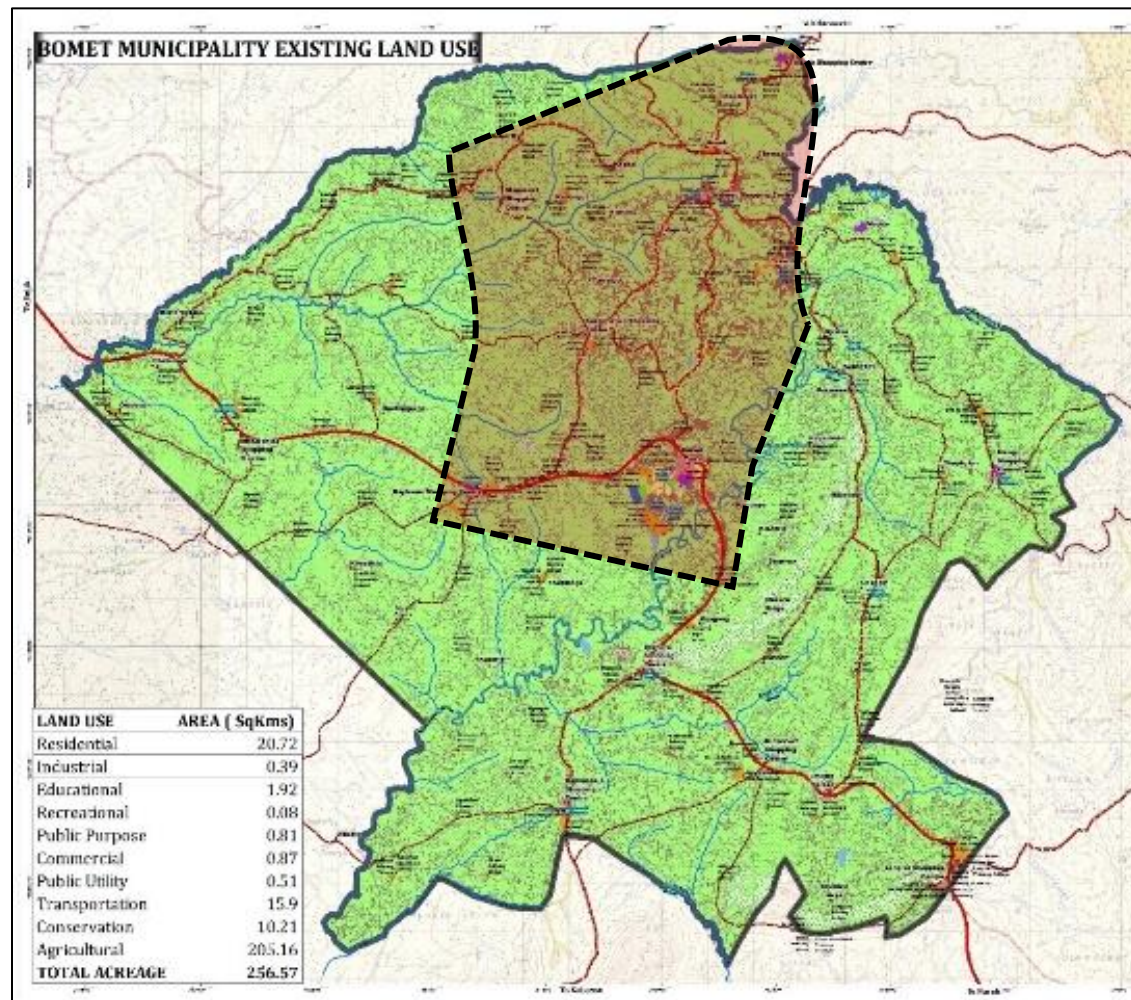
#### Advantages

1. There's no defined direction of growth and development therefore takes a laissez-faire approach
2. Less bureaucratic

#### Disadvantages

1. Organic development
2. Shrinking agricultural land
3. Difficulty in service provision due to urban sprawl.
4. Skewed development and growth of the urban area
5. Sprouting of urban nodes with undefined roles and functions.
6. Undefined urban growth limits
7. Incompatible land uses
8. Duplication of efforts leading to wastage of resources
9. Costly in provision of urban services
10. No coordination of land use activities
11. Environmentally unsustainable

**OPTION ONE – SELECTIVE CONCENTRATION OF DEVELOPMENT IN THE URBAN CORE AND TOWARDS THE NORTH OF THE MUNICIPALITY:** A scenario for future pattern of activities where deliberate and intensified urban development is only in the urban core and towards the Northern parts of the Municipality. The rest of the areas are left for Agriculture



#### Advantages

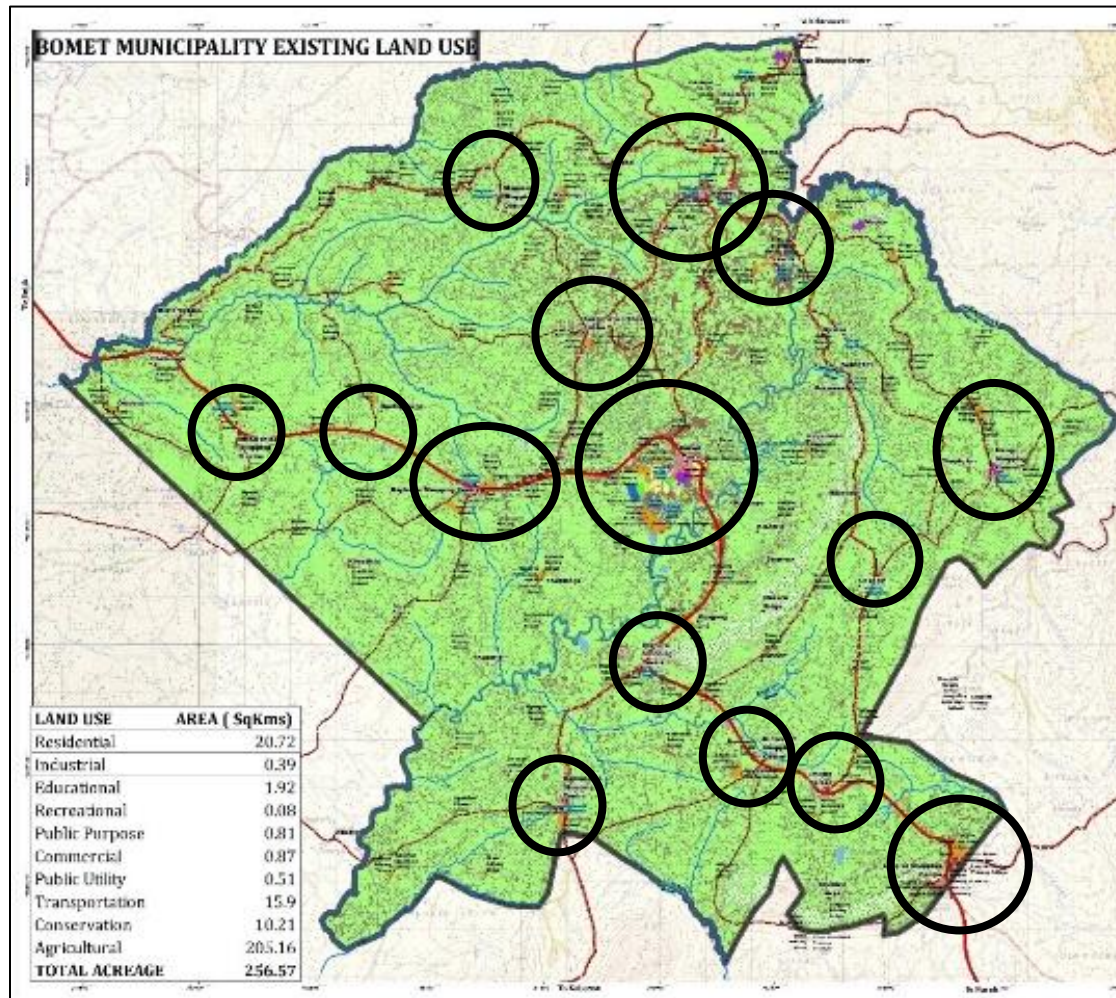
1. Controlled urban growth in the Urban Core Northern parts of the Municipality
2. Preservation of agricultural land for sustainable development
3. Reduced cost of provision of infrastructure and services.

#### Disadvantages

1. Skewed urban development denying the rest of the Municipality basic urban services
2. Possibility of traffic congestion in the core and the North if not well managed.
3. Possible increased pollution of the environment if not well managed.
4. Possibility of informalities emerging in the core and the North due to congestion of activities in one locality
5. Possibility of mass movement of productive labor force from the agricultural areas leaving them unproductive
6. Possibility of urban growth nodes in the rest of the Municipality dying a natural death or experiencing urban sprawl

## OPTION TWO: – DISPERSED CONCENTRATION OF DEVELOPMENT IN THE URBAN CORE, EXISTING AND THE EMERGING NODES:

Development is allowed to take place in all the existing and emerging nodes with the rest of the areas left for agriculture. All these nodes are not given distinct functionalities and are planned as independent complete units.



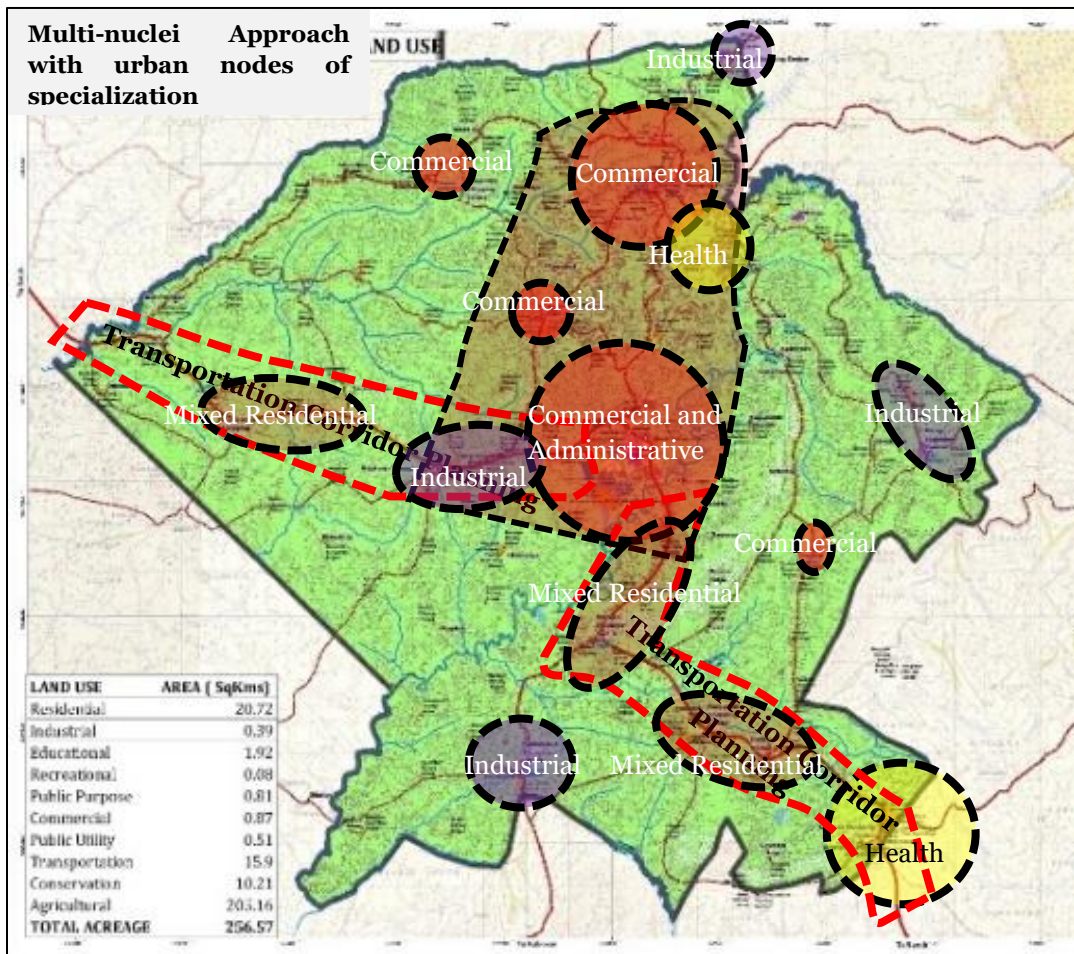
### Advantages

4. Controlled urban growth in the main urban areas
5. Increased supply of urban land through vertical development brought about by densification.
6. Conservation of agricultural land and open spaces by defining the urban growth limits.
7. Reduced cost of provision of infrastructure and services.
8. The core and the nodes will be defined by distinct functions to avoid unnecessary duplication.
9. Increase access due to housing due to increased densities through vertical development.

### Disadvantages

1. Difficult to effectively manage all the urban nodes independently leading to informalities everywhere
2. High possibility of urban sprawl with some nodes merging to form large difficult to manage urban bulges.
3. Reduced agricultural land compared to option 2
4. Possible increased pollution of the environment if not well managed.
5. Huge capital investment in provision of urban services as well as an efficient transportation

**THE PREFERRED OPTION: – A HYBRID MODEL:** The model integrates the models for best practices and development options identified above. The hybrid model adopts hierarchical multi-nuclei approach with urban nodes of different sizes/levels. These urban nodes are strategically designated to perform specialized functions as indicated by the different planning colors. Urban nodes that are geographically close are integrated to form zones for future detailed physical and land use planning with multiple functionalities.



#### Advantages

1. Effective management of urban and agricultural zones due to the clearly defined uses and geographical limits
2. Increased supply of urban land through vertical development brought about by densification.
3. Conservation of agricultural land and environmental assets by defining the urban growth limits.
4. Reduced cost of provision of infrastructure and services due to provision of urban growth limits.
5. Balanced urban development hence sustainable growth.
6. Equitable distribution of resources and employment opportunities
7. Easier for the urban enclaves to integrate and coordinate effectively
8. Corridor planning to control urban development along the main arterials

#### Disadvantages

1. If not well managed, there is a possibility of urban sprawl with some nodes merging to form large, difficult to manage urban bulges.
2. Reduced agricultural land due to urban development
3. Possible increased pollution of the environment if not well managed.
4. With the decentralization of urban development, there is a bigger capital cost in provision of public utilities and efficient transportation network to link all the nodes.

## PART II

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### Review of the BMISDeP (2010-2030) Land Use Proposals and Development Strategies

## Chapter 4

### REVIEW OF BMISDeP LAND USE PROPOSALS

#### 4.1 OVERVIEW

The ISUDP presents the long-term development framework for Bomet Municipality. It indicates broad land use classifications, transportation corridors in relation to land uses, location of utilities and services. The plan in total shows the form, shape, urban development limits, trends and pattern in developments that Bomet Municipality will take.

#### 4.2 COMPARATIVE ASSESSMENT OF BMISDeP'S PROPOSALS AND THE EXISTING SITUATION

Criteria	Comparison	
	Then (2012)	Now (2019)
<b>Vision</b>	The Visioning process was only undertaken at the municipality level	The launch and Visioning process was undertaken across all the 6 wards
<b>Objectives</b>	The main purpose was to guide integrated planning, infrastructure provision and all future development within the area of jurisdiction of the Municipal Council of Bomet (MCB).	The main purpose is to review the land use plan to strategically guide land use and development in the Municipality
<b>Legal and Policy Context</b>	Legal Policies guiding the process: <input type="checkbox"/> County Government Act,2012 <input type="checkbox"/> Urban Areas and Cities Act (2011) <input type="checkbox"/> Physical Planning Act Cap,1996	Legal policies guiding the process have changed: <input type="checkbox"/> County Government Act,2012 <input type="checkbox"/> Urban Areas and Cities Amendment Act (2019) <input type="checkbox"/> Physical and Land Use Planning Act, 2019
<b>Geographical Scope</b>	It covered 256.67sqkm	It covers 256.57sqkm  The geographical scope is the same
<b>Population</b>	110,160 persons	165,836 persons

<b>Mapping</b>	Incomplete mapping coverage of the entire Municipality/aerial imagery did not cover the entire planning area.	Mapping of the entire planning area/ Acquisition of the entire planning area satellite imagery
<b>Land Use (%)</b>	<input type="checkbox"/> Residential-0.70 <input type="checkbox"/> Industrial-0.06 <input type="checkbox"/> Educational-1.28 <input type="checkbox"/> Recreational-0.33 <input type="checkbox"/> Public Purpose-1.31 <input type="checkbox"/> Commercial-0.32 <input type="checkbox"/> Public Utility-0.20 <input type="checkbox"/> Transportation-0.04 <input type="checkbox"/> Conservation-0 <input type="checkbox"/> Agricultural-95.75	i. Residential-0.73 ii. Industrial-0.72 iii. Educational-0.75 iv. Recreational-0.03 v. Public Purpose-0.32 vi. Commercial-0.34 vii. Public Utility-0.20 viii. Transportation-6.20 ix. Conservation-4.62 x. Agricultural-86.10

#### Changes in Land use

- ☐ Conservation was not identified as a land use despite existence of Environmentally Sensitive Areas
- ☐ Educational and Public Purpose land uses have reduced. This is affected by erroneous siting of the land uses as well as exaggerating their land sizes especially in areas where aerial imagery did not cover
- ☐ Agricultural land use has reduced due to increase in urbanization. This is expected

<b>Physical Infrastructure</b>	<b>Water</b>	<input type="checkbox"/> Proposed water treatment works at Silibwet	<input type="checkbox"/> Water treatment works at Silibwet not yet established.
	<b>Sewer</b>	<input type="checkbox"/> Proposed Longisa Sewer treatment works not yet established. <input type="checkbox"/> Proposed two sewer treatment plants in Bomet town	<input type="checkbox"/> Sewer treatment works has been established in a different area behind Bomet University. <input type="checkbox"/> Longisa sewer treatment works not yet established
<b>Social Infrastructure</b>	<b>Health Facilities</b>	<input type="checkbox"/> County Referral-1 <input type="checkbox"/> Sub-County Hospital-0 <input type="checkbox"/> Health Centre-0 <input type="checkbox"/> Dispensary	<input type="checkbox"/> County Referral-1 <input type="checkbox"/> Sub-County Hospital-0 <input type="checkbox"/> Health Centre-1 <input type="checkbox"/> Dispensary-12
	<b>Educational Facilities</b>	<input type="checkbox"/> Primary schools-109 <input type="checkbox"/> Secondary Schools-22 <input type="checkbox"/> Polytechnic-3	<input type="checkbox"/> Primary schools-121 <input type="checkbox"/> Secondary schools-33 <input type="checkbox"/> TVETs-3

		<input type="checkbox"/> There has been an addition of primary and secondary schools <input type="checkbox"/> Polytechnics have been renamed to TVET's	
<b>Community Facilities</b>	<input type="checkbox"/> Proposed muslim Cemetery in Bomet town	<input type="checkbox"/> Muslim cemetery in Bomet town not established.	
<b>Recreational Facilities</b>	<ul style="list-style-type: none"> <li>Proposed stadia in Bomet town, Longisa Kapkwen and Silibwet</li> <li>Proposed public Open Spaces in Bomet town, Kapkwen, Silibwet, and Tenwek centres</li> <li>Riparian reserve of River Nyangores</li> </ul>		<ul style="list-style-type: none"> <li>One stadium under construction at Bomet,</li> <li>One green stadium with roofed fan's sheds and washrooms at Bomet</li> <li>Football playground at Silibwet without shades and washrooms.</li> <li>Proposed open spaces have not been established</li> </ul>
<b>Safety and Security Facilities</b>	<ol style="list-style-type: none"> <li>Proposed relocation of Longisa Police station and Fire station.</li> <li>Proposed establishment of Silibwet Police station and Fire station.</li> </ol>		<ol style="list-style-type: none"> <li>Longisa Police station still on its original location while fire station has not been established.</li> <li>Silibwet police station hosted in Sub county commissioner's office while fire station has not been established.</li> </ol>
<b>Economy</b>	<b>Industrial</b>	<ol style="list-style-type: none"> <li>Bomet CBD agro-based industrial zone and JuaKali sheds</li> <li>Longisa Centre light industrial zone,</li> <li>Kapsmotwa agro-based industrial park</li> <li>Tirgaga tea factory area</li> <li>Kapkwon Light-industrial park</li> </ol>	<ol style="list-style-type: none"> <li>Bomet agro-based industrial zone and JuaKali sheds are operational.</li> <li>Kapsmotwa industrial park has been converted into a livestock market.</li> <li>New tea industries have developed at Tirgaga and Motigo (Stegro) areas as well as intensive quarrying at Masare ridge.</li> </ol>

		ix.	Proposed Kapkwen industrial park is still under agriculture and residential use.
<b>Commercial Nodes</b>	i.	Bomet town, Kapkwen, Silibwet and Longisa, centres	ii. Commercial activities have been established in these areas iii. Other commercial areas have since emerged such as Kapsmotwa, merigi, sachangwan, tarakwa, Sachor, Singorwet, tirgaga, etc.
<b>Markets</b>	i. Longisa wholesale and retail market ii. Kapkwen Market iii. Silibwet market	iv. Longisa market not yet established v. Kapkwen market not yet established but plans are underway to acquire land and establish an open-air market. vi. Silibwet market was established opposite the football playground.	
<b>Aqua-Culture</b>	<ul style="list-style-type: none"> <li>Proposed establishment of fishponds along River Nyangores at Kisabita area.</li> </ul>	<ul style="list-style-type: none"> <li>No fishponds in the referred areas.</li> </ul>	
<b>Housing</b>	<b>Proposed high density residential</b>	1. Bomet Town 2. (Parts of Raiya, Kamukunji, Cheboigong, Jerusalem, Itembe, Lelechuet) 3. Silibwet Centre 4. Tenwek Centre 5. Longisa Centre	6. These areas are highly Concentration within the core urban area and three nodes; Silibwet, Tenwek, Longisa. 7. All these areas are characterized by high

			intensity residential developments.
<b>Proposed Medium density residential</b>	<ol style="list-style-type: none"> <li>1. Bomet Town:</li> <li>2. Kyongong Area, Kabisoge Area, Chebirir, Metipso, Itembe</li> <li>3. Longisa</li> <li>4. Silibwet</li> </ol>	<ol style="list-style-type: none"> <li>5. The areas are highly concentrated within the core urban area, covering Kapkwen as well as Longisa and Silibwet</li> <li>6. Currently, the areas are characterized by a mixture of High and Medium Intensity residential developments</li> </ol>	
<b>Proposed low density residential</b>	<ol style="list-style-type: none"> <li>1. Bomet Town:</li> <li>2. Raiya, Chebirir, Cheboigong Kapkwen, Airstrip area,</li> <li>3. Longisa,</li> <li>4. Tenwek</li> </ol>	<ol style="list-style-type: none"> <li>5. Mostly located at the periphery of the core urban area, Kapkwen, Longisa, and Tenwek</li> <li>6. Currently, the areas are characterized by medium and low intensity medium developments.</li> </ol>	
<b>Institutions</b>	<ol style="list-style-type: none"> <li>1. Municipal Council of Bomet</li> </ol>	<ol style="list-style-type: none"> <li>2. County Government of Bomet</li> </ol>	
<b>Water Supply (piped)</b>	<p>Piped water was only in Bomet Town. Storage capacity of 225m<sup>3</sup>. Had 780 customers</p> <p>Municipality forms a water and sanitation company to take over operations of the existing water supplies and distribution facilities.</p> <p>Supply water to all residents in the CBD, Kapkwen, Bomet/ Silibwet Junction (junction of B3 and B24) and special planning zone.</p> <p>The municipality undertakes a master plan for development and maintenance of water supply system in the municipality</p>	<p>Now has 1700 customers, Longisa, Silibwet and Tenwek have piped water supply, Kapkwen has a borehole.</p> <p>There is now BOMWASCo</p> <p>The areas have piped water supply though not adequate, Kapkwen has a borehole</p> <p>The Master Plan was not undertaken</p>	

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

		Development of a gravity water supply and distribution system on River Nyangores, and acquisition of land for long term development of this infrastructure	There is a water intake and a treatment plant on River Nyangores that serves the core urban area only.
<b>Sewer System</b>		No sewer, the town used a soak pit	Sewer present and serving 73 premises. The soak pit has since been decommissioned
		Sewer treatment plant was proposed at the Centre for Devolved Governance	The STP is located opposite Bomet University College
		There was a proposal to have a sewer treatment works at Longisa	This has not been implemented
		The Plan proposed that the municipality undertakes a master plan for development and maintenance of sanitation facilities system in the municipality.	This has not been implemented
<b>Solid Waste Management</b>		Proposal to use enclosed and NEMA licensed waste collection vehicles. The Plan proposed promotion of waste recovery/recycling. The Plan proposed a dumpsite	Not being implemented This has not been implemented Ideally, a dumpsite is not allowed as it is a poor solid waste management. The plan should have proposed a sanitary landfill
<b>Storm Drainage</b>	<b>Water</b>	There were no drainage works in town The Plan proposed undertaking of a master plan for development and maintenance of storm water drainage in the municipality.	Part of the town has drainage works going on and along major roads The proposal has not been implemented
<b>Energy</b>		There was electricity but few connections	Improved number of connections due to the National government program (last-mile connectivity)
<b>ICT and Telecommunication</b>		No Optic fibre backbone. All mobile service providers present	There are 2 Optic fibre networks; National Optic Fibre Backbone (NOFBI) and Telkom Kenya Fibre

<b>Transportation</b>	i.	Proposed all inclusive parking in Silibwet	xiv.	Currently the area is under a market
	ii.	Proposed Western Bypass (from Sachoran-Kapkwon-Kapsimotwa-Silibwet)	xv.	The By-pass is not in place.
	iii.	Proposed Eastern Bypass (Emitiot-Merigi-Motigo-Tenwek-Silibwet)	xvi.	The road is gravel and does not serve or cannot serve the role of a by-pass as it is too long
	iv.	6 proposed bridges		
	v.	A link road to be developed between the CBD and Tenwek Hospital.	xvii.	Some are yet to be constructed whilst others have not been constructed to permanent status
	vi.	A link road to be developed between the CBD and Kapkasosio Centre through the murrum and sand quarry		
	vii.	A link road be developed between Merigi through Kapsimbiri area to B3 at Kyokong schools	xviii.	In place (Gravel, 15m)
			xix.	Not implemented
			xx.	Proposal not clear as the link road was in existence in 2012
	viii.	Kapsimbiri Loop - improvement of the road through Kapsimbiri from the bridge opposite Tenwek to B3 near Kyokong schools	xxi.	The loop is still in bad condition (earth and gravel surfaces)
	ix.	Development of new parking facilities in the CBD, Silibwet, Tenwek, Kapkwon and Longisa for Buses, Matatus, Motorcycles and private vehicles.	xxii.	Partly implemented
			xxiii.	Not implemented
			xxiv.	Not implemented
	x.	Development of new parking facilities in the Kapkwon and Longisa for Lorries.	xxv.	Not implemented. Too ambitious
	xi.	Proposed NMTs along the above proposed link roads and loops	xxvi.	Not implemented
	xii.	Development of Railway transport in the municipality		
	xiii.	Acquisition of land for expansion of the existing air strip to national standards		

### 4.3 REVISED PLAN LAND USE PROPOSALS

After the Review of BMISDeP (2010-2030), the following land use proposals have been reviewed and revised as follows:

#### 4.3.1 Residential

Many housing settlements in the Urban Core (Bomet Town), Longisa and Silibwet are increasingly becoming irregular or exhibiting an informal nature. Housing units continue to be haphazardly distributed and do not observe building lines and setbacks. Subdivisions do not adequately respect provisions for adequate road reserves and plot sizes.

The Plan proposes an immediate deliberate and intensive regularization or complete re-planning of the housing settlements in these urban nodes as well as revision of the BMISDeP Zoning Plan and development control regulations to fit the new changes and avert further exacerbation of the informality. This is to be coupled with the enhancement of capacities for Planning, Development Control and Enforcement units within the Department of Lands, Housing and Urban Planning. Where a Unit is lacking, the Department should create and support it adequately

Due to the increased levels of urbanization arising from the new devolved system of government, the Plan review proposes additional housing areas to cater for the emerging housing needs as well as to control the fast emerging informalities within the housing areas.

##### **a) Land Allocation**

Percentage allocation of land in various residential areas and densities as provided for in the physical planning handbook will be used as a guide in planning for residential areas. Reasonable variations may be permitted depending on local conditions.

##### **b) Density of Development**

The Plan review earmarks new areas for different: high, medium and low-density housing areas in response to various housing needs of diverse socio-economic groups. Non-residential compatible developments are also expected to be located within the housing areas to support and enhance the living conditions. The diversity will be more apparent within the high-density neighborhoods where the demand for socio-economic facilities is higher.

**i. High Density Residential**

Areas earmarked for high-density housing include residential areas around the CBD and in the proposed urban nodes. These are the areas already densely populated, highly subdivided and informality is emerging. They house or expected to house the bulk of the population. This will consist of low cost housing developments that will house the relatively low-income households. Population densities in the areas are expected to be 70 dwellings per hectare. This will consist of mainly multiple residential developments.

**ii. Medium Density Residential**

Areas proposed for medium density housing include the stretch between Kamagala Estate and Silibwet and in all the urban nodes. These areas are projected to have a combination of single and multiple dwelling units with the latter being more dominant. Population densities in the areas are expected to range from 32-60 dwellings per hectare.

**iii. Low Density Residential**

Proposed low-density residential areas include areas within the agricultural zones and any other area within the urban nodes as identified in the plan. Low-density residential areas have been proposed for the larger rural hinterland in order to encourage agriculture. Urban agriculture is expected to take place here given the large plot sizes. Population densities in these areas are expected to range from 10-20 dwellings per hectare.

**4.3.2 Industrial**

BMISDeP designated clear 'Industrial' zones in the Urban Core (go downs, cold rooms, silos, carpentry, metal fabrication), Longisa (go downs, cold rooms, warehouses, carpentry, metal fabrication), Silibwet (cold rooms, carpentry, metal fabrication), Kapkwen (go downs, cold rooms, warehouses, carpentry, metal fabrication). Apart from the Core Urban, the proposed industrial zones in the other nodes have not yet been established. The area zoned for Jua Kali activities (light industrial park) in the Bomet town faces a number of challenges such as lack of adequate land for extra shades and expansion of the zone, inadequate water supply, lack of proper sanitation and inadequate security installations.

The following are the revised proposals on industrial land use:

### ***Light Industries***

The light industrial park in Bomet town should be provided with adequate facilities and acquisition of land for expansion to accommodate other small-scale industrial activities operating within the town in undesignated spaces.

The plan proposes light industrial zones in Kapkwen, Silibwet, Merigi, Kapkesosio and Longisa.

Light Industrial uses to be permitted in residential areas e.g. the non-noisy activities such as tailoring and carpentry. Such measures stimulate the economy by reducing the barriers to entry for small entrepreneurs, and minimizing the current tendency to flout regulations. The activities expected are often non-offensive and can easily coexist harmoniously within or adjacent to commercial and residential neighborhoods.

### ***Heavy and Medium Industries***

The Plan has identified four areas suitable for establishment of major agro-industrial parks. These are Kapkwen, Tirgaga, Merigi and Kapkesosio. These nodes enjoy substantial opportunities for establishment of agro-based industries e.g. rich agricultural hinterland (crop and livestock farming), land availability as well as the existing industrial establishments (tea factories in Tirgaga and Merigi).

Kapkwen industries will tap into the agricultural potential in the Western parts of the Municipality and further into the rich agricultural hinterland towards Sotik and parts of Nyamira County. Tirgaga will tap into the vast agricultural areas in the Northern parts of the Municipality and further into the rich agricultural hinterland towards Mau forest. Merigi will tap into the vast agricultural areas in the Eastern parts of the Municipality and further into the rich agricultural hinterland towards Mau forest and Narok County and lastly, Kipkesosio will tap into the high livestock and horticultural production potential in the Southern parts of the Municipality and further to the South of the County.

- These industrial parks will serve to promote decentralization of job and market opportunities and boost the economic growth of the Municipality and the County at large. These nodes should be allowed to grow and expand in a well-planned and controlled manner.

A small Agro Industrial Zone (e.g. for processing potatoes, bananas, dairy products) should be established in Kapsimotwa as envisaged in BMISDeP (2010-2030). This will tap into the surrounding rich agricultural areas of Singorwet, Kapsoiyo, Kabuguta and Emuiywet. This will have the potential to create more employment and income opportunities in the North Western parts of the Municipality. The node should be allowed to grow and expand in a well-planned and controlled manner.

Medium industrial activities in the CBD to be maintained at the current industrial area. The zone to be re-planned with requisite infrastructure to accommodate more users and mitigate land use conflicts.

Medium industries proposed include, fruit juices, flour milling, baking industries, animal feeds, milk processing and cooling plant, plastic industries (recycling) etc. heavy industries will include assembling, manufacturing and processing industries e.g. fertilizer industry, agro-chemicals industries etc.

Cooling plants and storage facilities are needed in the urban nodes to boost agricultural activities in and around them.

### ***Other Industrial Activities***

Other industrial activities that should be promoted include quarrying even though the mountain sand was identified as not suitable for high-rise buildings. A construction industry should be established in Sachoran to expansively tap into the available opportunity for local building materials. To attain maximum value from the quarrying activities, however, the Plan proposes proper management of Masare ridge to avert environmental harms. As BMISDeP noted, there is the need to introduce more sustainable quarrying techniques to ensure environmental safety and increased output of the product.

Relocate the existing abattoir in the CBD to the proposed industrial zone at Kapkwen. Acquire land at the proposed industrial zone and develop two abattoirs, one for poultry and another for cows, goats and sheep.

#### 4.3.3 Educational

The Municipality has adequate number of schools and there is no need to establish new ones by 2030. However, more land should be acquired to expand the existing schools and improve existing facilities. A number of schools lack ownership documents; National Government should undertake an inventory and avail the documents. Storied buildings should be encouraged, wherever possible, for classes, offices and dormitories. This will help to efficiently maximize on land use. Integrate primary and secondary schools where possible.

The plan proposes development of vocational training facilities in every ward to absorb school dropouts and the population that does not progress to universities to impart low and medium level technical skills. This will enhance job creation and self-employment. Establish a polytechnic/vocational center/Technical Training Institute at Muiywek on the identified parcel of land (7 acres)

For the numerous mid-level colleges in the municipality, quality assurance and regulatory policy to be put in place.

All educational institutions especially primary and secondary schools be encouraged to densify (build vertically) to achieve/gain more land for all the required facilities e.g. playgrounds. In all cases, educational institutions should be integrated with major open spaces whenever possible to encourage the sharing of the open spaces and playgrounds with members of the public.

#### 4.3.4 Health

The plan proposes expansion, upgrading and modernization of the existing facilities, which is necessary to ensure provision of quality health care. Provide adequate drugs and medical personnel in these facilities. The plan also proposes additional health facilities in the Municipality to match population increase by 2030 e.g., Chepkolon area in Merigi Ward, Muiywek in Mutarakwa Ward and Kimatisio in Nyangores Ward. Their location should be geographically, socially and economically accessible. Every proposed growth node to have at least a health centre accessible with basic infrastructural services. County Government to acquire at least 3ha of land for the same. The plan proposes upgrading of Tarakwa Dispensary to a health centre and Bomet Health Centre to a level 4 hospital with adequate facilities. More land to be acquired for this purpose.

#### 4.3.5 Recreational

There should be a small area of recreational space within walking distance of all areas with a residential density above 50 persons per hectare. It is recommended that 1-2 hectares of land be provided for open spaces per 10,000 populations in areas with a population density of above 50 persons per hectare (Physical Planning Handbook, 2008).

There are three stadiums within the Municipality. They however need upgrading to modern sports facilities. The Plan proposes provision of adequate open spaces and recreational facilities in every urban node and residential areas.

Reclaim and redevelop riverine sections to ensure that they are an integral part of the urban landscape and recreational spaces. Conserve the existing hills and develop them for recreational purpose (hiking) to promote urban tourism in the Municipality. This will also help in minimizing soil erosion within the riverine sections and hills, minimize the natural environmental threats, preserve the ecological values of rivers, hills, and control poor liquid and solid waste disposal. Rehabilitate Kaposirir Dam for eco-tourism purposes

#### 4.3.6 Civic Purpose

Civic purpose is highly concentrated in the Core Urban as it hosts the County Government Headquarters. Main civic use in the other nodes include Chiefs offices, police facilities, and county administration offices at the ward level. Development of land for public purposes is generally expected to be intertwined within the major land uses and the core population zones.

- 1 As identified by BMISDeP, there is a need of distributing civic purpose facilities to the various centres in the Municipality in order to bring the services closer to the people. Existing administrative centers are to be maintained. Enhance their compactness by promoting vertical developments within the same space to accommodate more use. County and National Governments to avail adequate land for providing these facilities as provided for in the Physical Planning Handbook.
- 2 Develop a Municipal Level Integrated Community Centre (resource centre, social hall/amphitheater/Cultural dance centre, commercial zone to serve the Municipality) on the proposed land next to Bomet Stadium

- 3 Acquire and develop social halls and libraries in the urban growth nodes and areas where a catchment population demands. Land to be acquired should be a minimum of 1.0ha for a social hall and 0.4ha for a library. The multipurpose hall in Emitiot can be made better to perform such necessary functions within Emitiot area and Longisa
- 4 Police posts to be located in all the urban growth nodes (minimum land to be acquired is 0.2ha). The main growth nodes of Longisa, Merigi, Silibwet located far from the CBD to have police stations (minimum land is 2ha).

#### 4.3.7 Commercial

The 'Central Business District' in Bomet is still the biggest area of 'commercial' activity in the Municipality (what is currently being referred to as the Main Urban Node). BMISDeP identified other commercial centres and open-air markets at Silibwet, Longisa, Itembe, Merigi, Kapkesosio, Singorwet, Kapsimtwo, Tenwek and Logimbo.

After undertaking urban studies for revision of the BMISDeP, the following commercial centres were identified: Main Core/Bomet town, Silibwet, Longisa, Kapkwen, Merigi, Tenwek, Kapkesosio, Singorwet, Kipkoi, Kapsimotwa, Tirgaga, Emitiot, Kipsarwet, Cheboin, Tarakwa and Sachangwan. This is an increase in number of commercial centres from what was identified in BMISDeP 2010-2030. The Plan did not recognize Kipkoi, Kipsarwet and Sachangwan. It also considered Tenwek, Merigi and Tirgaga to be part of Silibwet.

There will be a densification plan for the CBD and the main urban nodes to encourage high densities and subsequently a compact city. High densities reduce the cost of infrastructure, facilitate the operation of a viable public transport system, and reduce the environmental impact of urbanization. They are therefore, in principle, highly desirable. Dense developments promote vertical development, which permit domesticated parking to ease congestion on the streets. The plan stipulates that all new multi-storey buildings within CBD and the urban nodes provide for underground parking or on subsequent floors. To further sort out the issue of parking spaces in the CBD, a multi-storey parking facility is to be developed. County government to acquire land and develop the facility.

Open-air market facilities are only in Bomet Town, Kapkwen, Silibwet, Kapkesosio, Merigi Longisa and Kapsimotwa. They however lack proper facilities and some operate in non-designated locations e.g. Kapkwen. They all lack adequate space for expansion. Revision of the BMISDeP proposes construction of modern market facilities in Kapkwen, Silibwet, Singorwet, Tirgaga, Merigi, Kapkesosio, Emitiot, Longisa and Kapsimotwa as well as remodeling of the Municipal Market in Bomet Town to a multi-storey facility (3 floors). These markets should have stalls, sheds for business and utility areas including loading and offloading zones. An improved cattle auction shed should be constructed in Kapkwen

#### 4.3.8 Public Utilities

County Government to provide the following:

##### **Solid Waste Management**

Solid waste management is only in the CBD. There is a dumping site next to the new stadium, which is not compatible with the immediate environment. Proper management of the solid waste at the site is lacking. Generally, there is inadequate collection, storage, transportation and treatment facilities in the Municipality. The Plan proposes the following:

1. Provision of well-designated waste receptacles in all the urban nodes and residential zones.
2. Establishment of a Municipal sanitary landfill (3ha) in prisons farm in Bomet Town near the sewer treatment facility to serve the CBD, Central, Western and Southern parts of the Municipality. Alternatively, acquire land in Sachoran quarry for a sanitary landfill
3. Another land (2ha) for a sanitary landfill to be acquired in Motigo area to serve the North and Eastern parts of the municipality.
4. Decommissioning of the current dumpsite and use the land for public purpose or recreational purposes.
5. Provision of transfer stations in every urban node and residential zones for effective collection and transportation to the sanitary landfill sites.
6. County Government to purchase modern compactors for waste transportation and employ adequate staff.
7. Provision of adequate public awareness on the solid waste management at the household level and at the Municipal level (collection, transportation and disposal).

8. To improve efficiency in waste management especially collection, the county government to venture into public private partnerships and employ benchmarks where this approach is perfectly working.

### **Fire Fighting Facilities**

The Municipality still lacks adequate firefighting facilities. As indicated in the BMISDeP, there is a need to urgently set aside a piece of land in the C.B.D. to set up a fire station to serve the whole Municipality. This should be accompanied by installation of fire hydrants in all the urban areas. County Government should also establish fire substations in every node and at least a land rover engine. The Plan proposes a fire station (at least 0.4ha) and emergency rescue centre next to the County Assembly in the CBD

### **Water Supply**

Although piped water supply has improved from the year 2012 in terms of distribution and areas covered, putting up a modern water distribution to cover a larger area of the Municipality is required, especially in the areas identified for urban development. In the short to medium term, each satellite centre can have its own water supply and distribution network. For long term, the main gravity water supply and distribution system from Mau forest to be connected to the entire Municipality.

### **Sewer Supply**

During preparation of BMISDeP, there was no sewer system within the Municipality. This has since changed, as there is coverage in Bomet Town, Silibwet Town and Tenwek. However, modern sewer systems are needed in all the urban nodes to improve sanitation and pull development. The Plan proposes the following Municipal level Sewer Treatment Plants:

1. STP at the edge of the Municipality to the West in Oldobach area along Sisei River (lowest point of the Municipality at 1820m asl). This is to serve the West and Northern parts of Tarakwa, Sachangwan, Muiywek, Singorwet, Kapsmotwa, Kipkoi and parts of Silibwet
2. STP at the edge of the Municipality to the South in Tebeswet, Olbutyo area along Nyangores River (lowest point of the Municipality to the South at 1840m asl). This is to serve the North, East and Southern parts of Tirgaga, parts of Silibwet, Tenwek, Motigo,

Merigi, Njerian, Kapsimbiri, Kyogong, Kabisoge, Cheboin, Masare, Kapkemoi, and Kapkesosio.

3. STP along Amalo River to serve Longisa and Mulot Towns
4. County Government to acquire land and develop the STPs

### **Storm Water Drainage**

The Municipality lacks a proper drainage system. All the urban nodes and dense human settlement areas suffer from inadequate drainage facilities. Valleys and ridges that create natural drainage systems characterize the Municipality. The storm water can effectively drain to the existing rivers and drainage systems. The Plan proposals on storm water drainage include the following:

1. A feasibility study on storm water drainage for the entire municipality is required immediately
2. Develop comprehensive storm water drainage plans in all the urban nodes
3. Acquire wayleaves for Storm water outfalls in the immediate future

#### **4.3.9 Transportation**

Most proposals under transportation as identified in the BMISDeP have been implemented or are in the process of implementation. However, the following needs to be undertaken to improve transportation in the Municipality for the planning period and beyond:

### **Roads**

1. Upgrade the link road from Farmers (Emitiot) to Tenwek through Cheboin, Koisomu and Njerian to Bitumen standards. The proposed width is 21m
2. Upgrade the road from Cheboin to Merigi Centre to Bitumen standards. The proposed width is 18m
3. Upgrade the road from Tenwek to Merigi Centre to Bitumen standards. The proposed width is 21m
4. Upgrade the road (Southern loop) from Sachoran to Kapkwen through Kapkesosio, Olbutyo and Kimatsyo to Bitumen standards. The proposed width is 18m
5. Upgrade the road from Sachangwan to Kapsimotwa through Muiywek to Bitumen standards. Proposed width is 15m

6. Upgrade the road from Kapsimotwa to Singorwet to bitumen standards. Proposed width is 12m
7. Upgrade the road from Kyogong to Kapsebet to bitumen standards. Proposed width is 15m
8. Upgrade the road from Chepkesui to Chepkosa to bitumen standards. Proposed width is 15m
9. Upgrade the road from CBD to Tenwek through Raiya and Keliyot to bitumen standards. Proposed width is 12m
10. Upgrade the road from Kamagala to Kapsimbiri through Raiya to bitumen standards. Proposed width is 15m
11. The road from Merigi through Kapsimbiri to Bomet town to be upgraded to bitumen standards. Proposed width is 18m
12. Upgrade the road from Kapkesosio to Kipsarwet to bitumen standards. Proposed width is 15m
13. Upgrade the road from Kapkoi to Kapsoiyo to bitumen standards. Proposed width is 12m
14. Construct a Southern Bypass from Kapkwen near Juhudi Primary School to Sachoran through Kabisoge. Proposed width is 21m
15. Open up and upgrade the road from Kapkwen through Kagawet and Kapsio to gravel standards. Proposed width is 15m
16. Upgrade all the CBD roads to bitumen standards. Minimum width recommended is 9m
17. Upgrade all the local access roads to motorable standards. Minimum recommended width is 6m

### **Bus Parks**

1. The main bus park is small in capacity and cannot accommodate high capacity buses and minibuses. Adequate land should be acquired for a new modern bus park within the CBD. Recommended minimum acreage (5 acres). Alternatively, acquire two parcels of land along the highway (minimum size, 2 acres) for construction of two bus parks at the entrance of the CBD from both ends (Kisii-Bomet, Narok-Bomet). In the short term, rehabilitate the main bus park by repairing the cabro works, putting up shades, improving drainage facilities and increasing security lighting facilities.

2. Acquire land in the urban nodes and construct modern bus parks. Expand the existing bus park in Silibwet

### **Lorry Parks**

Road transport and logistic centres are compatible businesses associated with truck terminals, which generate employment. There are no lorry parks in the Municipality. Lorries park along the roads inhibiting vehicular movement and walkability. The Plan proposes the following:

1. Truck terminal and logistic centres to be developed at Kapkwen and at the proposed industrial zones to accommodate trucks serving the zones.
2. Provide adequate spaces for lorry parks in all the urban nodes
3. Loading and offloading hours for Lorries within the central business district to be limited to before 7am and after 8pm. This will ease congestion in the CBD significantly.
4. County Government to acquire land for lorry parks as shall have been identified

### **Parking Facilities**

Parking can no longer be left to chance: if the CBD is to be sustainable, it will be essential for proactive steps be taken to identify viable parking space. The Municipality lacks multi-level parking facilities, adequate open-air parking spaces and parking is only left to roadside parking. Buildings too lack domesticated parking.

1. Adequate parking spaces should be provided in all the urban areas. County Government to acquire land and develop the facilities.
2. Acquire land and develop multi-level parking facilities in the CBD. County Government to undertake this initiative or through a public private partnership
3. All the on-street parking spaces should have proper markings.
4. New buildings within the CBD to have underground parking or on subsequent floors. No new building approvals will be given for the high user buildings without provisions for domesticated parking.
5. Special parking facilities to be provided for taxis, bodabodas within the main activity areas such as markets and bus parks.
6. There is need to make by laws stipulating that for every 100m<sup>2</sup> of land in the urban areas a minimum of 1 ½ parking spaces must be provided for off-street parking except where

basement parking is provided. This will mean putting strict measures and developing a proper and efficient enforcement department

*Recommended Parking for Development Approval in the CBD*

<b>Kenyan Standards</b>	
Land Use	Floor Area for One Parking Space
Commercial	50 sqm
Office	25sqm
Residential and others	100 sqm

### **Non-Motorized Transport Facilities**

The Municipality lacks adequate NMT facilities. The plan proposes the following interventions:

1. Undertake feasibility studies and designs for NMT facilities in the areas identified for urban development
2. Integrate NMT facilities in road construction. All roads to have adequate walkways with minimum width of 1.5m wide. Develop dedicated pedestrian walkways and footbridges along the major roads
3. Create dedicated pedestrian routes in the CBD
4. All the informal trading and parking activities on road reserves especially in the CBD to be removed to attain adequate road reserves for pedestrians and cyclists
5. A comprehensive concept should be adopted in designing bikeway and walkway systems, based on the premise that the public right-of-way should serve all users; people riding bicycles or walking need to use the same facilities that provide access and mobility to motorists. Making urban streets more inviting to cyclists and pedestrians also requires that adjacent land use, traffic speeds, transit access and street connectivity be considered in urban designs

### **Air Transport**

The airstrip at Kapkwen is still underdeveloped. The Plan proposes the following:

1. Acquisition of land for expansion and upgrading of the airstrip to national airport as identified in the BMISDeP.

2. Undertake rehabilitation, extension of the runway and construction of a terminal building with related amenities.
3. Compatibility of the facility with abutting land uses to be done through land use planning of the areas around and near the airport and strict development control, proper design and siting of the airport, and adequate control of flight risks generating sources. The aim is to provide the best possible conditions for the needs of the airport and the community in the surrounding areas and the ecology of the environment.

#### 4.3.10 Agriculture

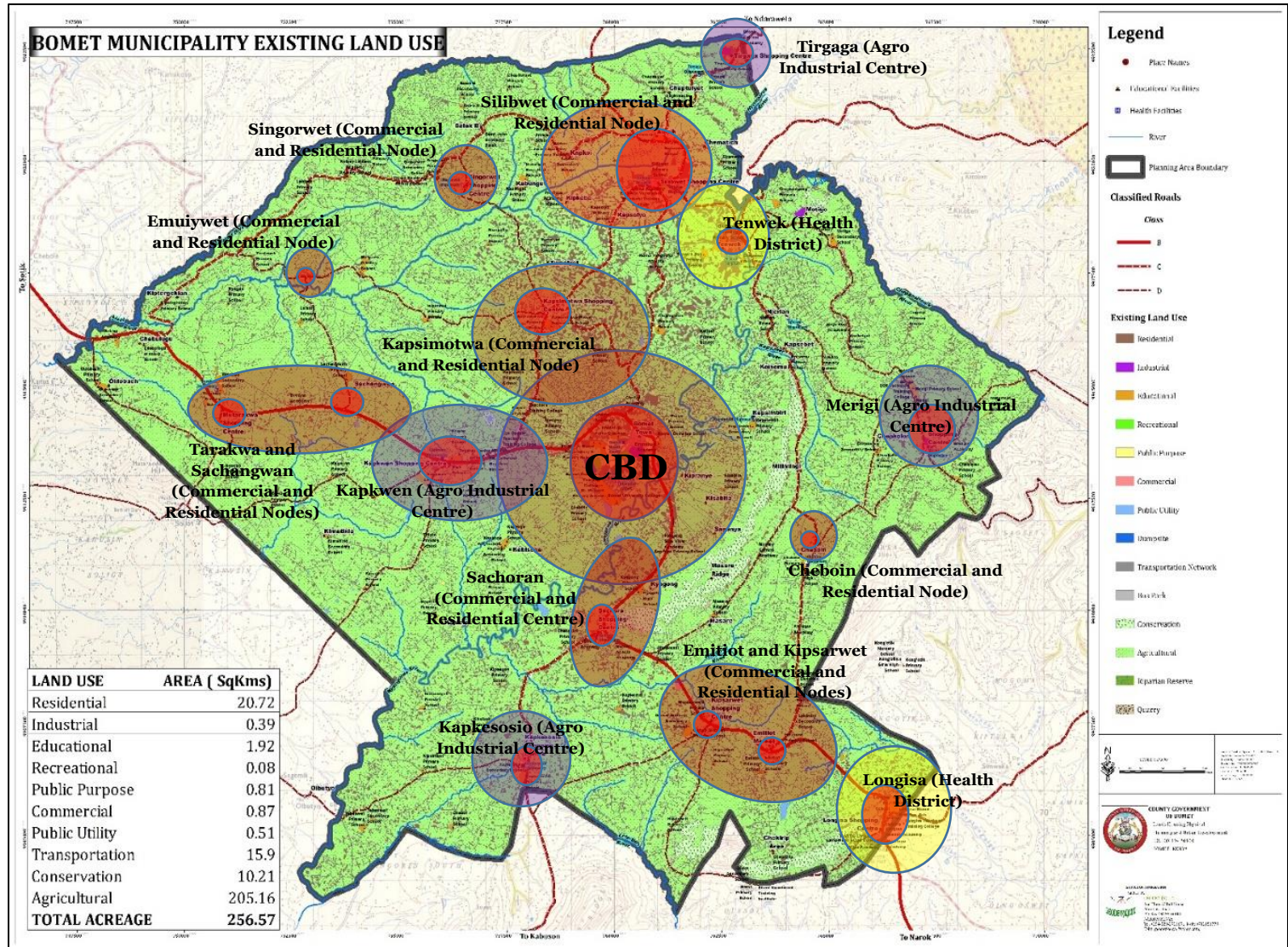
Agricultural Zones will be protected from encroachment by urban activities through land use zoning, land use regulations and strict development control. Urban agriculture is important because it is a supplementary source of livelihood of food and employment for many households in the Municipality.

In order to promote urban agriculture in the Municipality, there should be adequate provision of infrastructural services to enhance easy access to the markets among other related factors. The agricultural potential that exists within the peri-urban areas of the municipality ought to be fully exploited to the benefit of the residents.

However, practice of agriculture should be in harmony with aesthetics of the Municipality and should not be allowed to be a nuisance.

## THE PROPOSED STRUCTURE PLAN

The proposed Structure Plan presents the revised long-term development framework for Bomet Municipality. It indicates urban growth limits, the main land use activities expected in the urban and agricultural areas, transportation corridors, and the trends and pattern in developments the Municipality is expected to take.



## THE PROPOSED SPATIAL FRAMEWORK

1. **Bomet Town** to be planned as a Central Business District (**CBD**) with requisite amenities. The Centre will have the County Headquarters, Municipal Board offices, Main Commercial Hub, Main Service Centre, Main Education Services, Main Recreational Hub, Main Transportation Hub and Zones for Urban Expansion
2. **Silibwet** to be planned as a **Commercial and Residential** nodes with requisite amenities
3. **Longisa** to be planned as a **Health District** with requisite amenities. County Referral hospital and KMTC are expected to be the key drivers of economic and spatial growth in the area
4. **Tenwek** to be planned as a **Health District** with requisite amenities. Tenwek hospital is expected to be the key driver of economic and spatial growth in the area
5. **Tirgaga and Merigi** to be planned as **Agro-industrial centres**. County Government to acquire land for establishment of the industrial parks. The established industries are expected to be the key drivers of economic and spatial growth of the two centres
6. **Kapkwon and Kapkesosio** to be planned as **Agro-industrial centres**. County Government to acquire land for establishment of the industrial parks. The established industries are expected to be the key drivers of economic and spatial growth
7. **Singorwet, Kapsimotwa and Emuiywet** to be planned as a **Commercial and Residential** nodes with requisite amenities
8. **Sachoran, Kipsarwet, Emitiot/Farmers and Cheboin** to be planned as a **Commercial and Residential** nodes with requisite amenities. B3 Road and agribusinesses are expected to be the key drivers of economic and spatial growth in the area
9. **Tarakwa and Sachangwan** to be planned as a **Commercial and Residential** nodes with requisite amenities
10. **Agricultural Zones**. To be reserved for agricultural use and will be protected from encroachment by urban activities through land use zoning and proper development control

*Principal Policies for the Municipality's Land Use Plan*

1	<b>Decentralize business, administrative and commerce functions</b>	<ul style="list-style-type: none"> <li>• Sub-centre system (corridor development) will be adopted with new urban transport network to subdivide business functions.</li> <li>• Land use regulation for sub-centre areas will be revised to activate their function and to accommodate growing population.</li> <li>• CBD should be re-developed to revitalize town centre.</li> </ul>
2	<b>Expand and renovate CBD</b>	<ul style="list-style-type: none"> <li>• New zones to be acquired for the urban core.</li> <li>• Extend the CBD vertically (or higher skylines) to solve the low-utilization issue</li> </ul>
3	<b>Appropriate housing for all</b>	<ul style="list-style-type: none"> <li>• Urban re-development from low-density residence to medium to high-density residence is necessary.</li> <li>• Appropriate housing scheme for low income is necessary as social services.</li> </ul>
4	<b>Strict Development Control</b>	<ul style="list-style-type: none"> <li>• Subject all land uses to strict development control</li> </ul>
5	<b>Preserve and restore green and water environment to create ecological network</b>	<ul style="list-style-type: none"> <li>• Existing forests and wet areas should be preserved and the former to be used for recreational purposes and promotion of urban tourism.</li> <li>• River and riverbanks will be restored to open recreational space.</li> </ul>
6	<b>Conserve agricultural activities</b>	<ul style="list-style-type: none"> <li>• Agricultural activities should be conserved for diversification of economic activities and sustainability of the growth.</li> </ul>
7	<b>Develop new areas for industrial area</b>	<ul style="list-style-type: none"> <li>• New industrial areas will be allocated in Kapkwen, Tirgaga and Merigi.</li> <li>• Existing industrial area should be provided with adequate urban services.</li> </ul>
8	<b>Beautify the urban areas as the region's pride</b>	<ul style="list-style-type: none"> <li>• Urban landscape regulation should be established to enhance beautification of the urban areas.</li> </ul>

## 4.4 DEVELOPMENT CONTROL AND ZONING REGULATIONS

### 4.4.1 Overview

Zoning Plan is prepared and Development Control Regulations formulated according to the land use proposals. Considering the specific requirement of various use zones, the zoning regulations are required to specify the uses that are permissible in the normal course, uses that may be permitted on appeal to the Competent Authority and uses that are prohibited entirely in each use zone.

Zoning Regulations with regard to planning are differentiated according to several prototypes of areas (which may coincide with the land use classification determined before) and specify permissible land uses, as well as basic parameters like building footprints, setbacks, heights, and complementary guidelines as parking, illumination and floor space. However, the most important index for developers is the FSI (floor space index) which will have to be differentiated according to the proximity towards infrastructure. For example, public transportation infrastructure might be classified according to its capacity, which consequently could allow different FSIs in adjacent areas. This FSI zone could decrease continuously in equidistance from the mentioned hub.

After the study of the BMISDeP's zoning regulations along with the current earmarked planning zones, Development Control Manuals will be prepared for the Municipality. Another aspect of development control regulations will be to ensure standards of access roads; plot coverage, building height and ratios, population and building density.

#### **Land use zones will be developed as follows:**

**Proposed and Existing Commercial Areas.** Allow compact development and sufficient provision of infrastructure. County Government to provide the requisite infrastructure. Expand the existing CBD and provide adequate services

**Proposed Growth Nodes/Sub-CBDs.** To be developed as mixed use centres. County Government to prepare Physical and Land Use Plans for the Centres and provide requisite infrastructure. To serve as urbanization nodes to protect urban sprawl into the agricultural lands. To be sufficiently connected to the transport network with enhanced facilities. Subdivisions to be regulated to a minimum of 0.03Ha to allow compact and controlled developments

**Proposed and Existing Residential Areas.** To be developed as mixed-use development to allow compact development and efficient provision of infrastructure. This will consist of low cost housing developments that will house the relatively low-income households. Residential plots to be maintained at a minimum of an eighth of an acre i.e. 0.045ha for medium density and 0.03ha for high-density residential development. Maintain a maximum plot coverage of 65% and a plot ratio of 1:3 in medium density residential development while maximum coverage and plot ratio is 70% and 1:4 for high-density residential development

**Proposed Industrial Zones.** Industrial parks to be developed with an integration of all the major uses to support the industrial use. County Government to acquire and develop the land with requisite infrastructure. Physical and Land Use Plans for the Zones to be prepared.

**Urban Agricultural Areas.** To be maintained as so. Any changes on Agricultural land to be subjected to Development Control and Regulations. Developers on Agricultural lands to meet cost on provision of infrastructure i.e. roads, water and sewer facilities, open spaces, community facilities among others. These areas can as well be partly utilized for urban development, transportation facilities, or public activities by way of redevelopment or agglomeration. Developments to be subjected to the proposed development and zoning regulations including subdivisions to not less than 0.1Ha

#### 4.4.2 Recommended Planning Standards

### Residential Zones

#### **Recommended Standards for Residential Land Use:**

##### **1. Planning Standards for Residential Land Uses**

*Land Size for Various categories of Residential Densities. Source. Physical Planning Handbook. pg. 57*

Centre	Low Density	Medium density	High Density	Slums
Urban	1/2 acre (0.2 Ha.)	1/8acre (0.045Ha.)	Below 1/8acre or (0.03Ha.)	0.025Ha.

*Plot Ratios and Plot Coverage. Source: Physical Planning Handbook. pg. 58*

	Minimum Plot Size (Ha)	Maximum Plot Coverage%	Plot Ratio
<b>Low Density</b> Bungalow Masonneite	0.2	50% 50%	0.5
<b>Medium density</b> Bungalow Masonneitte Multi family dwelling	0.045	65% 65% 65%	- 1.26 Depends on the house size/number of floors
<b>High density</b> Row housing Detached Semi- Detached	0.03	70% 70% 70%	3.5

##### **2. Land allocation**

*Average Observed Land Use Allocation In Residential Neighborhood Development. Source: Physical Planning Handbook. Pg. 61*

Type of Dwelling	No. of Dwelling Per Hectare	Space allocation per dwelling (M <sup>2</sup> ) (Includes built up area and circulation)
Bungalow/Detached		
i. Low density	10	1000
ii. Medium density	16	500
iii. High density	35	285
Semi Detached and Row Housing		
i. Low density	20	417
ii. Medium density	32	333
iii. High density	70	250
Multifamily dwellings		
i. Low density	50	200
ii. Medium density	60	167.6
iii. High density	70	142.8
iv. Special density	133	75

### 3. Site planning

Recommended Minimum Plot Sizes for Different Housing Schemes. Source: Physical Planning Handbook. pg. 64

Type of Housing	Minimum Plot Sizes in Square Meters		
	Detached	Semi Detached	Row Housing
Slum rehabilitation and upgrading schemes	223.2	148.8	111.6
Low cost housing	334.8	223.2	167.4
Normal housing development	465	309.7	232.5

### 4. Building Lines (set back lines)

Minimum setbacks of dwelling from plot lines. Source: Physical Planning Handbook. pg. 67

Type of Residential Development	Minimum Set Back in Meters		
	Front	Side	Rear
Slum rehabilitation and upgrading schemes	2.5	1.5	3
Low cost housing	3	1.5	4.5
Normal housing	5	3	5

### 5. Street widths

Minimum Street Width per given number of plots. Source: Physical Planning Handbook. pg. 68

Number of plots	Street width
1-20	9m-15m
21-50	12m-21m

## Activities allowed in Residential Zones

### Permitted Uses

- Residence – Bungalow, maisonette, multi-family dwelling (multi-storey flats/apartments), row housing, detached, semi-detached, residential-cum-work,
- Hostels, renting houses, old age home, community hall, police post, guest houses (not exceeding 200m<sup>2</sup> in floor area),
- Day care centre and kindergartens,
- Corner shops, small shopping centres, health facilities (dispensaries, nursing home, etc.),
- Educational buildings, religious premises, library, gymnasium, park, technical training centre, exhibition and art gallery, clubs, banks/ ATM, matatus stop/boda boda stand (not exceeding 100m<sup>2</sup> in floor area), post offices, hostels of non-commercial nature, etc.

### **Restricted Uses/Uses Permitted with Special Sanction of the Competent Authority**

- Night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectionaries, storage of LPG gas cylinders, burial-grounds, restaurants and hotels (not exceeding 200m<sup>2</sup> in floor area), small butchery,
- Printing press, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, municipal, county and central government offices, police stations
- Public utility buildings like electrical distribution depot, water/sewerage pumping stations, water works, fire stations, telephone exchanges/ mobile tower, matatus station/ boda boda stand (occupying a floor area not exceeding 200m<sup>2</sup>)

### **Prohibited Uses**

All uses not specifically permitted as above are prohibited in residential zones including the following:

- Heavy, large and extensive industries : noxious, obnoxious and hazardous industries,
- Warehousing, storage go-downs of perishables, hazardous, inflammable goods,
- Workshops for matatus/ boda boda/buses etc.,
- Slaughterhouses, hospitals treating contagious diseases (TB)
- Wholesale market, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, international conference centre, courts, sports training centre, reformatory, garrisons, etc.

**Amendments to uses permitted:** The competent authority may from time to time add to or amend the above list by considering overall land use compatibility through notification.

## Industrial Zones

### Recommended Standards for Industrial Land Use

#### 1. Industrial categories

Industrial Land Uses. Source: Physical Planning Handbook. Pg. 69

Category	Locational & Special Requirement	Land Requirements	Jobs
Major Industrial areas	Excellent national/international communication network, accessibility to labour, communication routes, & ample supply of; power, water, & sewerage disposal. Separation buffer from residential	500-1200 acres for a town with a population of 200,000 and 500,000	Between 20,000 and 50,000 at a density of 40 workers per acre
Light Industries areas/Jua Kali	Compatible with residential areas, located on major internal links with separated access from residential feeder roads. Approximately one estate per 30,000 populations.	10-50 Ha. One Estate An area of 10-20 small firms without creating congestion in the residential areas.	1500-7500 at a density of 60 workers per acre.

Land requirements for the various categories of industries. Physical Planning Handbook. pg. 72

Type of industry	Land requirements in Ha.	Catchment population	Min Land Size in Ha
Light	4	30,000	0.05
Medium	10	100,000 to 500,000	2
Heavy	none	Over 1 million	20

#### 2. Other industrial land allocation in percentage

Percentage allocation of land in an industrial area/estate. Source: Physical Planning Handbook. pg. 70

Workshops	50-55%
Organized open space	10-15%
Utilities, services of facilities	20-25%
Roads, parking lots	15-20%
Others	5-10%

#### 3. Site Planning

##### a. Plot areas and coverages

It is suggested that, no industrial unit other than a service industry should be allowed to locate on a site less than 0.5acres. Plot coverages should not exceed 75 percent to allow for sufficient circulation, utilities, services and facilities.

#### 4. Building Lines in Industrial Areas

Recommended setback lines from centerlines of roads to property line in industrial areas.

Setback lines from centerlines of roads to property line. Source: Physical Planning Handbook. pg. 70

Major communication routes (Highways)	25m-31m
Sine roads (Major roads)	18m-21m

Collector roads	15m-18m
Access roads	12m-15m

### **5. Road Reserves in Industrial Areas**

*Road Reserves in industrial areas. Source Physical Planning Handbook. pg. 71*

Major communication routes (Highways)	13.5m-16m
Sine roads (Major roads)	11.5m-13.5m
Collector roads	9m-11.5m
Access roads	9m
Service Lanes	9m

### **Uses permitted in Industrial Zones**

The following uses are normally permitted for the main purposes and accessory uses:

- All uses permissible in the Commercial Use Zone with the special sanction of the authority except residential uses.
- Residential buildings for security and other essential staff required to be maintained in the premises.
- Police posts or security company offices
- All kind of industries, public utilities, parking, loading, unloading spaces, warehousing, storage and depot of non-perishable and non-inflammable commodities and incidental use, cold storage and ice factory, gas go-downs, cinema, workshop, wholesale business establishments, petrol filling stations with garage and service stations, parks and playgrounds, medical centres, restaurants, matatu station, etc.

**Restricted uses or use permitted with special sanction of the authority:** Some of the uses may be permitted with special sanction of the competent authority. These may include noxious, obnoxious and hazardous industries, storage of explosive and inflammable and dangerous materials, junkyards, electric power plants, service stations, cemeteries, business offices, bank and financial institutions, helipads, religious buildings, matatus/boda boda stands, gas installations and gas works, stone crushing, small shopping centres, etc.

### **Uses Prohibited**

All uses not specifically permitted as mentioned above shall be prohibited.

## Educational Zones

### Recommended Standards for Educational Land Use

#### a. Primary and Secondary Schools

Educational Facility Standards. Source; Physical Planning Handbook pg. 73

School (Category)	No.	Land Requirement in Ha.	Catchment Population	Age	Locational Requirement
Daycare Centers	1	0.25	3500 in low income 3500 in high income	1-2	Within and integral to residential areas
Kindergartens	1	0.25	3500 in low income 3500 in high income	2-5	Within and integral to residential areas
Nursery/Pre Primary School					Within and integral to residential areas
• 1 Stream	1	0.15	3500	5-6	
• 2 Stream	1	0.20	3500		
• 3 Stream	1	0.30	3500		
Primary School				6-13	At gross density of 50 ppha. & above should be between 250-300 m.
• 1Stream	1	3.9	3500		
• 2Stream	1	3.9			
• 3Stream	1	3.9			
Secondary School				14-17	At gross density of 50 ppha. & above should be between 500-600 m.
• 1 Stream	1	6.9	8000		
• 2 Stream	1	6.9			
• 3 Stream	1	6.9			
NB: Additional land would be required where the schools require other support facilities such as staff houses and Agricultural land for demonstration as specified by the handbook.					

#### b. Higher Education Facilities

The recommended minimum land requirement for colleges is 10.2 Ha.

#### c. University

The recommended land size for a university should be at least **50 ha**.

University Land Use Major Components. Source: Physical Planning Handbook. pg. 86

Land use composition	Land Requirement in Ha.
Students demand	20
Main campus	10
Auxiliary services	2
Open spaces and car parking	2
Sewerage where local network is missing	2
Outdoor sports	5
Agricultural courses (as applicable)	10

**Permitted uses within educational areas:** All uses related to education, training and research as mentioned above.

**Restricted uses:** Some of the uses may be permitted with special sanction of the competent authority, which are not proposed or mentioned here as educational facilities but related to education, training and research.

**Prohibited uses:** All uses not specifically permitted as mentioned above shall be prohibited.

## Health

### Recommended Standards for Provision of Health Services

#### 1. Health Facilities

Health Facility Standards.

Facility	Land Requirement in Ha.	Locational Requirement
National Referral Hospital	20 Ha	Accessible with basic infrastructural services
Provincial Hospital	8 Ha	”
District Hospital	8 Ha	”
Sub-District Hospital	4 Ha	”
Health Centre	3 Ha	”
Sub-Health Centre	2 Ha	”
Nursing Homes	0.4 Ha	”
Veterinary clinic	0.1 Ha	”
NB: Public cemeteries should be conveniently located relative to the health facility, major open spaces and other compatible public utilities.		

Source; Physical Planning Handbook. pg.96

#### a. Organization of Health Service Delivery System

Health Service Delivery System.

Coordination Level	Organization of Health Services
<b>National</b>	<p><b><u>National referral services</u></b></p> <p>Comprises of all tertiary (level 6) referral hospitals, National reference laboratories and services, Government owned entities, Blood transfusion services, Research and training institutions providing highly specialized services . These include</p> <ol style="list-style-type: none"> <li>1. General specialization</li> <li>2. Discipline specialization, and</li> <li>3. Geographical/regional specialization.</li> </ol> <p><b>Focus is on:</b></p> <ul style="list-style-type: none"> <li>• Highly specialized healthcare, for area/region of specialization,</li> <li>• Training and research services on issues of cross-county importance</li> </ul>
<b>County</b>	<p><b><u>County Referral Health Services</u></b></p> <p>Comprise all level 4 (primary) and level 5 (secondary) hospitals and services in the county: forms the County Health System together with those managed by non-state actors.</p> <p>Provides:</p> <ul style="list-style-type: none"> <li>- Comprehensive in patient diagnostic, medical, surgical and rehabilitative care, including reproductive health services;</li> <li>- Specialized outpatient services; and</li> <li>- Facilitate, and manage referrals from lower levels, and other referral.</li> <li>- Management of cemeteries, funeral parlors and crematoria</li> </ul>

<b>Sub County</b>	<p><b><u>Primary care services</u></b></p> <p>Comprise all dispensaries (level 2) and health centers (level 3), including those managed by non-state actors. Are those constitutionally defined, including:</p> <ul style="list-style-type: none"> <li>- Disease prevention and health promotion services;</li> <li>- Basic outpatient diagnostic, medical surgical &amp; rehabilitative services;</li> <li>- Ambulatory services</li> <li>- Inpatient services for emergency clients awaiting referral, clients for observation, and normal delivery services;</li> <li>- Facilitate referral of clients from communities and to referral facilities.</li> </ul>
	<p><b><u>Community Health Services</u></b></p> <p>Comprise community units (level 1) in the County. Those that are constitutionally defined, and in community health strategy, including;</p> <ul style="list-style-type: none"> <li>- Facilitate individuals, households and communities to embrace appropriate healthy behaviors;</li> <li>- Provide agreed health service;</li> <li>- Recognize signs and symptoms of conditions requiring referral;</li> <li>- Facilitate community diagnosis, management and referral.</li> </ul>

Source; Kenya Health Policy 2014-2030

## **Recreational Zones**

### **Recommended Standards for Recreational Land Use**

#### **a. Recreation and Conservation in Urban Areas**

*Guideline for Recreation and Conservation in Urban Areas.*

<b>Type</b>	<b>Land Requirement</b>	<b>Locational requirement</b>
Major parks	Not specified but guided by available opportunities in the environment	Not specified
Buffer zones	10-30m green belts	Either side of urban ring roads, bypasses & green belts between incompatible uses
Major sports complex	Not specified	Served by good public transport
Entertainment such as; cinemas, restaurants, nightclubs etc.		Central areas and subsidiary centers
Sports & social clubs	Not specified	Not specified
Environmentally fragile/hazard/risk areas		30 M
Wetland conservation		30 M
Forest reserve		60 M
Flood prone areas		10M from the edge

Source; Physical Planning Handbook. pg. 90-92

**b. Recreation in Estates/Community Level**

*Guide for Recreation in Estates.*

Type	No.	Land Requirements in Ha.	Locational Requirement
Parks	1	1-2 Ha. per 10,000 populations in areas above 50 persons per ha. Facilities; 1-2 playing fields, children equipped playing grounds, hard courts, adventure play grounds & other special features	Should be closely related to community centers, social halls, health center, local shops, primary & secondary schools

Source: *Physical Planning Handbook*. pg. 92-95

**Permitted uses within recreational zones:** parks, playgrounds, botanical/zoological gardens, clubs, stadiums (indoor and outdoor), stadiums with/ without health centre for players and staff, picnic huts, holiday resorts, shooting ranges, sports training centres, integrated sport centres, swimming pools, special recreation, library, public utilities (for recreational uses) etc.

**Restricted Uses:** Building and structures ancillary to use permitted in open spaces and parks such as stands for vehicles for hire, taxis, matatus, boda bodas, and passenger cars; facilities such as police posts, fire posts, and post offices; commercial uses of a temporary nature like cinema and other shows; public assembly halls; restaurants; open air cinemas; hostels for sportspersons, etc.

**Prohibited Uses:** Any building or structure that is not required for recreation, except for offices or security personnel and uses not specifically permitted therein.

**Public Purpose**

**Recommended Standards for Public Purpose Land Use**

**a. Administrative Centers**

*Administrative Centers.*

Level	Land Requirement in Ha.	Land Requirement
National	40	Town Centre; Considering centrality, spatial compactness, public parking & accessibility
Provincial	20	”
District	20	”
Division	10	”
Location	1	”
Sub Location	0.2	”
Town Halls	1.2	”
County Halls	1.2 Ha.	”

Source *Physical Planning Handbook*. pg. 98

**b. Police Stations**

Police stations.

Category	Land Requirement in Ha.	Locational Requirement
Police station	2	Neighborhood
Police post	0.2	Township(2000 people)
Patrol base	0.1	

Source: Physical Planning Handbook. pg.98

**c. Law Courts**

Law courts

Category	Land Requirement in Ha.	Locational Requirement
High Court	2	Town center activities; location depends on service level
Lower Court	1	Town center activities; location depends on service level
District Magistrates Court	1.0	

Source. Physical Planning Handbook. pg. 98

**d. Prisons/Remand Homes**

**Prisons & Remand homes.** Source: Physical Planning Handbook. pg. 99

Facility	Land Requirement in Ha.	Locational Requirement
Prison	16	Urban fringes
Remand/Juvenile Home	2.0	Urban fringes

Other Public Purpose Facilities.

Facility	Land Requirement in Ha.	Locational Requirement
Community Centre Includes: (Social Halls, Libraries & Cultural Museums	1.0	Integral to residential neighborhood; close to sports center & public swimming pool as applicable
Religious institutions. Include; Churches, Mosques, Temples & Shrines	0.1	Within residential areas, urban fridges for large institutions, mosque & temple may be within CBD
Fire station	0.4	Highly accessible to major road network
Library	0.4	In relation to target population, Quiet areas, good light & ample surrounding air space
Post office	0.04	Rural Centre or estate with a resident population of 2,000-10,000& rural pop of 40,000
Sub post office	0.04	Market center serving approx. 15,000 rural people resident pop less than 2,000

Physical Planning Handbook. Pg.99-100

## Commercial Zones

### Recommended Standards for Commercial Land Use

#### Level of Centers

Categories of Centers. Source: Physical Planning Handbook. pg. 102-105

Level of towns	Minimum plot size in Ha.	Plot Length vs width	Locational Requirement
Town centers	0.045	Not more than 1:3	Geographical centrality, accessibility to vehicles and pedestrians, ample parking space.
Local center			Catchment population of 3500-5000, Adjacent and interdependent activities, 10-12 parking spaces,
Intermediate center			Population of 15,000- 50,000
Major Centre			Population of 100,000- 150,000

#### Markets

Market Categories. Source: Physical Planning Handbook. pg. 105-106

Market Category	Size	Catchment
A	0.1-0.2 Ha.	Per 2000 low income population
B	0.2-0.25 Ha.	
C	0.2-0.28 Ha.	
D	0.2-0.28 Ha.	
E	0.25-0.3 Ha.	

#### Commercial Developments along Major Highways

Guide for Commercial Developments along Major Highways. Source: Physical Planning Handbook. pg. 107

Length of road in m	Building line in m	Acceleration & deceleration lanes in m	Locational guideline	Others
6-18	6	100m stretch	No direct access	Minimum plot size 4acres (2ha.); 25% plot coverage & a minimum parking space of one and half m car park for every 100sq.m plinth.
Above 18	18	100m stretch	No direct access	

**Permitted uses in commercial areas:** Shops, convenience/neighborhood shopping centre, local shopping centres, cluster centre, sub-CBDs, professional offices, work places/offices, banks, stock exchange/financial institutions, bakeries and confectionaries, cinema halls/theatres, malls, banqueting halls, guest houses, restaurants, hotels, petrol pumps, warehousing, general business, wholesale, hostel/boarding housing, banks/ATM machines, auditoriums, commercial service centres/garages/workshop, wedding halls, weekly/informal markets, libraries, parks/open space, museums, police stations/posts, matatu stands, boda boda stands, parking sites, post offices, government/ institutional offices etc.

**Restricted Uses:** Non-polluting, non-obnoxious light industries, warehousing/storage go-downs of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, polytechnics and higher technical institutes, junk yards, railway stations, sports/stadium and public utility installation, religious buildings, hospitals and nursing homes.

**Prohibited Uses:** All uses not specifically mentioned above are prohibited in this zone.

## **Public Utilities**

### **Recommended Standards for Public Utilities**

#### **1. Water supply**

##### **a. Protection of water intakes**

Protection of water intakes. Source: Physical Planning Handbook. pg. 108-109

Protection Belt	Direct (Radius) Protection in m	Indirect (Radius) Protection
Borehole	10	50M
Well	10	50M
River	10-50	50M
Water treatment plant	300	Not specified
Bore holes should be located 80m apart to avoid drawdown		
<b>Commercial water points</b>		
Should be provided for informal settlements, at a distance of 500m from one another. Should occupy an area of <b>3x3 m.</b>		
<b>Service Reservoir</b>		
The minimum space requirements are <b>0.1 Ha.</b>		

#### **2. Sewerage system**

##### **a. Collection and treatment works**

Sewerage collection & treatment. Source: Physical Planning Handbook. pg. 109-110

	Locational Requirement	Buffer
Sewerage collection & treatment plants	3000 Urban population & above; Urban layout	75 Sq. m for sewered
Septic tanks	Where sewerage system is not provided	110. m for unsewered

#### **3. Storm water drainage**

Storm Water Drainage Wayleave. Source: Physical Planning Handbook. Pg. 110

Facility	Preferred Wayleave
Drainage Wayleaves	3m-4.5m
Anti-Malarial Wayleaves	4m
Building Clearance	1.5, 2.5m, and 7.5m
Septic Tank Clearance	6m
Sewer line	3m

## **Requirements for Garbage Collection and Disposal**

*Disposal System. Source: Physical Planning Handbook. pg. 111*

<b>Disposal</b>	<b>No of inhabitants</b>	<b>Location</b>	<b>Protection area</b>
Garbage collection and burial	5000 in one settlement or more in a radius of 25 Km	Outside residential settlement	No less than 1km for urban areas
Incineration of hospitals and slaughter houses, garbage disposal	Same as above	Outside settlement in Industrial Zones	Industrial standards adopted
Collection	1000 or more	Same as above	Same as above
It is proposed that garbage collection points be provided with 0.1 hectare while dumping sites are provided with 2 hectares.			

## **Transportation**

### **Recommended Standards for Transportation Land Use**

#### **Urban Road Reserve Widths**

*Urban Road Reserve Widths. Source: Physical Planning Handbook. Pg. 115-116*

<b>Urban road network</b>	<b>Road reserve width</b>
Primary distributor	
a. Major communication routes	60m
b. Important through routes	30-36m
District distributors	
a. Spine roads and roads in commercial or industrial area	25m
b. Bus routes	25m
Local distributor roads	
a. With no direct vehicular access to individual plots	18m
Local distributors	
Major access road exceeding 150m in length	15m
Access road not exceeding 150m in length	12m
Access roads	
b. Cul-de-sacs or short connecting road not exceeding 60m	6m-9m
c. Service lanes	6m
d. Cyclist lanes	3m
e. Footpaths	2m

## **Carriageway and Parking Standards**

### **i. Carriage widths**

*Carriage Way Widths. Source: Physical Planning Handbook. Pg. 117*

<b>Carriage way</b>	<b>Widths</b>
Trunk and major roads	7.5m or more
Commercial and industrial streets	7.0 or more
Spine roads and bus routes	7.0
Access roads (in residential areas)	5.5

Cul-de-sac (not exceeding 60m)	5.0
For cul-de-sac serving less than 10 plots a single footway will suffice	
Occasional obstructions shall nowhere reduce the footpath width below 1.2m	

## ii. Car parking space

### Public Parking Space Requirement

Public Parking Space Requirement. Source: Physical Planning Handbook. Pg. 117

Major urban center; For every 100m <sup>2</sup> of land in CBD	Minimum 1 $\frac{1}{2}$ parking space, except where basement parking is available
Small centers for every 500m <sup>2</sup>	Minimum 1 car park

### Parking by Population

Parking Area by Population. Source: Physical Planning Handbook. Pg.103

Catchment	Parking Slots
3500-5000	10-12
15000	45-46

### Standards for Car Parking

Standards for Car Parking Requirement. Source: Physical Planning Handbook. Pg. 118

Usage	One car space for every usage
Housing	2 houses or lodgings
Specialized market place	50 to 60 sq. m of covered area
Market	30 to 50 sq. of covered area
Office and administration	50 to 60 sq.m of covered area
Hotel	5 to 8 beds
School	a. 0.5 classroom/secondary school and above b. 1.0 classroom/below secondary school level
Restaurant cinema and theatre	12 seats
Mosque/churches	10 to 12 worshipers
Hospital	5 to 10 beds
Sports field	10-20 seats or spectators
Industrial establishment and worshipers	6 to 10 workers

### Road Classification

Classification of Roads. Source. Physical Planning Handbook. pg. 29

Classification		Desirable Reserve in meters	Reduced
<b>Rural road network</b>			
International trunk roads	A	60	40
National trunk roads	B	60	40
Primary roads	C	40	40
Secondary road	D	25	25
Minor roads & Special Program Roads (SPR)	E	20	20

*Classification of Roads. Source. Physical Planning Handbook. pg. 29*

<b>Other Classifications</b>	<b>Reserve</b>	<b>Buffer</b>
International Trunk Roads	60-110m	10m
Reserve of main conventional sewer line	1.5m on either side	
Oil pipeline	30m on either side	50m
Railway reserve		30m
Communication masts		60m
Electric wayleaves and Generating Plants		
• Power generating plant		2km
• National grid		30m
• Sub stations		50m

## 4.5 KEY CONSIDERATIONS

### 4.5.1 Conversion of Land for Urban Use

The Municipality is still growing and expanding, this growth and expansion needs to be controlled through proper planning, which this revision addresses. Land is still inadequate and will need to be made available for various uses in the future as envisaged in BMISDeP. The various ways to acquire land for urban use as outlined in BMISDeP should be pursued. They included land acquisitions, land pooling, public-private partnerships, private-private partnerships, open market transactions, revolving fund, sub leasing of land and land banking.

### 4.5.2 Land Management

Issues of development control as identified by the BMISDeP have not fully been addressed, should be addressed and given importance by following the reviewed Development Control regulations and the respective area zoning plans.

### 4.5.3 Land Tenure

Most land within the Municipality is still private. This is a reduction from 95 per cent in the year 2012. The County Government needs to acquire more public land to adequately provide for public utilities, public purpose facilities and social and community facilities as per the identified population needs.

In addition, as identified by the BMISDeP, it is important that all non-surveyed parcels of land within the Municipality are surveyed and titles issued in order to improve the security of tenure for the leasee's. This will considerably provide economic empowerment and opportunities to the leasee's as they can be able to transact freely through land as well as avail it for urban use with ease.

#### 4.5.4 Institutional Capacity Development

The Municipality of Bomet and the County Department of Land, Housing and Urban Planning are the two main institutions that will be guiding and championing other actors to ensure successful implementation of the plan. For this purpose and to achieve a successful coordination and oversight role in implementing the revised Plan, there is need to employ more skilled, experienced personnel such as Physical Planners, GIS Specialists and Land Surveyors, and designate them the sole purpose of coordination and oversight in implementing the Revised Plan together with the Municipal Board. There is need to also set up an inspectorate department, which will work closely with the planning department in enforcing development control issues within the municipality. Enhancement of the Department's capacity is critical in ensuring building plans are approved in conformity with the revised strategic structure plan, zoning plan and Development Control regulations.

In line with what BMISDeP advocated, there should be regular training of the Departmental staff on GIS software for easier management of the Plan's GIS Database, digitally reviewing progress of the Plan's implementation as well as updating cadastral information.

## Chapter 5

### AREA ACTION PLANS

#### 5.1 OVERVIEW

The area action plans are aimed at making proposals and policies for the development of specific areas. These plans set down the framework for the sustainable, phased and managed development of particular areas. Action areas identified include the CBD, proposed sub-CBDs (Silibwet, Tenwek, Kapkwen, Longisa, Merigi, Tirgaga and Kapkesosio), and Transportation Corridor Planning (the B3 Road). These areas were selected as action areas because of their underlying intensity of development challenges and opportunities

#### 5.2 CORE URBAN (CBD)

This is the main urban core of the proposed municipality. The proposed development model seeks to promote compact development/densification that is already present. The zone will offer higher-level services. It will be an economic hub hosting several businesses, industries and services with a national and regional catchment and supported by the other secondary commercial and dormitory nodes hence serving as a Strong Centre. To achieve this, there is need to acquire and increase the current CBD. This will considerably aid in sufficient allocation and distribution of land uses to ease congestion.

Within the built-up area, there is a considerable amount of under-utilized and low-density development. Owners of these spaces will have the incentive to redevelop (or sell to someone else who will redevelop) their land into higher densities (vertical development). This, the County Government will develop as a policy to allow a uniform vertical development of the CBD, which apart from increasing densities, will enable incorporation of other users that have been conspicuously missing in the town e.g. domesticated parking. This will also reduce costs related to provision of water and sewerage services.

#### **Development Intervention 1: Expand and Enhance the Commercial Zone**

The objective of the area action plan for CBD is to enhance the zone as a compact, distinct regional commercial and service hub.

## Measures

- ❖ Densification of the CBD to 20 floors with one parking space for every 50m<sup>2</sup> floor space to meet the demand for commercial facilities
- ❖ Redeveloping and increasing the density of all vacant plots, the dilapidated structures including the single-storey buildings to multi-storey structures.
- ❖ Pull down old and dilapidated structures and put modern multi-storey structures. Owners of these spaces will have the incentive to redevelop (or sell to someone else who will redevelop) their land into higher densities
- ❖ Relocate *jua kali* activities and garages within the CBD to the proposed light industrial parks to create space for other commercial activities and ease congestion that is exhibited along the streets.
- ❖ Approvals for new high user commercial buildings will not be made unless they have domesticated parking and elevators.

*Plate 1: 3D Model of the Proposed CBD*



## **Development Intervention 2: Widen and improve state of the CBD Roads to recommended standards**

### **Measures**

- ❖ Widening of all roads within the CBD by realigning them with the cadastral layer and the Development Plan (2000) to at least 9m for the access and service lanes. County to acquire the reserves and widen them.
- ❖ Extending, providing and improve drainage, street lighting, security cameras and street/ road furniture in the CBD.
- ❖ Street planting to enhance urban green infrastructure and embellishment.

*Plate 2: Artistic impression of the upgraded B3 Road.*



## **Development Intervention 3: Promote Pedestrianization of the CBD**

- i. Acquire road reserves to create wide walkways along the CBD streets.
- ii. Design, establish and implement the following as minimum standards for pedestrian amenities;
  - A minimum width for sidewalks is 1.5m on local streets and 1.8m (or wider) for high user roads
  - Vertical clearance (height) must be a minimum of 2.1M.

- iii. Provide adequate pedestrian crossing facilities i.e. footbridges, pedestrian/zebra crossing and street lights especially along B3 Road
- iv. Create pedestrian routes from the major residential areas to the CBD especially Raiya, Kamukunji, Jerusalem, Chebiriri and Cheboingónyi areas

*Plate 3: Examples of promoting pedestrianization (from the proposed central park to Green Stadium)*



#### **Development Intervention 4: Provide Adequate Parking Facilities**

- ❖ Make by laws stipulating that for every 100m<sup>2</sup> of land in the central business district a minimum of 1 ½ parking spaces must be provided for off-street parking except where basement parking is provided. Recommended parking space for development approval in the CBD is:

<u>Type of Development</u>	<u>No. of Parking Spaces</u>
Hotels	Parking bay for 5-8 beds
Hospital	Parking bay for 5-10 beds
Office space	Parking bay per 1000 square ft

- ❖ Make by-laws and zoning regulations stipulating that all multi-storey buildings or high user buildings to have domesticated parking. New building approvals should not be provided for those who don't adhere to this

- ❖ Restrict some streets to one-way traffic to create more space for parking which shall eventually boost revenue to the county.

*Plate 4: Artistic impression of the upgraded Bus Park and improved on-street parking.*



## **Development Intervention 5: Designate Motor Cycles free streets and motor cycle routes**

### **Areas proposed to be free of motor cycles**

1. The Commercial zone between the B3 road and the Green Stadium

### **Proposed designated zones for motor cycles within the CBD**

- i. To and from the markets, bus park and industrial zone.
- ii. Civic zone, the new stadium, Bomet University College and their abutting areas unless restricted as above
- iii. County Assembly area and the areas along the B3 Road unless restricted as above

### **Proposed routes to serve residential areas**

All links to the main activity nodes and residential neighborhoods to be used by motor cycle operators to carry passengers and goods. These links include-

- ❖ Residential neighborhoods within the CBD i.e. Raiya, Kamukunji, Chebirir, Cheboing'onyi, Jerusalem and other main activity nodes
- ❖ Within residential neighborhoods
- ❖ All roads to have wide adequate reserves to accommodate motorcycles

## **Development Intervention 6: Reduction of Informal Commercial Activities**

### **Measures**

1. Expand and redevelop the Main Market into multi-storey business center to accommodate informal commercial activities along the streets
2. Relocate all the jua kali activities from the CBD to the expanded Bomet Industrial Development Centre and the proposed industrial parks within the core urban.

## **Development Intervention 7: Provide Adequate Green, Open and Recreation Spaces and Facilities**

### **Measures**

- ❖ Reclaim all the open and green spaces that were proposed in the 2000 Development Plan
- ❖ Redevelop the area around the new stadium into a sports centre to nurture talent and promote sports tourism
- ❖ Redevelop the riparian reserve along River Nyangores into a nature trail by providing cycling and walk paths, furniture and other amenities. Also the same in along other rivers within the core urban.

- ❖ Maintain the existing parks in the core urban and provide requisite infrastructure/facilities.

*Plate 5: Artistic illustration of the envisioned sports and recreation centre*



### **Development Intervention 8: Social Facilities**

#### **Measures**

1. Develop a Town Level Integrated Cultural Centre (library/ resource centre, social hall/ town hall/ amphitheater/ Cultural centre) next to the new stadium. County is to acquire and develop that land.
2. Construct a modern public library on the land already existing behind the County Commissioner's office.

### **Development Intervention 9: Improvement of Aesthetics**

- ❖ Develop boulevards on major routes.
- ❖ Build Statues in at central points or common areas (street sculpture).
- ❖ Provide for street furniture along road sections and in the open and green areas.
- ❖ Initiate river front embellishment along the riverine sections with nature trail.
- ❖ Landscaping and street trees and other vegetation

- i. Develop and improve B3 Road section with adequate road reserve, street lighting, greenery and street furniture.
- ii. Plant street trees along all streets in the town in intervals of 6, 9, 12 or 15m according to the road size.
- iii. Install street lighting along all streets at the recommended pole heights and intervals.

### **Development Intervention 10: Improve and Increase Street Lighting Coverage**

Through public private partnerships, improve street lighting along the streets and in activity nodes such as markets and Bus Park to improve their security, aesthetic and accessibility at night. This can also be enhanced by introducing LED screens in select areas within the CBD

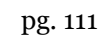
### **Development Intervention 11: Implement Outdoor Advertising Policy**

Objective of the policy is to provide guidelines to regulate outdoor advertising, introduce an efficient and reliable advertising revenue collection method for the county.

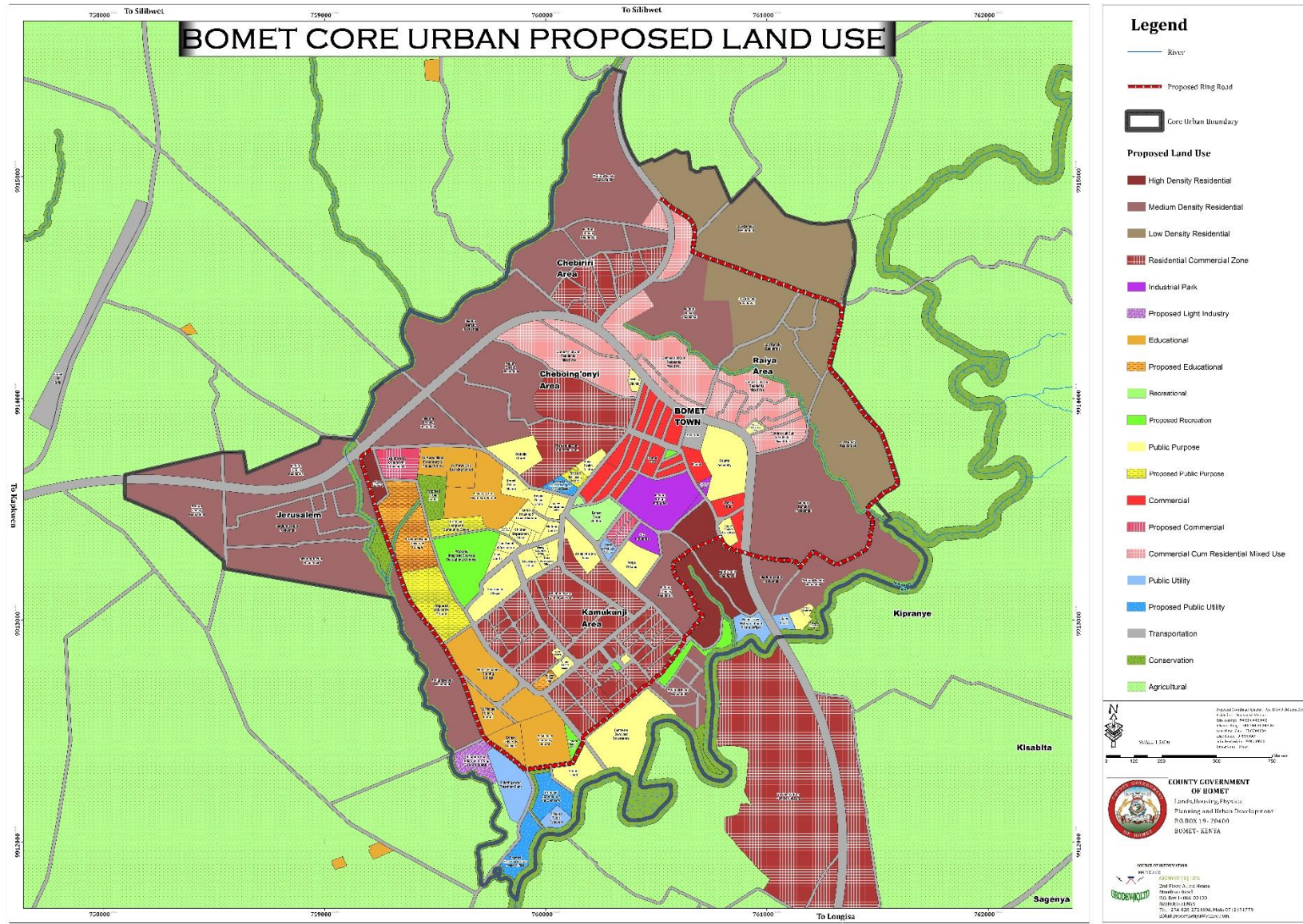
#### **Types of Advertisements**

Facilities covered under the outdoor advertising policy include:

- ❖ Billboards/ Wall wraps/ Sky signs/ City clocks/ Sign boards/ Suburb signs/Banners/Posters /Hand bills/Fliers
- ❖ Branded umbrella / Street displays/ Multi motion neon signs /LED screen advertisement
- ❖ Guard Rail Advertisement /Construction site boards/ Wall/ Window branding
- ❖ Advertisements on canvas/ canopy/Signs above /sitting on canopy ( Illuminated /Non Illuminated)
- ❖ Sky signs/ Wall wrap 20 Ft above the ground and over properties
- ❖ Advertisement by loudspeaker (P. A system ) per day
- ❖ Advertisement on hoarding/Street light pole advertising
- ❖ Business encroachment within street pavement/ shop corridors (Canopies).
- ❖ Wall painting adverts on temporary premises (Kiosks.)



## Bomet Core Urban Proposed Land Use



## CBD Development Interventions Implementation Framework

The Main Purpose of the Area Action Plan for the Core Urban is to enhance it as a compact regional commercial and service hub.

Objectives	Challenges	Actions
<ul style="list-style-type: none"> <li>❖ To increase efficiency in the use of land</li> <li>❖ To optimize the use of land and resources.</li> <li>❖ To expand and enhance the Commercial Zone</li> <li>❖ To ensure proper integration of land uses</li> <li>❖ To enhance functionality of the core urban area.</li> <li>❖ To create order and harmony.</li> </ul>	❖ Poor Market Structures	❖ Redevelopment & expansion of upper and lower markets to modern multi-storey facilities. This will accommodate current and future needs as well as increase the urban revenue base.
	❖ Underutilization of land	<ul style="list-style-type: none"> <li>❖ Allow up to 20 floor commercial buildings</li> <li>❖ Allow residential development in up to 5 floors.</li> <li>❖ Redevelop and densify the dilapidated structures within the CBD.</li> <li>❖ Pull down dilapidated structures and put modern multi-storey structures</li> <li>❖ Convert single dwelling properties to modern multi-storey commercial stalls. This should be made as a policy to compel owners of these low utilized commercial plots to redevelop them into viable commercial spaces (incentives to be provided) or sell them to those who can</li> <li>❖ Develop and densify vacant plots to multi-storey structures in the core area to meet the demand for commercial facilities</li> <li>❖ Approvals for new high user commercial buildings will not be made unless they have domesticated parking and elevators</li> </ul>
	❖ Narrow roads, Traffic congestion and road users conflict.	<ul style="list-style-type: none"> <li>❖ Repossess the road reserve and expand the B3 Road into a dual carriageway (at least 40m within the proposed core urban). Provide requisite amenities such as drainage facilities</li> <li>❖ Expand the inner roads road to width dimensions provided in the 2000 Development Plan. Provide the requisite facilities</li> <li>❖ Segregate road users by providing motorized and non-motorized facilities</li> <li>❖ Design, establish and implement the following as minimum standards for pedestrian amenities;</li> </ul>

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
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<ul style="list-style-type: none"> <li>❖ To conserve the urban environment.</li> <li>❖ To ensure compatibility of land uses</li> <li>❖ To enhance Urban aesthetics and civic prowess</li> </ul>		<ul style="list-style-type: none"> <li>○ A minimum width for sidewalks is 1.5m on local streets and 2m (or wider) for high user roads</li> <li>○ Vertical clearance (height) must be a minimum of 2.1M.</li> <li>❖ Provide adequate pedestrian crossing facilities i.e. fly-overs, zebra crossing and street lights especially along the highway</li> <li>❖ Extend, provide and improve drainage, street lighting, security cameras and furniture to cover all the roads in the CBD. Provide greenery and other amenities</li> <li>❖ Relocate taxi and bodaboda parking, juakali activities and hawking along the roads to their proposed working zones to provide space for road expansion</li> <li>❖ Direct non-local traffic to the bypass linking Kapkwen to Sachoran and Kyogong to Tenwek to decongest the CBD</li> <li>❖ Provide link roads to remove unnecessary traffic in the CBD, increase access to various sections of the core urban and ease traffic movement in and around the core urban</li> </ul>
	❖ Inadequate parking facilities.	<ul style="list-style-type: none"> <li>❖ Acquire land and develop multi-level modern car parks</li> <li>❖ Provide a lorry park at the edges of the core urban. Limit hours for lorries in the CBD to before 7am and after 8pm for loading and offloading</li> <li>❖ Acquire adequate road reserves to accommodate on street parking</li> <li>❖ Restrict commercial buildings to provide domesticated parking. New buildings to be approved only when they provide domesticated parking as per parking standards of one and half parking spaces for every 100m<sup>2</sup>.</li> </ul>
	❖ Congested and constrained Bus Park.	<ul style="list-style-type: none"> <li>❖ Redevelop the existing bus park into a modern one to increase its capacity. Restrict the use of the main bus park to serve long distance buses.</li> <li>❖ Provide two bus parks at the edges of the core urban for local public service vehicles to decongest the main bus park</li> </ul>
	❖ Proliferation of informal settlements.	<ul style="list-style-type: none"> <li>❖ Redevelop residential zones within the core urban into a mixed use development to eradicate the emerging informalities and attract provision of adequate services and infrastructure</li> </ul>

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		❖ Implement the zoning ordinance in this plan by adequately enforcing the development control guidelines and standards.
❖ Ineffective development control system.		❖ Employ more planners to the development control unit. ❖ Provide a vehicle for the development control unit to aid in their work
❖ Lack of sewer reticulation system that serves the core urban		❖ Expand the current sewer treatment plant to cover the whole of the core urban ❖ Provide a proper and adequate sewer reticulation system as proposed
❖ Ineffective solid waste management system		❖ Develop a sanitary landfill site near the existing sewer treatment plant as proposed ❖ Provide adequate waste receptacles, dustbins and transfer stations ❖ Employ more staff to enhance in waste management ❖ Increase number of skip loaders and modern compactors
❖ Lack of autonomous urban management body.		❖ Establish a municipal management board and provide adequate resources
❖ Inadequate water supply		❖ Implement the proposed water supply system for the entire county (long term) ❖ Expand the capacity of the water treatment plant. (Short term) ❖ Increase the capacity of reservoir tanks ❖ Replace the existing pipes with a higher capacity piping system ❖ Digitize the water reticulation system for easy management and prompt response in case of leakages
❖ Encroachment of the riparian reserve		❖ Evict settlers along the riparian reserve. ❖ Demarcate the riparian reserve and protect it through conservation measures
❖ Pollution of River Nyangores.		❖ Eliminate all informal developments along the rivers. ❖ Properly demarcate the riparian reserve and remove informal activities along the river. ❖ Provide designated waste collection areas and solid waste receptacles in the urban area. ❖ Provide proper drainage facilities in the abutting land uses to reduce waste flow in to the river especially in the market and the bus park.

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	❖ Inadequate non-motorized transport (NMT) network infrastructure.	<ul style="list-style-type: none"> <li>❖ Segregate NMT facilities along the B3 road.</li> <li>❖ Develop the shoulders of all the other CBD roads to accommodate pedestrian walkways</li> <li>❖ Create a pedestrian walkway from the proposed central park to the Green Stadium.</li> </ul>
	❖ Need for urban aesthetics	<ul style="list-style-type: none"> <li>❖ Expand roads and provide streets landscaping</li> <li>❖ Redevelop old buildings and structures to modern multi-storey facilities.</li> <li>❖ Undertake riverine development especially along River Nyangores</li> <li>❖ Invest in the urban green infrastructure. Link up the urban green network and infrastructure.</li> <li>❖ Plant street trees along all streets in the town in intervals of 6, 9, 12 or 15m according to the road size</li> <li>❖ Install street lighting along all streets at the recommended pole heights and intervals</li> </ul>
	❖ Inadequate public open spaces.	<ul style="list-style-type: none"> <li>❖ Repossess land and develop a central park in the CBD opposite the open-air market.</li> <li>❖ Redevelop the Green Stadium and provide the requisite facilities</li> <li>❖ Acquire a 60m riparian reserve along River Nyangores and develop recreational facilities such as walkways, cycling lanes and furniture</li> <li>❖ Provide street furniture such as sitting areas, landscaping along the main streets and provide common green areas within the main activity zones to address urban vitality.</li> <li>❖ Develop a sports and recreational complex where the new stadium is located</li> </ul>
	❖ Poor application of the subdivision principles in Raiya and Kamukunji areas that has resulted to poor road configuration.	<ul style="list-style-type: none"> <li>❖ Readjust land in Raiya and Kamukunji areas and redevelop the area into mixed use as an extension of the CBD.</li> </ul>

### 5.3 PROPOSED URBAN NODES

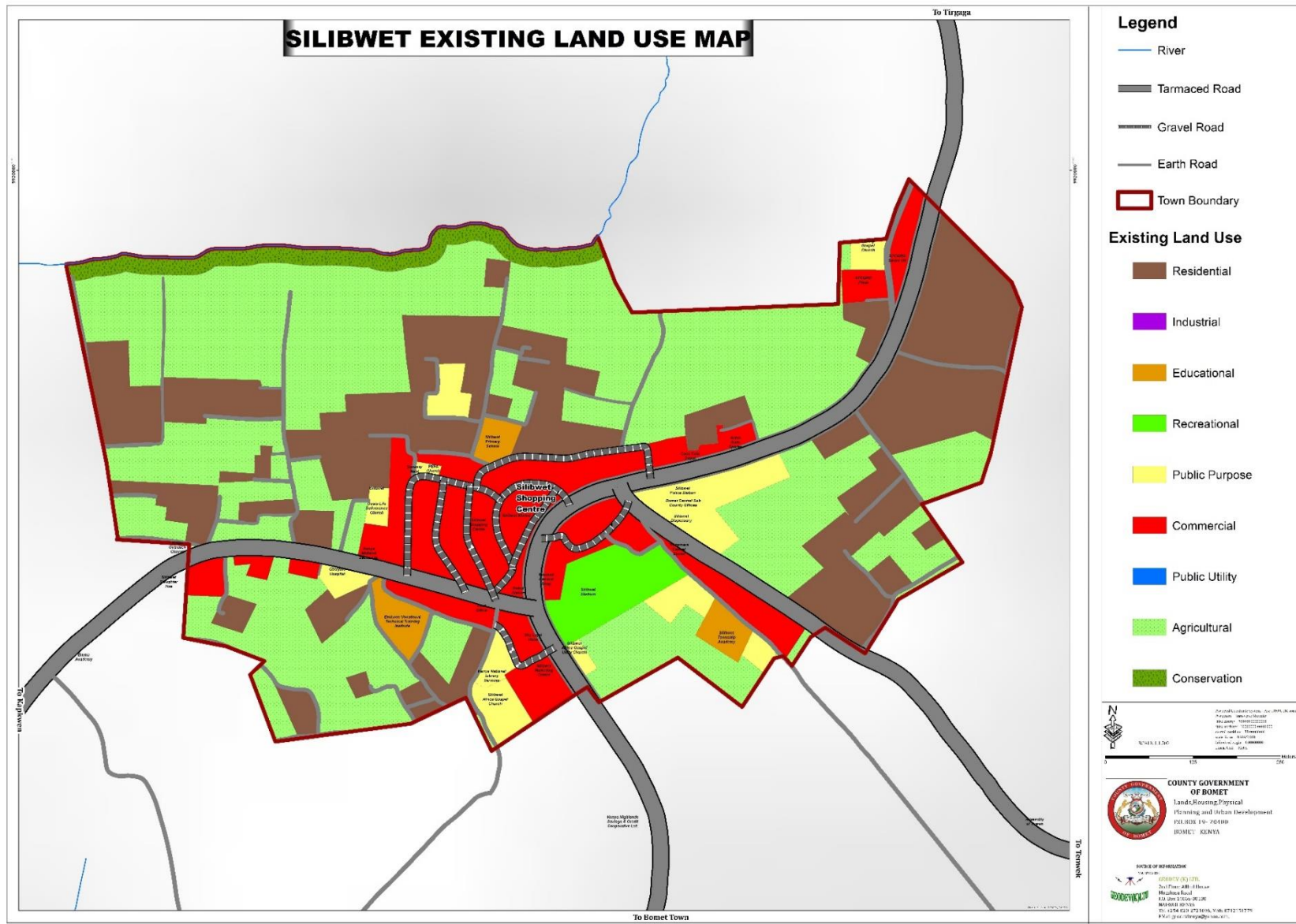
These will be enhanced growth centers at selected existing urban centers i.e. Longisa, Silibwet, Tenwek, Kapkwen, and Merigi. Their section is based on their strategic location and comparative advantage. They will majorly provide commercial, residential, industrial and health functions.

County Government to prepare local physical development plans for each node

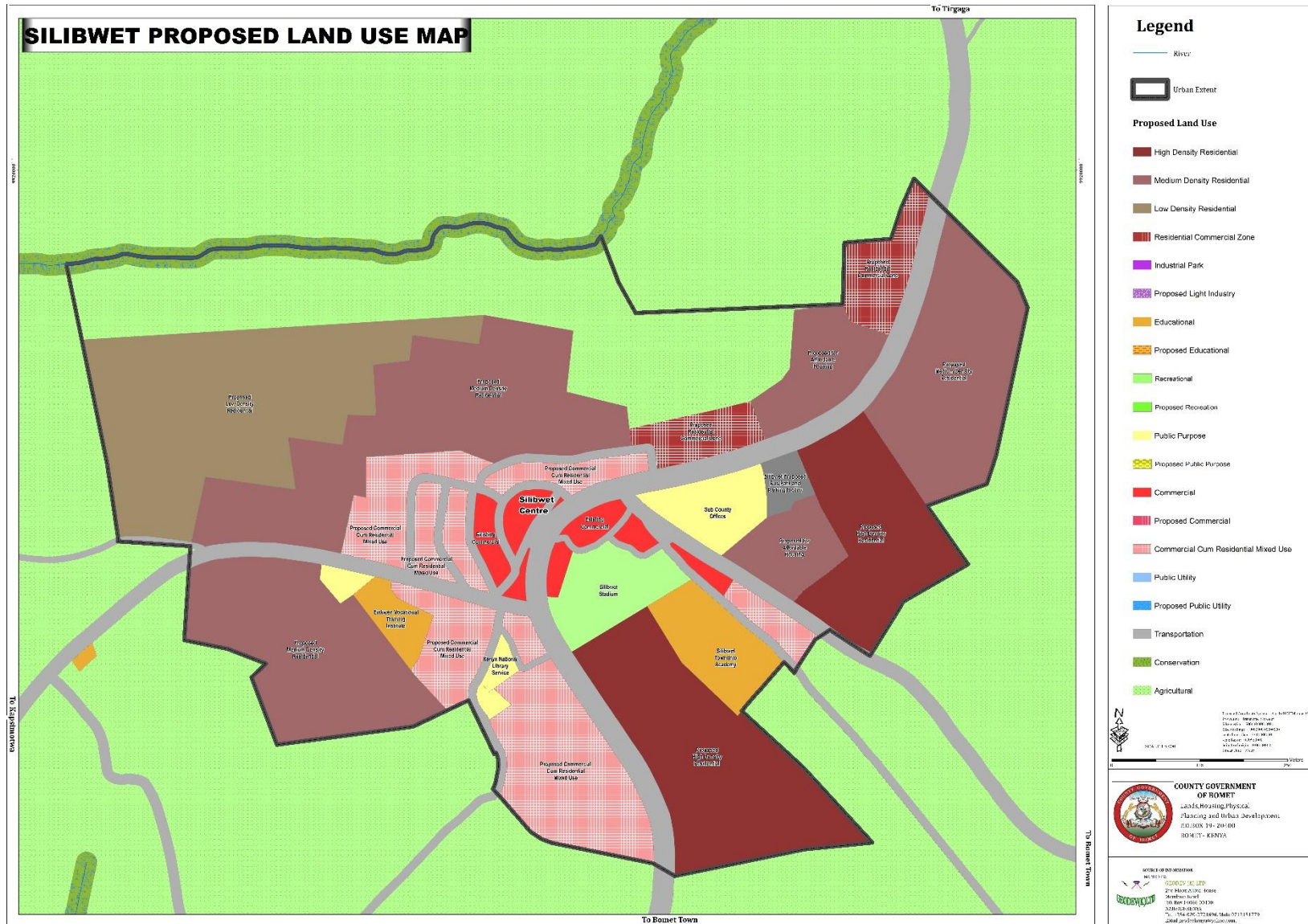
Every node to have piped water, sewer connection, tarmacked roads and be able to provide all the facilities as provided in below

- |  |  |
|--|--|
| i. A Sub-CBD/ Intermediate centre (1)  | x. Main distribution electricity sub-station (1) |
| ii. A Community/ cultural centre (library/ resource centre, social hall, VCT centre, Amphitheatre/Cultural dance centre) (1) | xi. A modern open and closed market              |
| iii. 1 Administration block  | xii. Juakali Sheds                               |
| iv. A police station   | xiii. Vocational Training Institute (2)          |
| v. A park with football pitches and other recreational spaces  | xiv. University College                          |
| vi. Special school for special needs   | xv. Old age home                                 |
| vii. Youth polytechnic (1)   | xvi. Rehabilitation Centre                       |
| viii. Level 3/Health Centre (1)  | xvii. Orphanage/children centre/destitute home   |
| ix. Main receiving electricity sub-station (1)   | xviii. Slaughterhouse (1)                        |
|  | xix. Waste management facilities                 |
|  | xx. Bus station and terminal (1)                 |
|  | xxi. Fire sub-station (1)                        |

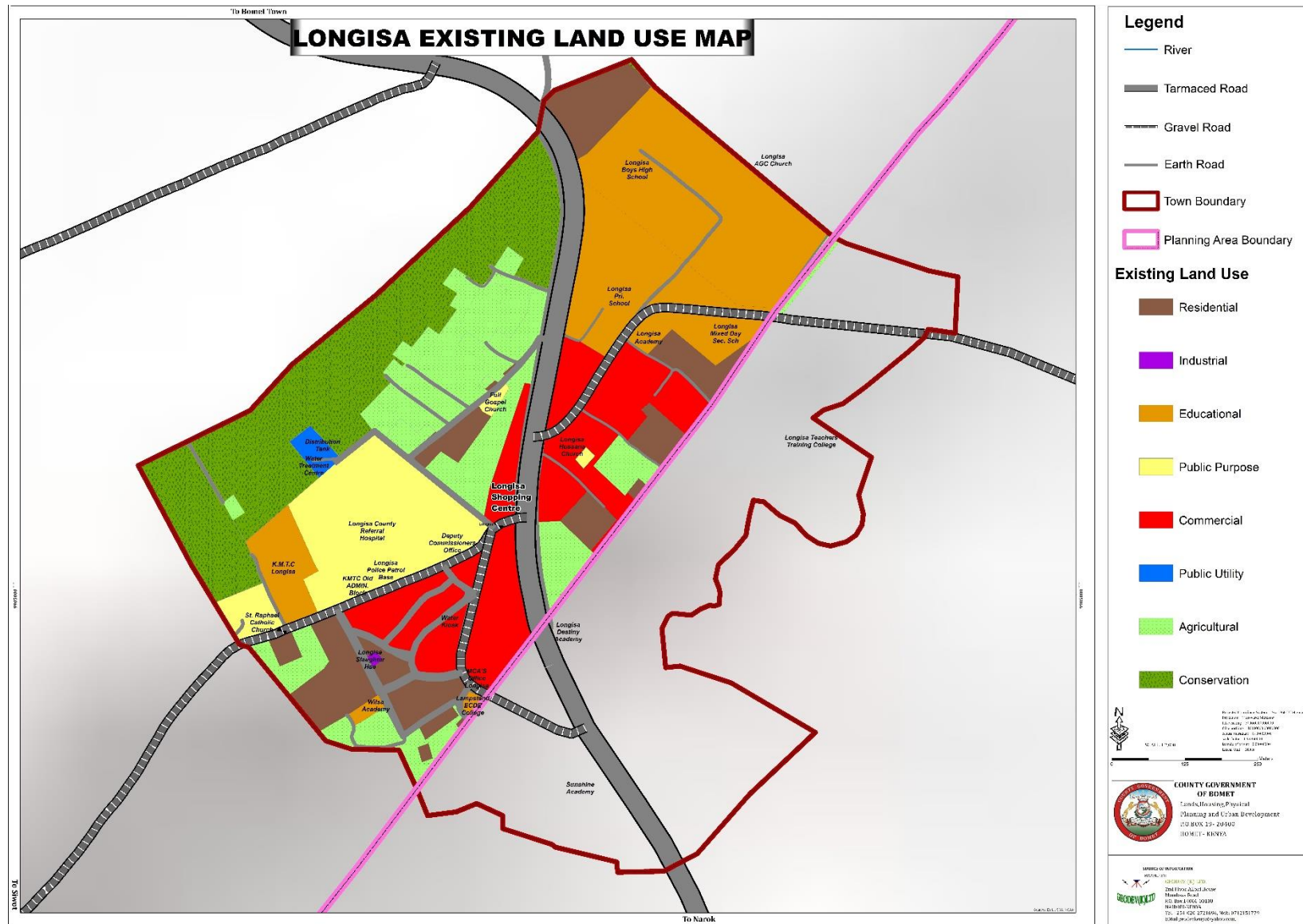
## Silibwet Urban Node Existing Land Use



## Silibwet Urban Node Proposed Land Use

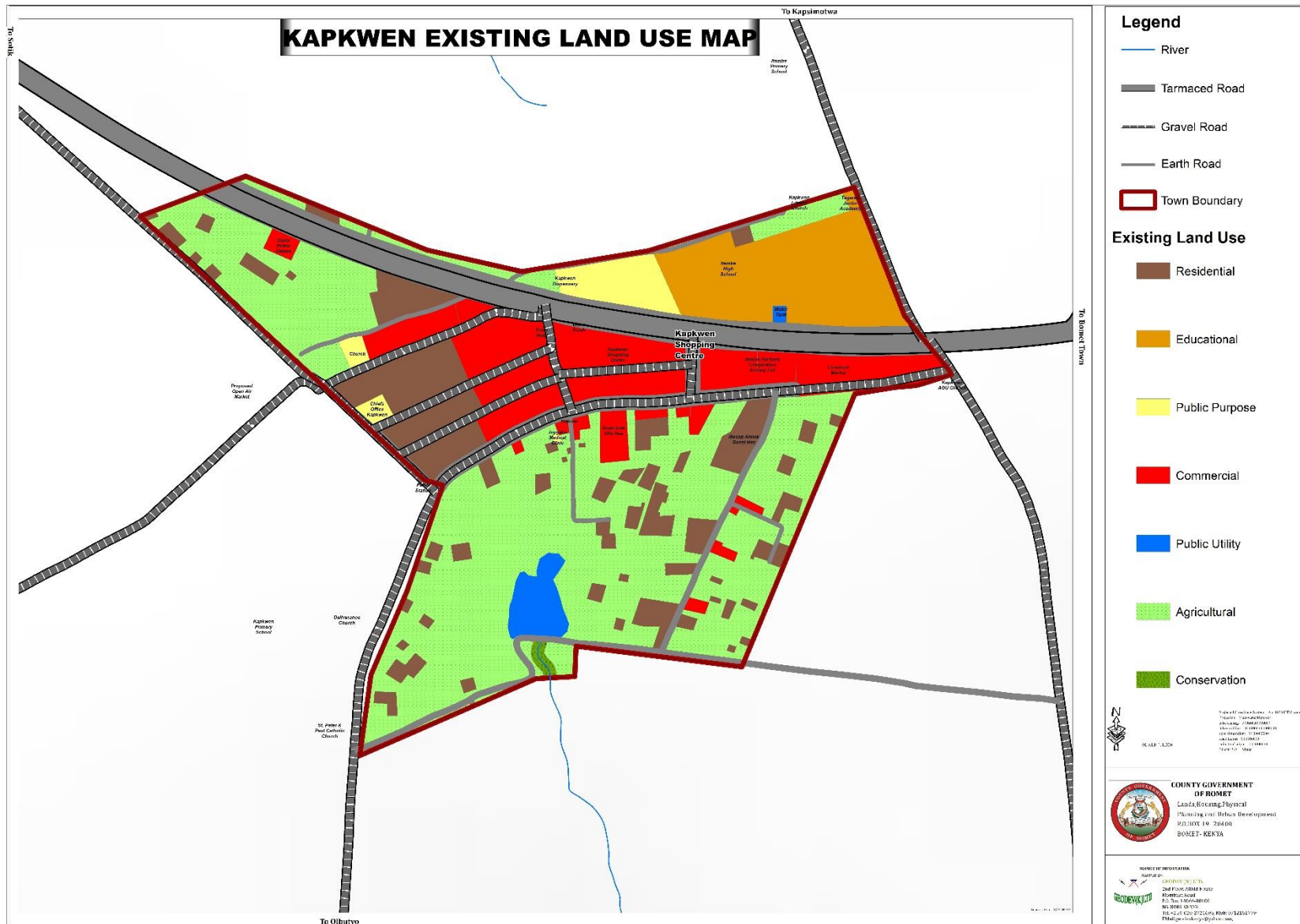


## Longisa Urban Node Existing Land Use

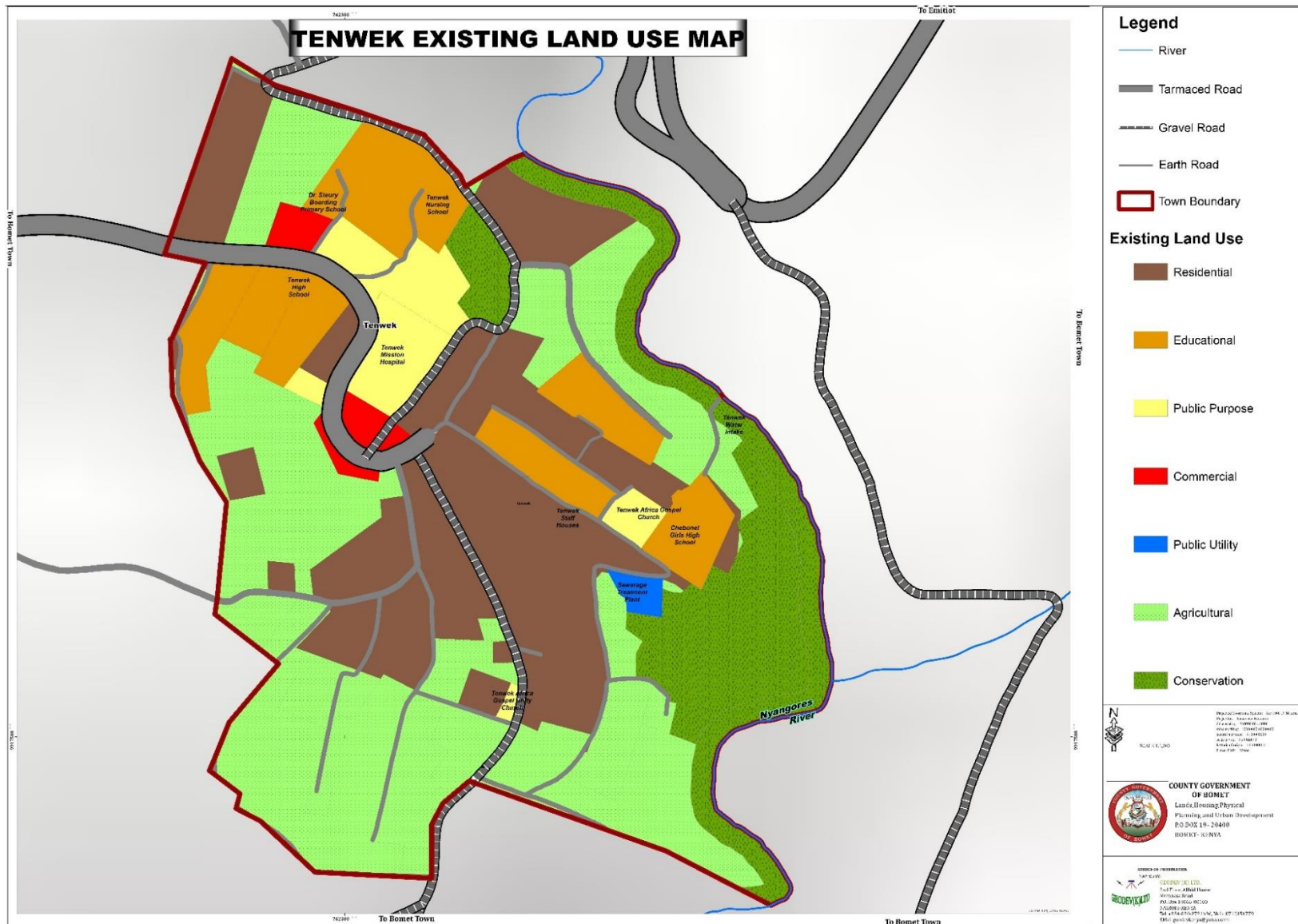




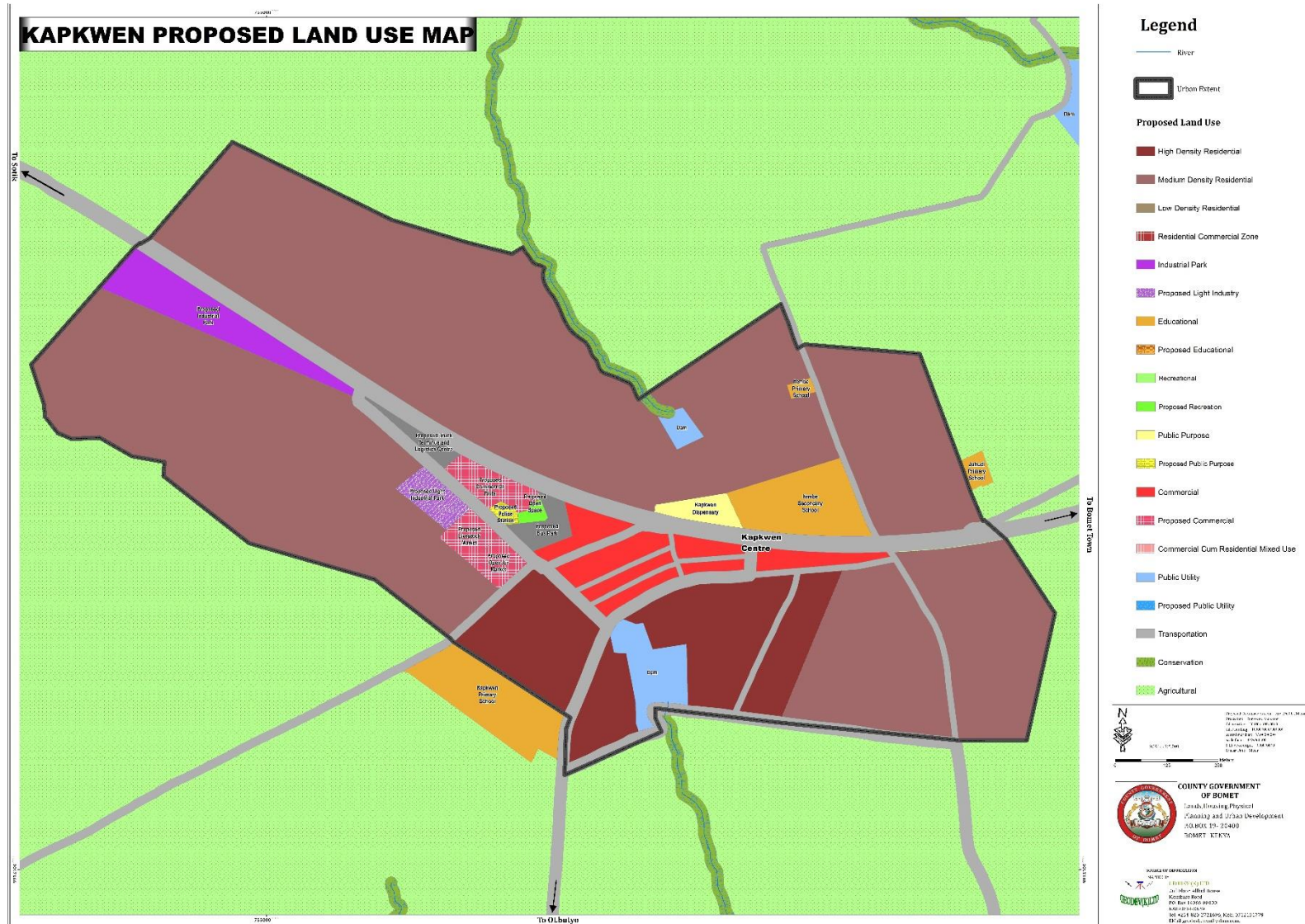
## Kapkwon Urban Node Existing Land Use



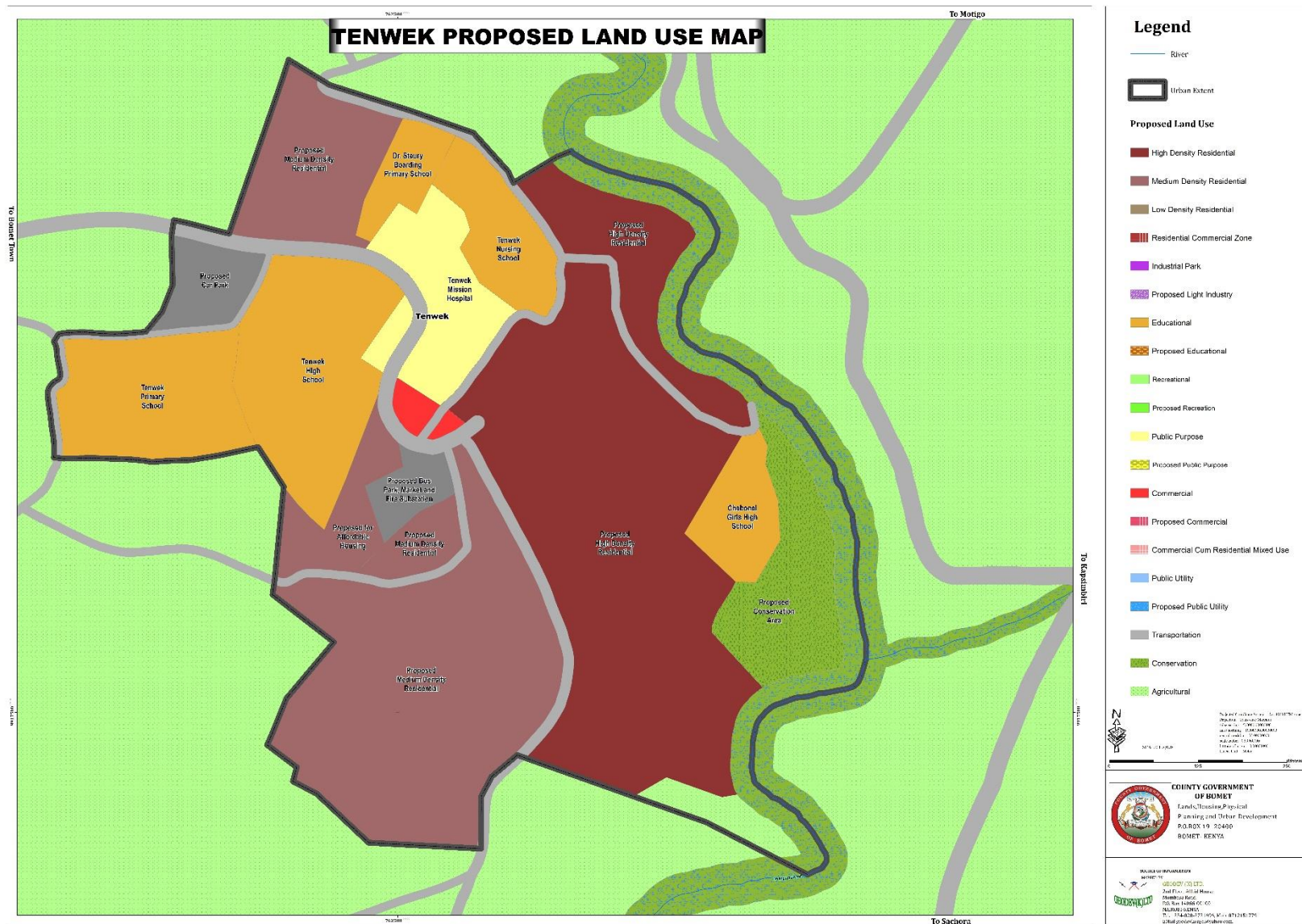
## Tenwek Urban Node Existing Land Use



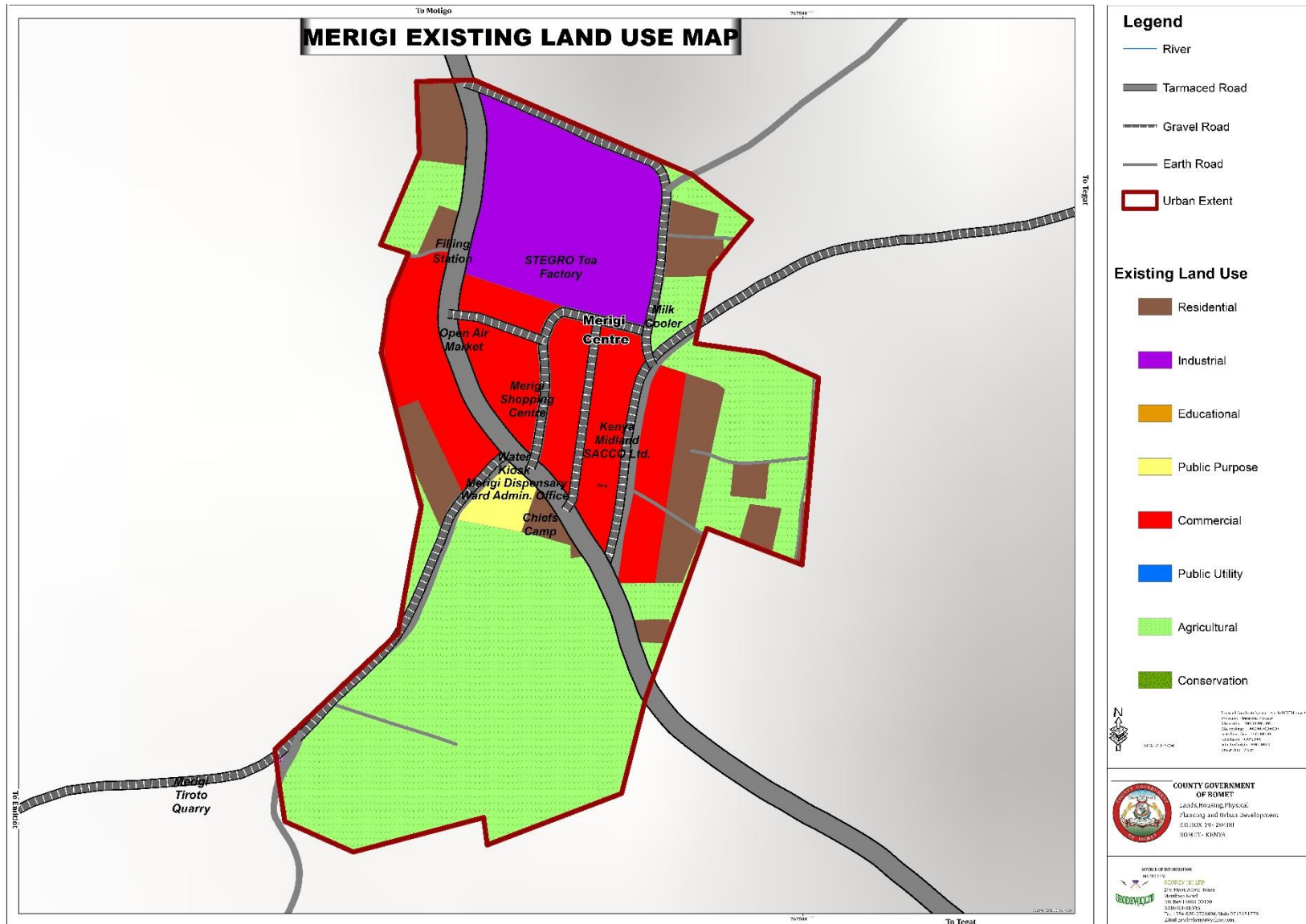
## Tenwek Urban Node Proposed Land Use



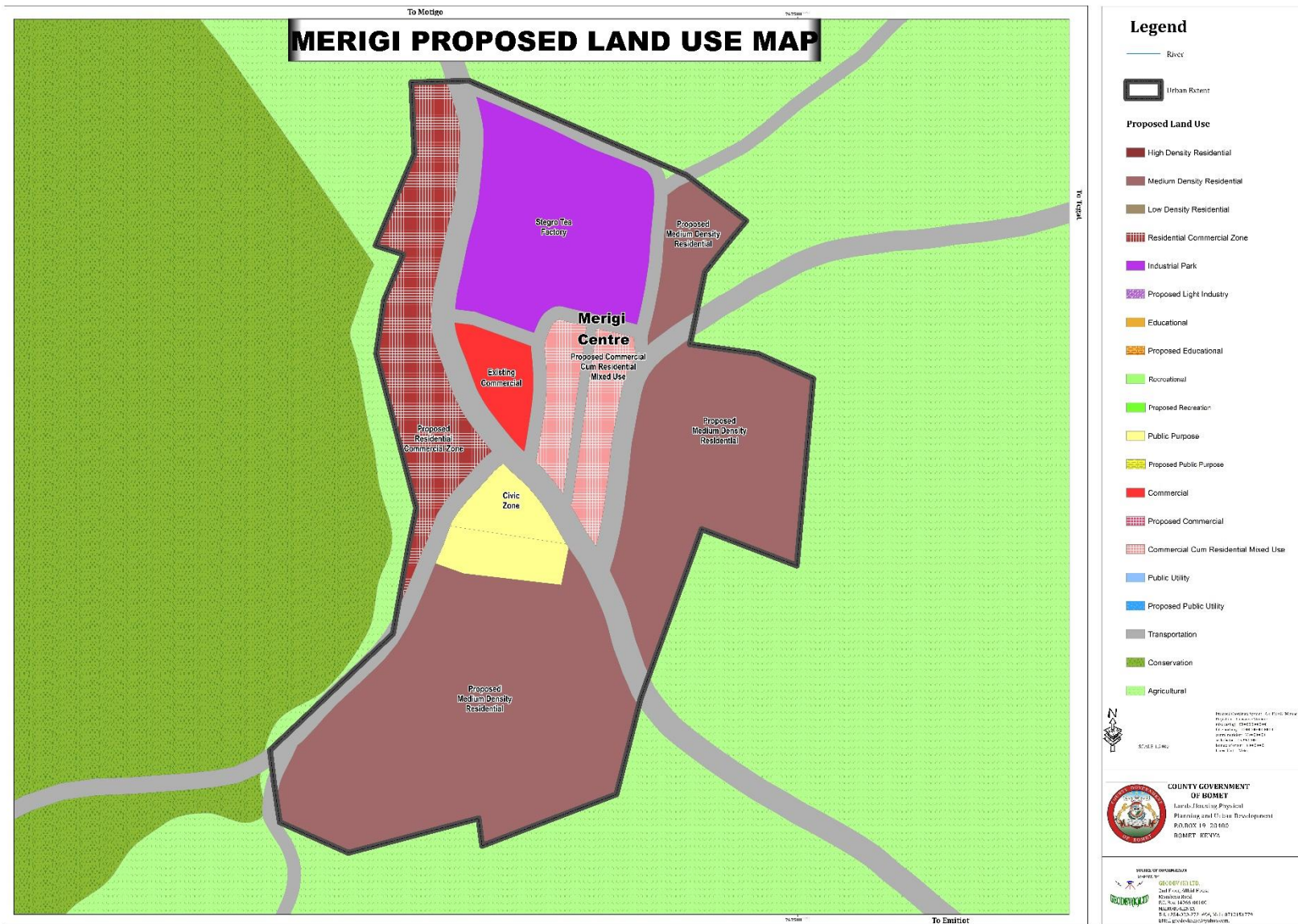
## Tenwek Urban Node Proposed Land Use



## Merigi Urban Node Existing Land Use



## Merigi Urban Node Proposed Land Use



## Chapter 6

### PLAN DEVELOPMENT STRATEGIES

#### 6.0 OVERVIEW

The purpose of this task will be to provide for strategies and their specific measures/actions creating a framework for implementation. This is in addition to the overall land use/structure plan and the action area plans. Unlike the action area plans which deal with specific parts of the planning area, the strategies focus on specific sectors.

#### 6.1 HOUSING IMPROVEMENT STRATEGY

Housing development is strategically an important social-economic investment to Bomet Municipality residents. The overall objective of the housing strategy is to bridge the gap between demand and supply, improve shelter condition, forestall emergence of informal settlements, upgrade existing informal settlements, provide quality housing, improve competitiveness of the Municipality and densification of residential zones to forestall urban sprawl.

Objectives	Opportunities	Constraints	Strategy	Actions
❖ To provide decent affordable housing units for majority of residents of	❖ Existence of National Housing Corporation (NHC). NHC primary Mandate is to implement National Housing Policies and Programmes including	❖ Poor conditions of neighborhood access roads- Most access roads within residential neighborhoods in the core urban area are earth surfaced, unpaved, poorly drained and narrow.	❖ Infill- densification of existing housing areas within main urban centres	❖ Allow Burgei area in core urban, part of Kapkwen and Tenwek to develop into high density housing areas as proposed in the structure plan (Hosting density of 70 dwellings per hectare and multiple dwelling residential developments)

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Objectives	Opportunities	Constraints	Strategy	Actions
<p>Bomet Municipality</p> <ul style="list-style-type: none"> <li>❖ To develop safe and habitable residential neighborhood with adequate infrastructure facilities and social services.</li> <li>❖ To control development and maintenance of houses and shield house consumers from unfavorable conditions from housing providers.</li> </ul>	<ul style="list-style-type: none"> <li>❖ assisting public and local authorities build decent affordable houses through its various schemes</li> <li>❖ Availability of housing technology which employs use of locally available materials to construct low cost and affordable houses</li> <li>❖ Availability of ready market. the growing population of Bomet translates to growing demand for affordable housing</li> <li>❖ Existence of National Governments Housing policies housing that champion for provision of adequate, decent and affordable housing for Kenyans such as the Housing policy, the Big</li> </ul>	<ul style="list-style-type: none"> <li>❖ Poorly maintained rental houses, high rents and unregulated building development leading to unsustainable housing units.</li> <li>❖ Inadequate water supply. Only 27.8% of households have access to piped water. The remaining 72.2% obtain water from other sources, which may not be safe for human consumption.</li> <li>❖ Inadequate sewerage services within housing areas. Only 0.5% of households are connected to sewer services.</li> <li>❖ Proliferation of informality within housing areas -Raia, Burgei and Jerusalem. These areas are characterized by poor housing conditions, inadequate basic housing services such as water, sewerage facilities and poor conditions of access roads.</li> </ul>		<ul style="list-style-type: none"> <li>❖ Allow development of mixed use residential areas in the following zones of the municipality;</li> <li>❖ Kamukunji Area, parts of Raiya, Chebirir, and Cheboing'onyi in the core urban centre</li> </ul> <p>Parts of Silibwet, Longisa, Merigi, Singorwet, Aisaik, Kapkoi, Kipsarwet, Emitiot and Kapkesosio as proposed in the structure plan.</p>
			1. Provision of incentives for development of low cost housing	<ul style="list-style-type: none"> <li>❖ Acquire land in Silibwet and Tenwek for development of low cost housing in line with the Housing pillar under the Big Four Agenda.</li> <li>❖ Provide requisite services within proposed high density and mixed residential zones to attract investors and other low cost housing providers</li> </ul>
			2. Capacity building of the development control unit to enforce set regulations in	<ul style="list-style-type: none"> <li>❖ Development of a comprehensive zoning policy for the town as a control tool for housing development in the town.</li> <li>❖ Hiring more qualified staff in the development control department.</li> </ul>

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Objectives	Opportunities	Constraints	Strategy	Actions
	Four agenda and Vision 2030	❖ Inadequate open spaces, recreational facilities, social halls as well as community centres within residential neighborhoods.	residential areas.	<ul style="list-style-type: none"> <li>❖ Holding regular seminars to train technical staff on the handling of enforcement matters.</li> <li>❖ Equipping the department with GIS systems to aid in management of development in residential areas.</li> </ul>

## 6.2 LOCAL ECONOMIC DEVELOPMENT STRATEGY

The objective of this strategy is to unlock the local economy and place it in tandem with the economic pillar of Kenya Vision 2030. This economic development strategy will provide a framework for a collaborative partnership approach, which will seek to improve the Municipality's regional competitiveness

Objectives	Opportunities	Constraints	Strategy	Actions
1. To create an a favorable environment for investment and wealth creation 2. To nature and grow small and medium enterprises (SMEs)	1. Connectivity of the municipality to other larger markets such as Nairobi, Kisumu, Narok, Kericho, Kisii etc. This unlocks the regions potential for investment. 2. Highly productive agricultural hinterlands of the municipality providing opportunities for	❖ Poor infrastructural planning and development; <ul style="list-style-type: none"> <li>○ Poor roads</li> <li>○ Inadequate water and sanitation facilities</li> <li>○ Poor drainage</li> </ul>	❖ Unlocking the investment potential in the municipality through infrastructure development	<ul style="list-style-type: none"> <li>❖ Equip all existing open-air market facilities with adequate water, power, shades stalls, loading and offloading bays. These markets are in the Bomet Town, Kapkwen, Silibwet, Kapkesosio, Merigi Longisa and Kapsimotwa.</li> <li>❖ Acquire land and Expand the existing light industrial park in Bomet town as proposed in the structure plan to accommodate</li> </ul>

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Objectives	Opportunities	Constraints	Strategy	Actions
3. To create opportunities for job creation and reduce poverty rates	investment in agro-based industries.	<ul style="list-style-type: none"> <li>○ Poor waste management</li> <li>○ Poor and inadequate markets and market facilities</li> </ul>		<p>other small-scale industrial activities operating within the town in undesignated spaces.</p> <p>❖ Equip the existing industrial park with adequate facilities such as loading and offloading bays, power, water, waste water management systems and integrate the area with the main transportation corridor.</p>
	<p>3. High and rapidly expanding population of the municipality provides ready market for goods and services produced within the town.</p> <p>4. High labor force. This can be harnessed and be equipped with skills and technical knowhow to innovate provide more employment opportunities</p> <p>5. Technological advancement which can be incorporated in production cycle can boost</p> <p>6. Tourism potentials of the municipality such as meandering River Nyangores and its riverine vegetation, Masare Ridge, among other forested hills.</p>	<p>❖ Land constraints</p> <ul style="list-style-type: none"> <li>○ Most land is private which is a constraint for provision of public facilities and enablement of investment (cost factor)</li> <li>○ Low or lack of land banking</li> <li>○ Emerging high land subdivisions</li> </ul> <p>❖ Inadequate trading facilities for informal commercial activities such as markets and serviced light industrial areas</p>	<p>❖ Provision of incentives and favorable trading</p>	<p>❖ Establish two more serviced light industrial zones in Kapkwen and Longisa.</p> <p>❖ Establish four agro-industrial parks in Kapkwen, Tirgaga, Merigi and Kapkesosio as proposed.</p> <p>❖ Provide transportation and other infrastructures influencing economic development as describe under transportation and physical infrastructure development strategies.</p> <p>❖ Provide soft loans and give tax grace periods to help small scale businesses grow into bigger</p>

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Objectives	Opportunities	Constraints	Strategy	Actions
		❖ Poor management of public infrastructure and natural resources ❖ Poorly conducted public participation workshops and lack of inclusion of views in implementation of development projects ❖ High unemployment levels.	environments to help SMEs thrive. ❖ Job and wealth creation as poverty reduction strategy. 7. Talent and skill enhancement	enterprises which provide employment opportunities. ❖ Create job opportunities in various proposed projects and Programmes under this plan for the youth, women and people with disabilities. ❖ Establish a talent centers, Skill enhancement and development centres as proposed in the education strategy

### 6.3 PHYSICAL INFRASTRUCTURE DEVELOPMENT STRATEGY

This is a strategy indicating the proposals for assured protected water supply, storm water drainage, sewage, drainage, street lighting and solid waste management system by indicating the details of location of waste transfer/disposal sites, storm water outfalls, public water points, high and low masts among others.

Objectives	Opportunities	Constraints	Strategy	Actions
<b>Water Supply</b>				
❖ To ensure supply of adequate portable piped	❖ Passage of Permanent Nyangores River within the Municipality	• Huge water supply gap within urban centres (83%)	1. Implementation of proposed water supply and	1. Implementation of main gravity water supply and distribution system

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Objectives	Opportunities	Constraints	Strategy	Actions
water to all urban centres	<ul style="list-style-type: none"> <li>❖ Hilly Terrain of the municipality: Possibility of use of gravity to reticulate water</li> <li>❖ Existence of Bomet Water Company</li> <li>❖ Existence of Community water projects Kaposirir community water dam.</li> </ul>	<ul style="list-style-type: none"> <li>• Relatively higher unaccounted for water of 24% than the recommended 20%</li> <li>• Occurrence of water weed at Kaposirir community water project</li> </ul>	<p>distribution master plan for the whole municipality</p> <p>2. Short term interventions to curb water shortage in the urban nodes</p>	<p>from Mau forest to be connected to the entire Municipality.</p> <p>2. Short and medium term Solutions: Establish a water supply and distribution network for all centres within the Municipality</p>
<b>Liquid and Solid Waste Management</b>				
❖ Improved sanitation through proper solid and liquid waste management across the Municipality	<p>1 Existence of a sewer reticulation and treatment system within Bomet town.</p> <p>2 Existence of Septic Tank and Ventilated Improved Pit Latrine technology</p> <p>3 Ongoing plans to establish a sanitary land fill within the municipality</p>	<p>4 Inadequate sewerage services concentrated only within the urban core</p> <p>5 The Undulating terrain of the municipality is a hindrance into establishing a common sewerage reticulation system for the whole area.</p>	<p>1 Multi-Sewer reticulation system catering for all urban nodes within the municipality.</p> <p>2 Short and medium term solutions to liquid waste management issues</p> <p>3 An Integrated Solid waste management system</p>	<ul style="list-style-type: none"> <li>❖ Establish a Sewer Treatment Plant (STP) at the edge of the Municipality to the West in Oldobach area along Sisei River (lowest point of the Municipality at 1820m asl). This is to serve the West and Northern parts of Tarakwa, Sachangwan, Muiywek, Singorwet, Kapsmotwa, Kipkoi and parts of Silibwet</li> <li>❖ Establish a STP at the edge of the Municipality to the South in Tebeswet, Olbutyo area along</li> </ul>

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Objectives	Opportunities	Constraints	Strategy	Actions
		<p>6 Indiscriminate dumping of solid waste</p> <p>7 Lack of a sanitary land fill within the municipality</p>		<p>Nyangores River (lowest point of the Municipality to the South at 1840m asl). This is to serve the North, East and Southern parts of Tirgaga, parts of Silibwet, Tenwek, Motigo, Merigi, Njerian, Kapsimbiri, Kyogong, Kabisoge, Cheboin, Masare, Kapkemoi, and Kapkesosio.</p> <ul style="list-style-type: none"> <li>❖ Establish a STP along Amalo River to serve Longisa and Mulot Towns</li> <li>❖ Establish County Government to acquire land and develop the STPs</li> <li>❖ Encourage use of Septic tanks and ventilated Improved Pit latrines for short and medium term solutions</li> <li>❖ Provide waste collection points at the core urban and all urban nodes</li> <li>❖ Establish three sanitary landfills: at Bomet town opposite the existing sewer ponds; at Tuletap</li> </ul>

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Objectives	Opportunities	Constraints	Strategy	Actions
				Mosonik quarry site; and at Motigo ridges as proposed in the structure plan
<b>Storm Water Drainage</b>				
❖ To improve the drainage of the municipality by ensuring proper configuration of drainage facilities.	<p>8 Well defined general drainage (following slope) of the town</p> <p>9 Road reserves with adequate space for integration of drainage channels</p>	<p>10 Occurrence of low lying areas along River Nyangores susceptible to flooding</p> <p>11 Encroachment into road reserve land set for provision drainage channels</p>	12 A well planned storm water drainage system	<p>❖ Carry out a feasibility study on storm water drainage for the entire municipality is required immediately</p> <p>❖ Develop comprehensive storm water drainage plans in all the urban nodes</p> <p>❖ Acquire adequate wayleaves for Storm water outfalls in the immediate future</p>
<b>Electricity and Renewable Energy</b>				
<p>❖ Ensure reliability of electricity supply and</p> <p>❖ promote use of renewable sources of energy</p>	<p>1 Existence of Kenya Power and Lighting Company.</p> <p>2 Potential for hydropower, solar power and wind power.</p>	<p>❖ Unreliability of electricity due to rampant black outs</p> <p>❖ Excessive use of firewood (70.6%) and charcoal (13.2%) for cooking leading to environmental degradation</p>	<p>❖ Ensure adequate and steady provision of electricity power</p> <p>❖ Unlocking the renewable energy potential of the municipality</p>	<p>❖ KPLC to establish power substations at each urban center and ensure timely maintenance of power distribution infrastructure</p> <p>❖ Conduct renewable energy feasibility studies for the municipality and establish areas with high potentials</p> <p>❖ Encourage construction of energy efficient buildings and utilization of solar power at household level</p>

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Objectives	Opportunities	Constraints	Strategy	Actions
❖ To Leverage on Technological development to advance the information flow and communication within the Municipality	<ul style="list-style-type: none"> <li>❖ Existence of National Fibre optic backbone within Bomet town</li> <li>❖ Existence of three mobile service providers; Safaricom, Airtel and Telkom</li> <li>❖ Existence of two post offices at Bomet and Silibwet centres.</li> </ul>	❖ Very small section of the Municipality is covered by the fibre optic backbone, which often experiences down times.	<ul style="list-style-type: none"> <li>❖ Bridging the fibre optic backbone gap</li> <li>❖ Modernization of postal office services</li> </ul>	<ul style="list-style-type: none"> <li>❖ Expand the Fibre optic backbone coverage to serve the entire core urban centre and other urban nodes.</li> <li>❖ Equip the existing post offices with modern postal technology to expand their services and efficiency.</li> </ul>

#### 6.4 SOCIAL INFRASTRUCTURE DEVELOPMENT STRATEGY

The purpose of this strategy will be to improve access to health care and educational facilities geographically, socially and economically, upgrade all the dilapidated social facilities and provide them with requisite infrastructure and improve the Municipality's community well-being.

Objectives	Opportunities	Constraints	Strategy	Actions
<b>Education</b>				
1. To grow an enlightened, skilled and innovative	❖ Existing public educational facilities that can be upgraded to host more students and	• inadequate facilities and infrastructure within public schools i.e. classrooms and laboratories	• Densification and expansion of existing education	❖ Encourage all primary and secondary schools be encouraged to densify (build vertically) to achieve/gain more land for all the required facilities e.g. playgrounds.

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Objectives	Opportunities	Constraints	Strategy	Actions
population of the municipality	<p>improve education service delivery</p> <ul style="list-style-type: none"> <li>❖ Existence of private educational facilities to supplement public facilities.</li> <li>❖ Rapid population growth necessitating for provision of more facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Dilapidated education facilities</li> <li>• Understaffing in both primary and secondary schools.</li> <li>• Poor sanitation in Schools i.e. inadequate toilets and Lack of clean water</li> <li>• Poor road infrastructure making accessibility to schools difficult</li> </ul>	<p>facilities land sizes.</p> <ul style="list-style-type: none"> <li>• Skill enhancement and development</li> </ul>	<ul style="list-style-type: none"> <li>❖ Acquire more Land next to education centres to expand the existing schools and improve existing facilities.</li> <li>❖ A number of schools lack ownership documents; National Government should undertake an inventory and avail the documents.</li> <li>❖ Establish a polytechnic/vocational center/Technical Training Institute at Muiywek on the identified parcel of land (7 acres)</li> <li>❖ The plan proposes development of vocational training facilities in every ward to absorb school dropouts and the population that does not progress to universities to impart low and medium level technical skills. This will enhance job creation and self-employment.</li> <li>❖ For the numerous mid-level colleges in the municipality, quality assurance and regulatory policy to be put in place.</li> </ul>
<b>Health</b>				
To make health services affordable and accessible by all.	<ul style="list-style-type: none"> <li>❖ Existence of public health facilities that can</li> </ul>	<ul style="list-style-type: none"> <li>❖ Inadequate public health facilities</li> </ul>	<ol style="list-style-type: none"> <li>1. Upgrading and equipping of health facilities</li> </ol>	<ol style="list-style-type: none"> <li>1. Upgrade Bomet Health Centre to a level 4 hospital with adequate facilities. More land to be acquired for this purpose.</li> </ol>

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Objectives	Opportunities	Constraints	Strategy	Actions
	<p>be upgraded to improve health service delivery.</p> <p>❖ Existence of private health facilities to supplement public facilities.</p>	<p>❖ Inadequate financial resources allocated to health sector</p> <p>❖ Inadequate staff to cover all the services offered in the hospitals</p> <p>❖ Lack of Land or enough space to establish and or expand existing facilities</p> <p>❖ Poor condition of health facilities</p>	<p>with adequate facilities, staff and drugs.</p> <p>2. Bridging municipality Health facility gap</p>	<p>2. Expand, upgrade and modernize existing health facilities, which to ensure provision of quality health care. Provide adequate drugs and medical personnel in these facilities.</p> <p>3. Every proposed growth node to have at least a Health Centre accessible with basic infrastructural services. County Government to acquire at least 3ha of land for the same.</p> <p>4. Develop additional health facilities in the Municipality to match population increase by 2030 e.g. Chepkolon area in Merigi Ward. Their location should be geographically, socially and economically accessible.</p>
<b>Community Facilities</b>				
1. To provide appropriate and adequate community facilities	Community facilities such as social hunity centres.	Community facilities existing facilities	adequate and accessible facilities upgrading of existing culture	<p>1. Develop a Municipal Level Integrated Community Centre (resource centre, social hall/amphitheater/Cultural dance centre, commercial zone to serve the Municipality) at Bomet town (core urban) next to the stadium</p> <p>2. Acquire land and develop social halls and libraries in the urban growth nodes and areas where a catchment population demands.</p>

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Objectives	Opportunities	Constraints	Strategy	Actions
				<p>Land to be acquired should be a minimum of 1.0ha for a social hall and 0.4ha for a library.</p> <p>3. Improve and better in Emitiot Multipurpose hall to serve Emitiot, Kipsarwet and Longisa area</p> <p>4. Maintain and enhance existing administrative centers and enhance their compactness by promoting vertical developments within the same space to accommodate more use.</p> <p>5. County and National Governments to avail adequate land for providing these facilities as provided for in the Physical Planning Handbook.</p> <p>6. Police posts to be located in all the urban growth nodes (minimum land to be acquired is 0.2ha). The main growth nodes of Longisa, Merigi, Silibwet located far from the CBD to have police stations (minimum land is 2ha).</p>
<b>Recreational Facilities</b>				
2. To promote sporting activities and talent Development	veloped spaces within urban e acquired and developed into an reserves, Hills, Ridges and they can be utilized as urban xes.	onal facilities pporting infrastructure i.e. facilities in the existing	2. Renovation, upgrading and expansion of the recreational infrastructure	1. Set up neighborhood recreational spaces as per the physical planning standards (There should be a small area of recreational space within walking distance of all areas with a residential density above 50 persons per hectare. It is recommended that 1-2 hectares

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Objectives	Opportunities	Constraints	Strategy	Actions
			3. Integration conservation areas with recreational activities	<p>of land be provided for open spaces per 10,000 populations in areas with a population density of above 50 persons per hectare (Physical Planning Handbook, 2008)).</p> <p>2. Reclaim and redevelop riverine sections to ensure that they are an integral part of the urban landscape and recreational spaces.</p> <p>3. Conserve the existing hills and develop them for recreational purpose (hiking) to promote urban tourism in the Municipality</p>
<b>Safety and Security Facilities</b>				
Make the municipality a safe and secure place to work, live, invest and recreate.	<p>❖ Plans are underway to establish a fully equipped fire station and an emergency rescue centre in Bomet town</p> <p>❖ Existence of Permanent Rivers in the municipality to ensure water is available for fire engines and boozers.</p>	<p>1. Lack of a fire station, rescue centers, rehabilitation centers, fire hydrants, fire extinguishers in buildings</p> <p>2. Inadequate streetlights</p> <p>3. Inadequate resources</p>	<p>i. Improve safety and disaster management in the Municipality.</p> <p>ii. Provide adequate security and safety features in the municipality</p>	<p>1. Establish a fully equipped fire station as proposed in Bomet town next to the County Assembly and equip it with at least 2 fire engines and two water boozers.</p> <p>2. Develop an emergency rescue center in Bomet town next to the proposed fire station</p> <p>3. Develop fire substations at Silibwet, Longisa and Tenwek.</p> <p>4. Provide adequate fire hydrants at the CBD of core urban centre and other nodes</p> <p>5. Provide street lighting covering the whole of core urban area and other urban nodes</p>

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Objectives	Opportunities	Constraints	Strategy	Actions
			to enhance security and increase business hours	6. Establish flood lights at main activity zones within the core urban area and other urban nodes

## 6.5 TRANSPORTATION STRATEGY

The strategy indicates the existing and proposed roads within the municipality including proposals for widening and improving major roads and creation of new roads across the area for improved communication and movement pattern, improvement of traffic flows within and beyond the planning area. It also provides proposals for situating support facilities such as parking lots, bus stations, lay bays, boda boda operating sites etc. The plan indicates the short-term and long-term transportation priorities.

Objectives	Opportunities	Constraints	Strategy	Actions
<ul style="list-style-type: none"> <li>❖ Enhanced connectivity at the Municipality, urban and inter urban levels.</li> <li>❖ Promote Non-Motorized Transportation within the urban</li> </ul>	<ul style="list-style-type: none"> <li>❖ Existence of adequate road reserves within the municipality</li> <li>❖ Existence of Kenya Urban Roads Authority</li> </ul>	<ul style="list-style-type: none"> <li>❖ Poor road conditions: Only 3% of total road length is tarmacked 8% are graveled while the rest (89%) is earth surfaced.</li> </ul>	<ul style="list-style-type: none"> <li>❖ Integration of main activity areas within the Municipality</li> </ul>	1. Upgrade the road (Southern loop) from Sachor to Kapkwen through Kapkesosio, Olbutyo and Kimatsyo to Bitumen standards. Proposed road width is 18m.
				2. Widen and upgrade the link road from Farmers (Emitiot) to Tenwek through Cheboin, Koisomu and Njerian to Bitumen standards. The proposed width is 21m
				3. Widen and upgrade the road from Cheboin to Merigi Centre to Bitumen standards. The proposed width is 18m

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Objectives	Opportunities	Constraints	Strategy	Actions
centres by availing the requisite facilities		<ul style="list-style-type: none"> <li>❖ Missing links: inadequate bridges to connect different parts of the town</li> <li>❖ Inadequate Parking Facilities: Urban centres within the Municipality have inadequate parking facilities.</li> <li>❖ Lack of designated <i>Bodaboda</i> parking sheds within the main urban areas.</li> <li>❖ Steep/undulating Terrain. The</li> </ul>		4. Widen and upgrade the road from Tenwek to Merigi Centre to Bitumen standards. The proposed width is 21m
				5. Widen and upgrade the road from Sachangwan to Kapsimotwa through Muiywek to Bitumen standards. Proposed width is 15m
				6. Upgrade the road from Kapsimotwa to Singorwet to bitumen standards. Proposed width is 12m
				7. Upgrade the road from Kyogong to Kapsebet to bitumen standards. Proposed width is 15m
				8. Upgrade the road from Chepkesui to Chepkosa to bitumen standards. Proposed width is 15m
				9. Upgrade the road from CBD to Tenwek through Raiya and Keliyot to bitumen standards. Proposed width is 12m
				10. Upgrade the road from Kamagala to Kapsimbiri through Raiya to bitumen standards. Proposed width is 15m
				11. The road from Merigi through Kapsimbiri to Bomet town to be upgraded to bitumen standards. Proposed width is 18m
				12. Upgrade the road from Kapkesosio to Kipsarwet to bitumen standards. Proposed width is 15m

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Objectives	Opportunities	Constraints	Strategy	Actions
		undulating topography		13. Upgrade the road from Kapkoi to Kapsoiyo to bitumen standards. Proposed width is 12m
			❖	14. Open up and upgrade the road from Kapkwen through Kagawet and Kapsio to gravel standards. Proposed width is 15m
			❖ Proper integration of different parts of the core urban Centre	15. Upgrade all the CBD roads to bitumen standards. Minimum width recommended is 9m
				16. Upgrade all the local access roads to motorable standards. Minimum recommended width is 9m.
			❖ Decongesting the Central Business District (CBD)	17. Construct a Ring Road within the core urban area from the Highway at the department of Roads and Public Works to Jerusalem Bridge through Bomet University College. Proposed width is 21m
				18. Construct another Ring Road from Highway at the department of Roads and Public Works to Bomet-Silibwet road at Kamagala area through Raiya area. Proposed width is 21m.
			❖ Segregation of local Traffic and through traffic within the core urban area	19. Create service lanes on either sides of the Narok-Bomet-Kisii highway from Nyagores River Bridge to the Bridge at Jerusalem area.
			❖ Diversion of through traffic from the core urban Centre.	20. Construct a Southern Bypass from Kapkwen near Juhudi Primary School to Sachoran through Kabisoge. Proposed width is 21m

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Objectives	Opportunities	Constraints	Strategy	Actions
				21. Create an Eastern Bypass from Kyongong to Silibwet Centre through Kapsimbiri, Koisomu, and Tenwek. Proposed width is 21m
		<ul style="list-style-type: none"> <li>❖ Inadequate NMT facilities; within Bomet and other main urban areas such as Longisa, Kapkwen and Silibwet.</li> <li>❖ Encroachment on road reserve land by other activities such as informal commercial activities.</li> </ul>	<ul style="list-style-type: none"> <li>❖ Integration of NMT facilities within the main centres and inter-centres roads.</li> </ul>	<p>22. Undertake feasibility studies and designs for NMT facilities in the areas identified for urban development</p> <p>23. Integrate NMT facilities in road construction. All roads to have adequate walkways with minimum width of 1.5m wide. Develop dedicated pedestrian walkways and footbridges along the major roads</p> <p>24. Create dedicated pedestrian routes in the CBD</p> <p>25. Removal of all the informal trading and parking activities on road reserves especially in the CBD to be removed to attain adequate road reserves for pedestrians and cyclists</p> <p>26. A comprehensive concept should be adopted in designing bikeway and walkway systems, based on the premise that the public right-of-way should serve all users; people riding bicycles or walking need to use the same facilities that provide access and mobility to motorists. Making urban streets more inviting to cyclists and pedestrians also requires that adjacent land use, traffic speeds, transit access and street connectivity be considered in urban designs</p>

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Objectives	Opportunities	Constraints	Strategy	Actions
❖ To create adequate parking facilities for PSVs, Private cars, Lorries and Bodabodas	❖ Existence of undeveloped land parcels along the Narok-Bomet-Kisii highway which can be acquired for development of parking facilities.	❖ Squeezed bus Park at Bomet town that cannot accommodate busses and minibuses. ❖ Lack of bus parks in all other urban nodes ❖ Lack of designated areas for private car parking ❖ Lack of Lorry parking facilities ❖ Inadequate Parking shades for Bodabodas	❖ Expansion of the parking facilities within the core urban and creation of new parking facilities within other urban nodes.	27. Acquire two parcels of land along the highway (minimum size, 2 acres) for construction of two bus parks at the entrance of the CBD from both ends (Kisii-Bomet, Narok-Bomet). 28. In the short term, rehabilitate the main bus park by repairing the cabro works, putting up shades, improving drainage facilities and increasing security lighting facilities. 29. Acquire land and develop new bus parks at the other urban centres as proposed in the structure plan. 30. Truck terminal and logistic centres to be developed at the proposed industrial zones to accommodate trucks serving the zone. 31. Provide adequate spaces for lorry parks in all the urban nodes 32. Acquire land and develop multi-level parking facilities in the CBD. County Government to undertake this initiative or through a public private partnership 33. Establish roads within the urban core for on-street parking spaces proper markings. 34. New buildings within the CBD to have underground parking or on subsequent floors. No new building approvals will be given for the high user buildings without provisions for domesticated parking.

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Objectives	Opportunities	Constraints	Strategy	Actions
				<p>35. Special parking facilities to be provided for taxis, bodabodas within the main activity areas such as markets and bus parks.</p> <p>36. There is need to make by laws stipulating that for every 100m<sup>2</sup> of land in the urban areas a minimum of 1 ½ parking spaces must be provided for off-street parking except where basement parking is provided. This will mean putting strict measures and developing a proper and efficient enforcement department.</p>
❖ Revitalization of Air transportation within and outside the Municipality	❖ Existence of an Airstrip within the Municipality near Kapkwen	❖ Isolated no-functional airstrip at Kapkwen	❖ Re-operationalization of Kapkwen (Itembe) Airstrip by upgrading it to a local airport	<p>37. Bituminization of the runway of the airstrip</p> <p>38. Fencing of the airstrip and establishment of a management office.</p>

## 6.6 ENVIRONMENTAL MANAGEMENT STRATEGY

This strategy provides proposals for improvement of the environment and ecology of the Municipality and its immediate surroundings. This will include-

1. Specification of open spaces and green zones;
2. Protection measures for catchment areas of water resources.
3. Protection and conservation of environmentally sensitive areas
4. Mapping out possible land use conflict resolution and heritage conservation

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Objectives	Opportunities	Constraints	Strategy	Actions
1. To conserve the environment by minimizing impacts of human activities on environmentally sensitive areas such as ridges, hilltops, forested areas, wetlands, rivers and riverine vegetation.	<p>2. Existence of environmentally sensitive areas within the municipality.</p> <p>3. Existence of Environmental conservation Institutions and policies as NEMA and EMCA.</p>	<p>4. Environmental degradation arising from poor practice of quarrying. Most quarry sites are not properly managed and are not reclaimed after excavation.</p> <p>5. Encroachment into riparian reserves and wetlands. This is more pronounced within the core urban area where River Nyangores passes through.</p> <p>a. There are establishments too close to the river than the recommended 30m clearance riparian reserve.</p> <p>b. Within the rural hinterlands, the people undertake farming activities right at the riparian reserves.</p> <p>6. Planting of Eucalyptus tree species along riverbanks and water catchment towers. These species are attributed to high consumption of</p>	❖ Safeguarding the environmental assets from threats of urbanization	<p>1. Define urban extends and restrict all development within the identified centres to reduce urban sprawl and environmental pollution.</p> <p>2. Identify, demarcate and gazette all environmentally sensitive areas as conservation areas.</p> <p>3. Strict implementation and enforcement of riparian reserve policy that inhibits establishment of structures within 30m of either side of the rivers.</p> <p>4. Develop a policy that inhibits people from planting environmentally unsuitable tree species such as eucalyptus along riverbanks and water catchment towers.</p> <p>5. Ensure strict adherence to the environmental policy that requires all quarries and mineral extraction sites to be filled up and restored to original form after the extraction process.</p> <p>6. Ensure strict adherence to environment policy that requires all</p>

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Objectives	Opportunities	Constraints	Strategy	Actions
		<p>ground water and releasing of chemicals to the soil that may lead to other trees dying.</p> <p>7. Poor solid and Liquid waste management within the urban areas</p>		<p>quarries and mineral extraction sites to be filled up and restored to original form after the extraction process.</p> <p>7. Develop of a proper solid and liquid waste management systems for the municipality</p>
❖ To improve the aesthetic value of the urban realm by creating adequate integrated recreation spaces	<p>1. Passage of River Nyangores and other Rivers within the Municipality</p> <p>2. Existence of Riverine vegetation and other vegetated ridges</p> <p>3. Undeveloped green spaces within core urban and other urban centres which can be integrated to form a greenbelt.</p>	<p>❖ Limited public land for recreational activities</p> <p>❖ Under exploitation of recreational potential presented by environmental assets.</p>	1. Creating aesthetically appealing urban centres within the municipality	<p>❖ Demarcate the riparian reserve of river Nyangores, integrate it with riverine vegetation, and develop a network of riverfront recreational activities by integrating walkways and cycling tracks along the riparian.</p> <p>❖ Establish nature tourism zones at Masare ridge, Merigi hills and Longisa Hills. Integrate nature trails and eco-structures into the forests.</p> <p>❖ Establish adequate public open spaces, landscape them and provide outdoor relaxation facilities such as benches and shades</p> <p>❖ Create green corridors (boulevards) integrating open spaces with other green networks outside the built up areas</p>

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Objectives	Opportunities	Constraints	Strategy	Actions
❖ Restricting human activities on disaster susceptible areas	❖ Existence of Low lying areas along River Nyangores	❖ Human settlements at the flood prone zones	❖ Enhance Environmental Safety	Demarcate all flood prone zones and gazette them for conservation with allowance of light impact activities such as irrigation.

## 6.7 DISASTER MANAGEMENT STRATEGY

This strategy entails identification and mapping of disaster prone areas, formulation of disaster vulnerable area mitigation plans and provision of adequate firefighting facilities and emergency rescue center for the Municipality. It is based on proper land use planning to avoid land use conflict and mitigate possible disasters.

Objectives	Opportunities	Constraints	Strategy	Actions
4. To ensure safety of lives and livelihoods for people of Bomet	There's one Fire engine and one water boozier Availability of Firefighting officers Availability of Recovery support for fire victims (First Aid administrators)	❖ Lack of a fire station. Fire engine is housed in the public works department ❖ The department doesn't have personal protective gears ❖ Inadequate disaster management equipment; Only one fire engine and one water boozier which serves not only the town but the whole county	1 Investment in expansion of disaster management infrastructure.	1. Set up a fully equipped fire station at Bomet town next to County Assembly, on the proposed land. This should be accompanied by installation of fire hydrants at strategic points in the CBD.
5. To enhance recovery of lives and property in	Availability of Expert divers for rescue in case of drowning incidence Availability of Caterpillars and Truck	❖ Lean budgetary allocation to disaster management unit		2. Acquire land and establish fire substations at Longisa, Silibwet, Tenwek, Kapkwen and Merigi. Each of these to have a fire engine and fire expert.

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Objectives	Opportunities	Constraints	Strategy	Actions
case of a disaster.	Loaders belonging to Kenya Urban Roads Authority. These are normally used in case mudslides.	limits its operations in relation to prevention, preparedness mitigation, response and recovery.	1 Resource mobilization and capacity building in the Disaster Management Unit.	<ol style="list-style-type: none"> <li>1. Establish a vibrant Disaster management Unit and provide it with at least a Caterpillar, Truck Loader and a standby ambulance.</li> <li>2. Purchase proper and adequate Personal Protective Equipment (PPE)</li> <li>3. Carry out frequent drills (at least four times a year) to test the preparedness of the disaster management unit and sharpen skills of experts.</li> </ol>

## 6.8 REVENUE ENHANCEMENT STRATEGY

The objective of this strategy is to enhance local revenue sources, identify new revenue sources and improve reliance on local revenue sources to provide an effective platform for implementation of the plan proposals, projects and programmes.

The main own revenue sources for the municipality include the following;

1. Business licenses
2. Land rates/property taxes
3. Parking fee in Bomet, Kapkwen, Silibwet, Longisa
4. Markets and slaughter
5. CESS Collections by national government

6. Hospitals Levy

7. Multinationals charges

The main challenges affecting revenue collection include under-utilization of existing revenue sources, inadequate personnel, transparency issues and leakages due to weak revenue collection system. This strategy seeks to improve the revenue stream levels by sealing current leakages and identifying other potential revenue sources within the municipality.

Objectives	Opportunities	Constraints	Strategy	Actions
<ol style="list-style-type: none"> <li>To improve revenue stream levels within the municipality</li> <li>To identify potential revenue sources which can be harnessed to expand the revenue base</li> </ol>	<ol style="list-style-type: none"> <li>Technological advancement that can be used to develop an automated revenue collection system.</li> <li>Unexploited potential for CESS revenue such as tea and coffee zones</li> </ol>	<ol style="list-style-type: none"> <li>There is underutilization of existing revenue sources</li> </ol>	<ol style="list-style-type: none"> <li>sealing leakages in the revenue collection system</li> </ol>	<ol style="list-style-type: none"> <li>Create an automated revenue collection system to reduce leakages due to poor manual system in place.</li> <li>Make a policy that inhibits cash transactions in revenue collection.</li> <li>Employ more staff that are qualified and provide them with adequate facilities to make the process effective.</li> </ol>
		<ol style="list-style-type: none"> <li>Inadequate personnel in the revenue collection unit.</li> <li>Lack of transparency in revenue collection</li> <li>Leakages due to weak manual revenue collection system</li> </ol>	<ol style="list-style-type: none"> <li>Expansion of revenue source base by exploring potential revenue sources</li> </ol>	<ol style="list-style-type: none"> <li>Expand the tax base to include charging of CESS in the tea production areas</li> <li>Establish more parking areas and markets as proposed in this plan, which will be sources of revenues for the municipality.</li> </ol>

## 6.9 INSTITUTIONAL DEVELOPMENT AND CAPACITY BUILDING STRATEGY

This refers to the promotion and enhancing of the legal institutions that shall facilitate the preparation, implementation and financing of the revised Municipal Plan including measures to provide proper and adequate community participation mechanisms. The aim of the strategy is to provide and create a proper institutional framework that will ensure this plan is properly implemented. It also advocates for capacity building in existing institutions and strives to address youth and gender issues (Special groups such as women and PWD), safety and security as well as public participation issues. The strategy seeks to provide a stable environment for operations of all institutions of the county for proper implementation and monitoring of this Plan. It will also help to achieve transparency and accountability in governance and economic management of the Municipality.

Objectives	Opportunities	Constraints	Strategy	Actions
1. To ensure proper management and governance of the municipality	<p>1. Urban Areas and Cities (amendment) Act 2019. that provides for establishment of a Municipal Board for Management of the Municipality</p> <p>2. There is already a Municipal Manager in place taking care of</p>	3. The municipality does not have a municipal Board in Place; There was however a Board in place which was dissolved.	<p>1. Reconstitution of a Municipal Board</p> <p>2. Enhancing Institutional Capacity</p>	<p>1. Constitute a Municipal board as provided in the Urban Areas and Cities (amendment) Act 2019.</p> <p>2. Establish a proactive County Planning Unit.</p>

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Objectives	Opportunities	Constraints	Strategy	Actions
	the municipality affairs.			
2. To achieve an inclusive, well organized public participation framework	1. Existence of a County Public Participation Policy	1. Low turnout due to untimely communication, and harsh weather conditions 2. Inadequate meeting facilities/venues for public participation 3. Inadequate budgetary allocations on public participation 4. Low capacity to understand and adequately participate on prevailing issues due to among other factors, political influence or interference from MCAs and MPs	Enhancing public participation framework by reconsidering the procedures, facilities and feedback flow.	1. Ensure that public participation events are communicated at least 2 weeks earlier accompanied by the agendas of the day 2. Provide adequate public meeting places such as social halls as proposed under the social infrastructure strategy. 3. Ensure views aired by the public are considered and reports prepared are shared with the public before implementation
3. To address issues of special groups within the municipality such as youth, women and	1. Employment opportunities presented by projects and Programmes proposed in this plan 2. Existence of Access to Government Procurement Opportunities	1. Limited employment opportunities 2. Drug and substance abuse 3. Early marriages and FGM 4. Gender Based Violence 5. Betting and Gambling 6. Lack of access to funds	Empowering the Youth, Women and PLWD	3. Ensure strict adherence to government policy providing for allocation of 30% of all government tenders to youth, women and PLWD 4. Ensure majority of people employed in various projects as proposed in this plan are youth,

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Objectives	Opportunities	Constraints	Strategy	Actions
people living with Disabilities and gender issue.	(AGPO) Programme that provides for allocation of 30% of government Tenders to youth, women and PLWD.	<p>7. Stigmatization and discrimination</p> <p>8. Lack of technical skills</p> <p>9. Lack of funds to support PLWD</p>		<p>women and PWDs from the municipality.</p> <p>5. Provide incentives such as tax-free grace periods and soft loans to encourage these special groups start small business and create employment opportunities.</p>
4. To make the municipality a safer and secure area to live, work and recreate.		Inadequate street lights and floodlights. Streetlights provided only along the Narok-Bomet-Kisii highway.	Lighting the municipality	<p>Install street lights along all core urban roads and other nodes</p> <p>Install floodlights at the main commercial areas, markets, public open spaces within the core and other urban nodes.</p>
		Inadequate police stations and patrol bases.	Enhancing Operations of the police	<p>Establish adequate police facilities as proposed under the Social Infrastructure strategy.</p> <p>Encourage crime prevention through street and neighborhood design.</p> <p>Increase the intensity of police patrol.</p>

## Chapter 7

### PLAN IMPLEMENTATION FRAMEWORK

#### 7.1 OVERVIEW

This entails project identification, project prioritization, doing cost estimates for the project and finally preparing a phasing plan for project implementation. This framework provides a platform to ensure that all the proposals are implemented in the manner proposed and within the period indicated in the implementation log framework. It also proposes the prioritization of projects and provides ways and means for easing of funds. The overall implementation of the integrated urban development plan will be absorbed by the identified existing institutions, which will require strong leadership and coordination. A timeframe for each action is given indicating the expected implementation time, i.e. immediate, continuous, short term, medium term or long term. The framework identifies the relevant institutions that are crucial to the implementation of the various action programmes.

#### 7.2 STRATEGIC PROJECTS

These are critical projects that are transformative, have higher multiply effects (forward and backward linkages) and have the highest potential to catapult the economy of Bomet Municipality. These projects are categorized into facilitative, productive and perceptive.

**Facilitative** are those projects/programmes which enable the productive sector to operate effectively and efficiently. **Productive** projects are those which produce goods and services directly and lead to generation of employment and income. **Perceptive** projects are those that improve the image and beauty of the Municipality, have the potential to attract investors and give the Municipality a unique identity.

##### 7.2.1 Facilitative Projects

#### Water and Sewer Supply

1. County Government to expand water infrastructure to cover the main urban areas. The County Government to also expand the existing sewer system to cover the main activity nodes i.e. Bomet Core Urban, Silibwet, Longisa, Tenwek, Kapkwen, Merigi, Singorwet, Kapsimotwa, Tarakwa and Kapkesosio.

## Transport

1. National government and the county government to acquire adequate road reserves for expansion of the main highway B3 to 40m in the CBD and 60m in other road sections. All the other identified roads that will unlock the economic potential of the Municipality, ease movement and enhance connectivity should be upgraded as proposed, widened or opened up.
2. Construct the proposed South-Western and Eastern by-passes to bitumen standards with requisite facilities, acquire and expand the two proposed link roads to enhance connectivity and reduce congestion on the main highway
3. Develop bus parks and lorry parks at the identified areas. Redevelop the main bus park to a modern terminus with requisite facilities
4. Provide the proposed pedestrian thoroughfares in the CBD and roads connecting to main activity areas within the cored urban and the identified sub-CBDs or urban growth nodes
5. Develop two multi-level car parks at the proposed areas

## Energy

1. Kenya Power Bomet region to improve the Main Ring Circuit around the Municipality to increase electricity reliability, upgrade primary stations and develop more substations

### 7.2.2 Productive Projects

## Industry

1. Acquire land and develop Special Economic Zones (SEZs) at Kapkwen, Merigi, Kaptorgor and Kapkesosio
2. Develop agro-based industrial zone at the CBD for value addition of agricultural produce and promote the above nodes as a research and demonstration centres
3. Acquire land furniture workshops, jua kali areas, garages, and related activities in the proposed site for SEZ, and the redeveloped market

## Commerce

1. Expand the CBD and promote compactness to accommodate more and higher level commercial activities. Provide requisite infrastructure and amenities
2. Develop with requisite infrastructure the proposed nodes in order to ease congestion in the CBD.

3. Development of Business Incubation Centres at the proposed special economic zones the Kenya industrial Estates and Kenya Industrial Research Development Institute.
4. Redevelop the open air market to multi storey modern market to accommodate more users and facilities

### **Tourism**

1. Upgrade airstrip to a local airport to tap into the regional potential and enhance local and international tourism
2. Develop a cultural centre in the town to promote local culture and cultural tourism
3. Develop the various hills within the planning area as viewpoints, bird watching, nature trails and camping sites
4. Develop riverine and riparian reserves as nature trails. Nyangores river provides a very good opportunity for riverine development
5. Promote Hospitality Industry/Conference Tourism in the area to tap into the strategic location of the Municipality (B3 Road), county (regional setting) as well as existing and emerging opportunities such as medical tourism.

#### **7.2.3 Perceptive Projects**

### **Design and Redevelopment**

1. Redevelopment of old and dilapidated single storey buildings in the CBD into modern multi-storey buildings
2. Nyangores Riverine development to improve aesthetics of the town and promote livability
3. Landscape all the streets and provide adequate street furniture
4. Acquire land for markets, furniture workshops, jua kali areas, garages, bus parks and other activities to decongest the CBD and enhance people and vehicular movement
5. County government to redesign and redevelop the land around the County Offices and County Assembly to integrated complexes to accommodate all administrative functions. Release the remaining land for other uses.

### **Green spaces**

1. Initiate river rejuvenation along River Nyangores with nature trails, cycling lanes and path furniture
2. Develop a central park with requisite amenities as indicated in the proposals

3. Promote the hills and ridges as urban forests
4. Provide street landscaping

### 7.3 QUICK WINS

Projects enumerated below as quick wins are those projects that will be achieved immediately preferably within a period of 100 days to one year. These projects have high perceptibility and serve the purpose of rallying support for subsequent planning activities. They also require low funding:

1. County planning and housing department to scrutinize and approve all developments in accordance with the zoning regulations provided in this plan
2. Install dustbins, waste receptacles and or transfer stations within the main activity areas (CBD, neighbourhoods)
3. Encourage and promote waste sorting at source, reduce, re-use and recycling. Provide incentives
4. With the support of the County Government, Youth, CBOs and NGOs to participate in greening of the town (landscaping) as well as planting trees on riverine areas
5. Develop a county revenue potential study
6. Provide adequate parking spaces by clearing all the road reserves especially in the CBD
7. Preparation of Local Area Development Plans of the identified Action Area Plans
8. Provide walkways and cycling lanes in the CBD
9. Provide Street lighting on all identified roads, markets, bus park, residential and commercial areas
10. Provision of drainage facilities and rehabilitation of the existing ones in the CBD and the urban nodes
11. Establishment of a full pedestrian street in the CBD as provided under land use proposals in the structure plan
12. Conduct thorough public education, sensitization and awareness creation on the Plan.

### 7.4 CAPACITY BUILDING PROJECTS

These are projects to be undertaken immediately and continuously for purposes of enhancing the ability to implement projects during planning period. They include:

1. Formation of a Municipal Board and County Planning Unit
2. Training of staff in the implementation of the plan for decision making,
3. Provide adequate resources and enhance capacity of all the departments for proper implementation of the Plan.
4. Employ adequate GIS staff to the Department of Lands. The existing GIS lab is ineffectively utilized
5. Feed the Land Information System with data from the cadastral layers and the valuation roll to start automation of development applications and control. Update the Valuation Roll where needed
6. Formation of a plan implementation committee and community forums. Identify the plan champions in the respective wards for example
7. Formation of community based development committees up to the estates level
8. Periodic public education, sensitization and awareness creation.

### 7.5 SHORT TERM PROJECTS

Projects enumerated here below are short-term actions achievable within a period of 1 – 5 years. These projects also serve the immediate needs of the community, less costly, does not involve many actors and form a basis for medium and long-term projects:

#### **Public utility**

- The County Government to acquire land for a public cemetery in the designated area
- The County Government to acquire land and develop a sanitary landfill next to the proposed public cemetery and the sewer treatment plant.
- County government to acquire land for expansion of the sewer treatment plant at the identified location to cover the core urban
- County government to acquire land and develop a modern fire station and emergency rescue centre at the identified location next to the County Assembly

#### **Safety and Security**

- Street lighting on all identified roads to cover the entire planning area. The measure to be undertaken by the County Government in conjunction with private partners

- County government to provide non-motorized facilities in the identified areas to promote safety of the pedestrians and cyclists

### **Transport**

- County Government to expand the existing bus park and provide requisite facilities.
- County Government to acquire land and provide small bus parks at the two entries into the CBD (from Longisa and Kapkwen) to cater for local PSVs.
- Acquire land and develop a lorry park within the urban core outside the CBD
- Expansion and opening up of roads in the CBD and the residential areas. KENHA to coordinate with the county government in expanding the B3 Road to the recommended width with requisite facilities
- County government to expand and upgrade the primary and secondary distributors to Bitumen and the local access roads to motorable standards
- Acquire and develop pedestrian streets within the CBD and from the CBD to the residential neighbourhoods as stipulated in the Plan
- Acquire road reserves for the proposed link roads and bypasses as provided in the Plan. Compensate appropriately where obligatory.
- Acquire land and develop multi-storey parking facilities within the CBD
- Properly mark all the parking facilities/spaces and automate them to enhance revenue collection

### **Social Infrastructure**

- Establish a municipal level integrated community centre next to the stadium as provided in the Plan under proposals. This will contain a social hall, cultural centre, public library, ICT centre, a dispensary, amphitheatre etc.
- Provide a public library and a social hall in the urban nodes

### **Public Purpose**

- County government to develop integrated office complexes (compact development) to save on space and release extra land for other uses as provided in the plan
- County Government to equip all health facilities with requisite facilities and adequate personnel.
- Upgrade those facilities that the Plan has identified such as Bomet health centre
- Every ward to have a health centre with requisite infrastructure

- A dispensary to be established in neighborhoods that have a population threshold as established through uniform areas assessment as provided in this plan.

### **Recreation**

- County Government to acquire land for expansion of the stadium area to establish a sports and recreation complex and ASK showground,
- County Government to repossess zones previously earmarked for open spaces and develop urban parks e.g. the proposed central park in the CBD
- Develop riverine and riparian reserves as nature trails. Nyangores river provides a very good opportunity for riverine development riddance

### **Local Economy**

- Acquisition of land for expansion of Bomet Industrial Development Centre
- Provision of facilities at the Jua Kali centre to enable expansion of businesses
- Redevelopment of the main market to a multi storey modern market.
- Acquisition of land for markets, furniture workshops, jua kali areas, garages, and other related activities in the urban nodes
- Acquisition of land at Kapkwen, Kapkesosio, Merigi and Tirgaga for Special Economic Zone
- Redevelop the dilapidated buildings in the CBD to increase spaces for commercial purpose

### **Housing**

- Prepare detailed action physical development plans for areas identified for housing development.
- Acquire suitable alternative areas within the town and its hinterland for comprehensive housing development.

### **Energy**

- Kenya Power Bomet region to improve the Main Ring Circuit around the Municipality, connect all the households with electricity and establish substations in the proposed special economic zones to increase electricity reliability

## 7.6 MEDIUM TERM PROJECTS

Projects enumerated here below are medium term actions achievable within a period of 5-10 years, require more collaborators than short term, require more inquiry before commencement, acquisition of land and need wider consultations among all the involved partners. These are actions expected to have been achieved by the end of the planning period (2030), require phasing, feasibility studies, some major capital investments, donor funding among others:

### Public Utility

- Provide sewer supply to cover the entire core urban area and the proposed urban nodes
- Provide water supply to cover the entire core urban area and the proposed urban nodes

### Social Infrastructure

1. Provide adequate and modernized health and educational facilities within the Municipality as proposed
2. Provide health centres in the all the proposed urban nodes
3. Upgrade Bomet health centre to a level 4 facility
4. Acquire land and develop an integrated community and ICT centre in the core urban at the identified location
5. Acquire land and develop social halls and public libraries in the proposed urban nodes

### Environment

- Conservation of riparian reserves, hilltops and wetlands by the County Government, NEMA, green town committees and other interested parties

### Housing

1. Provision of adequate low cost housing in the core urban and all the proposed urban nodes and especially nodes proposed for special economic zones
2. Redevelopment of informal areas to modern multiple dwellings residential houses with proper access roads and facilities

### Economy

1. Develop Special Economic Zone (SEZs) for value addition of agricultural produce at the identified zones
2. Develop more agro-based industries at the industrial area in the CBD
3. County Government to acquire and develop multi-storey markets in every urban node

4. Provide requisite infrastructure in the core urban and the proposed growth nodes
5. Upgrade the airstrip to a local airport to promote marketing of produce from the County at national and regional level and also for tourism promotion
6. Expand the stadium to accommodate more sport activities and enhance growth of local talents
7. Provide facilitative measures to promote local tourism such as medical and sports tourism

### **Transport**

- Upgrade airstrip to a local airport to tap into the regional potential and enhance local and international tourism
- County in collaboration with national authorities to acquire and develop the proposed two by-passes
- Kenya Urban Roads Authority and the County Government to upgrade all the internal roads i.e. within the core urban and other action areas
- All major roads within the Municipality to be bitumen standards
- NMT facilities to be provided on all roads.

## **7.7 COORDINATION FRAMEWORK**

At policy and institutional levels, the coordination focuses on facilitating:

1. The understanding and implementation of strategies and measures by the government and non-government institutions;
2. Dialogue between all partners and the government to create conditions that favour the adoption of the plan.

At an operational level, coordination is mainly concerned with improving efficiency of actions through:

- Information exchange;
- Facilitating administrative procedures as much as possible;
- Ensuring the financing of critical activities, directing resources to priority areas and avoiding overlapping activities.
- To enhance good coordination, it is recommended that:
- People in the planning area to begin reinforcing the immediate and personal initiatives of this plan

- The quick wins and immediate interventions be cleared to pave way for the short term and medium term strategies that will ultimately prepare a way for the long term objectives

### 7.8 COMMUNITY PARTICIPATION FRAMEWORK

The main aim is to improve the effectiveness and validity of implementation processes and to increase the acceptability of plan proposals and decisions. This will fully involve the community in investment choices and management decisions.

1. Formation of a plan implementation committee and community forums. Identify the plan champions in the respective wards for example
2. Formation of community based development committees up to the village units
3. Formation of community based development management committees
4. Active NGOs to participate in civic governance.
5. Community members to set up community police areas in all the residential neighborhoods. Community members to form phone tree communication mechanisms.
6. The donor community through registered NGOs and CBOs to develop riverine and riparian reserves as nature trails
7. Public to continuously monitor developments in the Municipality and within their neighborhoods
8. Residents to comment on public notices informing them of proposed developments within their neighborhoods and cooperate appropriately

## 7.9 IMPLEMENTATION LOGFRAME

Table 1: Implementation Log Frame

Theme	Objectives	Projects	Actors	Timeframe
<b>CAPACITY BUILDING</b>	Enhance skills and efficiency in the plan implementation	<ol style="list-style-type: none"> <li>1. Training of staff in the implementation of the plan for decision making,</li> <li>2. Provide adequate resources and enhance capacity of all the departments for proper implementation of the plan.</li> <li>3. Set up a GIS Lab within the Department of Lands.</li> <li>4. Feed the Land Information System with data from the cadastral layers and the valuation roll to start automation of development applications and control.</li> <li>5. Formation of a plan implementation committee and community forums. Identify the plan champions in the respective wards.</li> <li>6. Formation of community based development committees up to the estates level</li> <li>7. Periodic public education, sensitization and awareness creation.</li> </ol>	<ul style="list-style-type: none"> <li>• County Government</li> <li>• Public</li> </ul>	Immediately And Continuously
<b>TRANSPORT</b>	Enhance sustainable mobility within the Municipality	<ol style="list-style-type: none"> <li>1. Expansion and opening up of roads in the core urban and the proposed nodes.</li> </ol>	<ol style="list-style-type: none"> <li>7. The County Government</li> <li>8. The Kenya Roads Board</li> <li>9. KeNHA</li> </ol>	Short term By 2025

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Theme	Objectives	Projects	Actors	Timeframe
		<ol style="list-style-type: none"> <li>2. Expand and upgrade the primary and secondary distributors to Bitumen and the local access roads to motorable standards.</li> <li>3. Acquire and develop pedestrian streets within the CBD, to, and from the residential neighbourhoods.</li> <li>4. Acquire road reserves for the proposed link roads.</li> <li>5. Acquire land and develop multi-storey parking facilities within the CBD.</li> <li>6. Properly mark all the parking facilities/spaces and automate them to enhance revenue collection.</li> </ol>	10. KURA	
		<ol style="list-style-type: none"> <li>1. Acquire and expand the proposed roads</li> <li>2. Acquire and construct the proposed by-passes</li> <li>3. Upgrade the airstrip to an airport status</li> <li>4. Upgrade all the major roads (primary and secondary) within the Municipality to bitumen standards</li> <li>5. NMT facilities to be provided on all roads in the CBD, proposed urban nodes and on major roads.</li> </ol>	<ol style="list-style-type: none"> <li>11. The County Government</li> <li>12. The Kenya Roads Board</li> <li>13. KeNHA</li> <li>14. KURA</li> <li>15. KERRA</li> <li>16. Kenya Airports Authority</li> </ol>	Plan Period (by 2030)

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Theme	Objectives	Projects	Actors	Timeframe
<b>HEALTH</b>	Provide affordable and quality healthcare Improve access to healthcare	<ul style="list-style-type: none"> <li>Equip all health facilities with requisite facilities and adequate personnel</li> <li>Every ward and or urban node to have a health centre with requisite infrastructure</li> <li>A health clinic to be established in each neighborhood with requisite infrastructure.</li> </ul>	1 County Government 2 National Government	Short term by 2025
		<ul style="list-style-type: none"> <li>Upgrade Bomet Health Centre to a level 4 hospital</li> </ul>	3 County Government 4 National Government	Plan Period (by 2030)
<b>EDUCATION</b>	Provide competitive, quality education, training and research	1. Provision of public libraries in the identified areas	5 Ministry of Education	Short term by 2025
		i. Provision of adequate and modernized educational facilities within the Municipality	6 Ministry of Education 7 PTA 8 Inspectorate 9 Private developers 10 County Government	Plan Period (by 2030)

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<b>ECONOMY</b>	<p>Create a favorable condition for small scale and medium enterprises (SMEs) to operate.</p> <p>Create decent jobs and livelihoods</p> <p>Enhance municipal finance</p> <p>Harness local resources for economic development</p> <p>Expand the economic base</p>	<p>i. Expansion of Bomet Industrial Development Centre</p> <p>ii. Redevelopment of the main market to a multi storey modern market.</p> <p>iii. Acquisition of land for markets, furniture workshops, jua kali areas, garages, and other related activities</p> <p>iv. Acquisition of land for Special Economic Zones at the identified nodes</p> <p>v. Redevelopment of the CBD to achieve more commercial spaces</p> <p>vi. Provision of adequate infrastructure in the core urban and all the proposed nodes to attract investors and provide suitable working environment</p> <p>a. Acquire and develop multi-storey markets in every satellite commercial node</p> <p>b. Develop cultural centres to promote local culture and cultural tourism</p> <p>c. Provide facilitative measures for provision of medical and sports tourism facilities</p> <p>d. Develop the various hills within the planning area as urban forests for recreational forests (viewpoints, bird</p>	<p>a. National Government</p> <p>b. County Government</p> <p>c. Private investors</p> <p>d. Kenya Tourism Board</p> <p>e. Kenya Forest Service</p> <p>f. Local community</p>	Plan Period (by 2030)
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		<p>watching, nature trails and camping sites</p> <p>e. Develop riverine and riparian reserves as nature trails.</p>		
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Theme	Objectives	Projects	Actors	Timeframe
<b>ENVIRONMENT</b>	Conserve Ecologically Sensitive Areas (ESAs)	i. Conservation of riparian reserves, hilltops and wetlands by the County Government and other interested parties	i. County Government ii. NEMA	Short Term by 2025
<b>WATER AND SANITATION</b>	Increase access to safe, adequate, and sustainable water, sanitation and hygiene services	i. Acquire land and expand the main sewer treatment plant at the identified location in Bomet Town ii. Provide sewer supply infrastructure to cover the entire core urban area and surrounding neighborhoods	County Government County government	Short Term by 2025
		iii. Provide adequate piped water supply to the main activity areas (core urban, urban nodes)	County government through the Water Company	Plan Period (by 2030)
<b>SOLID WASTE MANAGEMENT</b>	Provide efficient and economical refuse collection, recycling, and disposal services	The core urban area and the proposed growth nodes to have adequate waste collection and transfer facilities Acquire modern compactors for waste collection in all the activity nodes Acquire land and develop a sanitary landfill at Sachoran.	County Government Private entities through PPP	Plan Period (by 2030)

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Theme	Objectives	Projects	Actors	Timeframe
<b>HOUSING</b>	<p>Promote the creation and maintenance of an adequate supply of affordable integrated housing throughout the Municipality.</p> <p>i. Produce and preserve a sufficient supply of affordable rental housing to meet future needs.</p>	<p>ii. Redevelop the informal settlements and high density areas by providing adequate access roads, social amenities and public utilities</p> <p>iii. Prepare detailed action physical development plans for areas identified for housing redevelopment.</p> <p>iv. Acquire suitable alternative areas in the urban nodes and their hinterland for comprehensive housing development.</p> <p>i. Provision of adequate low cost housing</p>	<p>v. National Government</p> <p>vi. County Government</p> <p>vii. Public-private partnership</p> <p>viii. Neighbourhood associations</p>	Plan Period (by 2030)
<b>COMMUNITY FACILITIES</b>	Provide appropriate and adequate community facilities management	<p>Construction of a Municipal level integrated community/cultural centre</p> <p>Provision of public spaces and recreational areas in the core urban and the proposed urban nodes</p> <p>Provision of social halls and public libraries in all the proposed urban nodes</p>	County Government	Short Term by 2025
<b>ENERGY</b>	Ensure affordable, sustainable and reliable supply of energy	Improve the Main Ring Circuit around the Municipality and establish substations in the proposed heavy	Kenya Power County Government	Short Term by 2025

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Theme	Objectives	Projects	Actors	Timeframe
		<p>industrial zone to increase electricity reliability</p> <p>Connect all the households with electricity</p> <p>Promote green energy in development (green sources of energy, construction of green buildings)</p>		
<b>RECREATION</b>	Provide appropriate and adequate recreational facilities	<p>Repossess zones previously earmarked for open spaces and develop urban parks</p> <p>Develop riverine and riparian reserves as nature trails.</p> <p>Construct a sports and recreational complex where the stadium is</p> <p>Upgrade the existing public open spaces to modern facilities with requisite infrastructure</p>	County government	Short Term by 2025
<b>INFORMATION COMMUNICATION TECHNOLOGY (ICT)</b>	Improve ICT and communication infrastructure	<p>Develop an ICT Centre/Park next to the Municipal stadium</p> <p>Equip government institutions with modern IT equipment</p> <p>Connect all the proposed urban nodes with fibre optic cables</p>	County Government	Short Term by 2025

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Theme	Objectives	Projects	Actors	Timeframe
<b>URBAN FINANCE</b>	<p>To improve and enhance revenue streams</p> <p>To enhance transparency through Systems Computerization</p>	<p>Increasing revenue yields of property taxes and user charges like market and parking fees to finance its operating and capital expenditure and to reverse deficit operations to financial sustainability.</p> <p>Installation of a computerized accounting and financial reporting programme through adoption of the Local Authority Integrated Financial Operational and Management System (LAIFOMS), and IFMIS.</p> <p>Ensure implementation of all accounting modules of the programme.</p>	County Government	<p>Immediate and Continuous</p> <p>Immediate and Continuous</p>

#### 7.10 CAPITAL INVESTMENT PLAN

Capital Investment Plan is an initiative of a Government to acquire new assets through investment or major repair and replacement of existing assets that have an economic life longer than one year and a value above a specified threshold. According to World Bank (2011), Capital investment planning (CIP) includes (or should include) capital investment by the government itself and by its entities, including enterprises established and owned by the government for the provision of municipal services (utility companies). CIP also may include investment by the private sector through public-private partnerships (PPP). Capital Investment Plans (CIPs) are intended to help create the impact by providing practical and realistic guidance regarding the next steps in implementing the capital development aspects of the plan. Despite the challenge of choice that comes with the huge financial requirements, time constraints of the CIP, It has to be considered within the frameworks of life cycle costing and assessment of alternatives.

CIP for the revised Plan will bring forth the publicly agreed projects that are feasible within the financial flow of the County Government of Bomet. It will include estimated costs and actors responsibilities for implementation of agreed investments, as well as a financing plan. CIP addresses the following issues:

- a. The Capital Investment Projects and the justification
- b. Costing of the capital projects
- c. Summary of the County's cash flow
- d. Model of financing of the projects

The CIP for the Revised Bomet Integrated Strategic Urban Development Plan is submitted as a separate report

#### 7.11 MONITORING AND EVALUATION FRAMEWORK

To achieve the goals of the Plan, a Monitoring and Evaluation framework over the period of the Plan validity has been prepared. Planning seeks to be efficient, effective and aims to enhance equity in terms of opportunities and rights, so the administration needs to know how to make best use of the limited resources to address complex challenges. The framework contains monitoring indicators for the proposed projects and programs. These indicators are cross-sectoral and are linked to quantitative goals, objectives and policies. See annexure 1

## ANNEXURE

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**Annexure 1: PROJECT OUTCOME BASED MONITORING AND EVALUATION**

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
A thriving economy on a conducive business environment	<p style="text-align: center;"><b>ECONOMY</b></p> <p style="text-align: center;"><b>Overall Strategy: Promotion of Local Economic Development</b></p>					
	Construction of a modern Multi-Storey market	<p>A site Master Plan Building</p> <p>Number of trades domiciled in the building</p>	100% in 5 years	<p>Department of Trade, Industry and Tourism</p> <p>Department responsible for Public Works</p>	Director (s) in charge of Trade and industry	County Annual Reports
	Provision of Market Facilities in the proposed urban nodes	<p>Feasibility study report</p> <p>A site Master Plan</p> <p>Number of stalls constructed.</p> <p>Revenue obtained from the facilities.</p>	100% in 5 years	Department of Trade, Industry and Tourism	Director (s) in charge of Trade and industry	County Annual Reports
	Expansion and Modernization of the Light Industrial Park (Bomet Industrial Development Centre, Jua Kali Centre)	<p>A feasibility study report</p> <p>A site master plan</p> <p>Number of building units put up in the site</p> <p>Number of units occupied.</p>	100% in 5years	<p>Department of Trade, Industry and Tourism</p> <p>Kenya National Chamber of Commerce and Industries.</p>	<p>Director (s) of Trade and Industry.</p> <p>NCCI County Director</p>	<p>County Annual Reports.</p> <p>NCCI annual reports and news web page.</p>
	Business Incubation and Start-Up Centres	<p>Acres of land acquired.</p> <p>A site master plan</p>	100% in 10 years	Department of Trade, Industry and Tourism	Director (s) in charge of Trade and Industry	County Annual Reports.

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OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
Increase employment opportunity.		length of roads laid Length of water pipes laid Availability of power on the site. Building units put up on the site				NCCI annual reports and news web page.
An innovative and creative society	Industrial and Special Economic Zones	A feasibility study reports. Hectares of land acquired. A site master plan for each Length of roads constructed within the zones. Length of water and sewer pipes laid. Availability of power in the site. Number of building units constructed on the site.	100% in 10 years.	Department of Finance and Economic Planning  Department of Trade, Industry and Tourism  Department of Land, Housing and Urban Planning	Directors in charge of Finance and economic planning.  Department of Trade, Industry and Tourism  Department of Land, Housing and Urban Planning	County Annual Reports.
<b>TRANSPORTATION</b>						
<b>Overall Strategy: Integration of Land Uses through efficient Transport Network</b>						
	Construction of new terminal Facilities  - New bus parks  - A lorry park	A feasibility study report.  Acres of land acquired.  Number of bus parks and lorry park constructed.	100% in 5 years	County Department of Public works and Transport	Director in charge of Public works and Transport	County Annual Report.

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OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
<b>Efficiency</b>  <b>Convenience</b>  <b>Functionality</b>  <b>Connectivity</b>  <b>Safety</b>  <b>Increased revenue.</b>		Daily traffic volume in the terminal facilities.				
	Upgrading of the Airstrip to a Local Airport	A site Master Plan.  Acres of land acquired.  Number and type of facilities constructed  Number of daily flights	100% in 10 years.	Kenya Airports Authority (KAA)  County Department of Public works and Transport	Board chairman KAA	KAA Annual Report
	Upgrading of all municipal roads and maintenance of walkways	The amount allocated in the budget for the project.  Kilometers of road upgraded.	100% in 5years.	County Department of Roads, Public works and Transport.	Director of Roads.	County Annual Report.
	Provision of Pedestrian Boulevards	The kilometers of pedestrian walkway constructed.	100% in 5 years	County Department of Roads, Public works and Transport..	Director of Roads.	County Annual Report.
	Construction of an Integrated Multi-	Building  Number of Parking spaces available.	50% in 2 years	County Department of Roads, Public works and Transport.	Director of Roads.	County Annual Report.

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
	Level Parking Facility			Municipal Board	The chairperson of the Municipal Board	
	Construction of the proposed two By-passes	Amount of money allocated for the project.  Kilometers of roads done.	50% in 5 years	County Department of Roads, Public works and Transport.	Director of Roads.	County Annual Report.
	Municipal Public Transport System	Acres of land acquired.  Feasibility Study Report.  Length of roads constructed.	100% in 10 years	County Department of Roads, Public works and Transport.	Director of Roads.	County Annual Report.
	Major Roads Expansion.	Acres of land acquired  Length of road expanded.	100% in 10 years.	County Department of Roads, Public works and Transport.	Director of Roads.	County Annual Report.
<b>INFRASTRUCTURE AND UTILITY SERVICES</b>						
<b>Overall Strategy: Provision of Adequate and Effective Infrastructure and Infrastructural Services</b>						
	Expansion of Water Supply Facilities	Feasibility study report  amount of money allocated for the project  Kilometers of pipes laid.  Number of storage tanks  Capacity of the treatment plan.	100% in 10 years	County Department of Water, Sanitation and Environment.  Bomet Water Service Company (BOWASCO)	County Director in charge of water.  Chairperson of the board of Directors BOWASCO.	County Annual Reports.  BOWASCO Annual Reports.

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
A healthy society		Number of households connected.				
	Expansion of Sewer Facilities	Feasibility study report Kilometers of sewer network done Sewer reticulation plan Number of households connected.	100% in 5 years	County Department of Water and Sanitation.	County Director in charge of sewer and sanitation.	County Annual Reports
A clean and healthy environment	Provision of Solid Waste Receptacles and Bins	Needs assessment report Number of waste receptacles put in place.	100% in 5 years.	County Department of Environment	Director in charge of environment	County Annual Report
	Acquisition of Waste Transportation Trucks	Number of trucks purchased	100% in 5 years	County Department of Environment	Director in charge of environment.	County Annual Report
	Construction of a Sanitary Landfill Sites at the proposed locations	Feasibility study reports Site Master Plans Amount of money set aside for the project Volume of waste disposed on the facility.	100% in 10 years.	County Department of Environment	Director in charge of environment.	County Annual Report.
	Development of ICT Facilities and Infrastructure	Site Master Plan. Acres of land acquired for the center.	100% in 5 years	County Department of ICT	Director in charge of ICT	County Annual Report

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
An informed society.						
Well utilized urban land	A new public cemetery	Amount of funds set aside for the project  Acres of land acquired  Number of graves on the site.	100% in 5 years	County Department of Medical Services and Public Health.	County Director in charge of Medical Services and Public Health.	County Annual Report
Safe human settlements	Construction new fire sub-stations	Feasibility Study report  Amount set aside for the project in the budget  Acres of land acquired  A building to host the facility.	100% in 10 years	County Department of Public Works	Director in charge of disaster preparedness and emergency responses.	County Annual Report.
	Provision of new Fire Fighting Facilities	Funds set aside for the project in the budget.  The number of fire engines purchased.  Number of fire hydrants installed in the municipality.	100% in 5 years	County Department of Public Works	Director in charge of disaster preparedness and emergency responses.	County Annual Report.
Quality of life that is based	Development of Low Cost Housing	Feasibility study report.  Housing master plan.  The amount of money set aside for the project in the budget.  Length of roads constructed.	100% in 5 years	The Presidency  County Department of Housing.  National Ministry of Transport, Infrastructure, Housing, and Urban	County Director of Housing.  Chair of KRC Board  Principle secretary MoTIH&UD	County Annual Report   MoTIH&UD Annual Reports

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
on affordable and quality housing.		Length of water pipes installed. Number of housing units constructed. Number of households domiciled.		Development (MoTIH & UD)		
	Upgrading of informal settlements to modern high density Low Cost Houses	Housing master plan. The amount of money set aside for the project in the budget. Length of roads constructed. Number of housing units Upgraded. Existing number of households.	100% in 10 years.	County Department of Housing.	Director of Housing.	County Annual Report
<p style="text-align: center;"><b>HEALTH</b></p> <p style="text-align: center;"><b>Overall Strategy: Enhance Access to Quality Health Care Services.</b></p>						
Increased access to health services	Upgrading of the proposed health facilities Provision of New Health Centres at the proposed urban nodes	Feasibility study reports. Amount of funds set aside for the project. Acres of land acquired. Number of buildings put up to house the facility. Number of patients attended to annually.	100% in 10 years	County department of Health	County Director of Health.	County Annual Report.

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
<b>EDUCATION</b>						
<b>Overall Strategy: Promoting Skill and Research Based Education and Training.</b>						
Local access to quality higher education and training.	New Technical and Vocational Training Centre at Moiwek	Acres of land acquired A Site Master Plan Number of building units put up for the facility.	100% in 5 years	County Department of Education and Vocational Training	Director of Education and Vocational Training	County Annual Report.
	A Full Fledged University	Acres of land acquired. A Master Plan	100% in 10 years	Department of University Education and Research	Principal Secretary- University Education and Research.	The Ministry's Annual Report.
<b>COMMUNITY FACILITIES</b>						
<b>Overall Strategy: Enhancing Quality of Life by Providing Adequate Social Services</b>						
	Construction of a Municipal Level Public Library	The amount of funds set aside for the project. The acres of land set aside for the project. A building for the project. Number of Books purchased. Number of visits recorded annually.	100% in 5 years	County department of Education and Vocational Training	Director in Charge of Education.	County Annual Report.

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
Improved quality of life.	Construction of an Integrated Community Centre	<p>The Amount of money set aside for the project.</p> <p>Acres of land set aside.</p> <p>Building units put up.</p> <p>Number of social activities and services registered and offered.</p>	100% in 10 years.	County department of Youth, Gender, Sports and Culture	Director in Charge of Youth, Gender, Sports and Culture.	County Annual Report.
	Construction of Smaller Public Libraries at the proposed urban nodes	<p>The amount of funds set aside for the project.</p> <p>The acres of land set aside for the project.</p> <p>A building for the project.</p> <p>Number of Books purchased.</p> <p>Number of visits to the facility annually.</p>	100% in 10 years.	County department of Education and Vocational Training	County department of Education	County Annual Report.
	New Police Stations	<p>Funds set aside for the project.</p> <p>Acres of land set aside.</p> <p>Building units put up on the site.</p> <p>Number of police offices posted to the station.</p>	100% in 10 years.	Office of the county Commissioner.	County Commissioner	<p>Annual Report.</p> <p>National Police Service Website.</p>

**REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030**

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
<b>LEISURE AND RECREATION</b>  <b>Overall Strategy: Promotion of Urban Based Tourism</b>						
Increased sources of income to the members of the society.	Development of a sports complex at the Core Urban	Feasibility Study report  Amount of money included in the budget for the project.  Size of land set aside for the project  Construction work on site.  Sporting activities registered on site in a year.	100% in 10 years	County Department of Youth, Gender, Sports and Culture	Director in charge of Sports	County Annual Report.  Department's Project website
	Picnic sites, camping areas and nature trails along River Nyangores and hills	Feasibility study reports.  Length of nature trails constructed.  Number of recreational furniture put on site.  Number of camping activities registered.  Number of visitors recorded in a year.	100% in 10 years	County department of Trade, Industry and Tourism	Director of Tourism	County Annual Report.

REVIEW OF THE INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR BOMET MUNICIPALITY FOR THE PERIOD  
2010-2030

OUTCOME	PROJECT	INDICATOR	TARGET	DATA SOURCE	RESPONSIBLE	REPORTING
<p style="text-align: center;"><b>ENVIRONMENT</b></p> <p style="text-align: center;"><b>Overall Strategy: Environmental Protection and Conservation</b></p>						
Quality and conserved Environment	Surveying of Ecologically Sensitive Areas (forests, rivers, nature trails, wetlands and swamps)	Environmental Survey report.  Number of beacons established to define the riparian buffer.	100% in 5 years.	County Department of Environment.	Director of Environment	County Annual Report.

## **Annexure 2: Launch and Visioning Workshops Reports**

The Visioning workshops were undertaken on 26/09/19 at the Wards level. The objectives of the visioning workshops at were to:

1. Provide an opportunity for community members to express their needs through an open and transparent mechanism of participation.
2. Enable community members propose projects in all sectors thus achieve all round development.
3. Build partnership with the citizens to support plan implementation.
4. Ensure authentic issues are identified and realistic proposals are developed in all sectors to foster sustainable development.
5. To come up with a commonly accepted ward visions and largely, the Municipality of Bomet Vision.

### **LAUNCH AND VISIONING WORKSHOP FOR SINGORWET WARD, MEETING HELD AT SINGORWET CENTRE.**

#### **1. HOUSING**

##### ***Challenges***

1. Lack of safety gargets like fire extinguishers
2. Encroachment of buildings on to road reserve
3. Lack of well-built open corridors
4. Lack of finance to build proper houses
5. Accumulated land rates

##### ***Solutions***

1. County government to provide fire extinguishers at subsidized price
2. Residents to build their structures within their plot boundaries
3. Need to have a well-planned Singorwet centre
4. Public private partnership arrangement.
5. The count government to waive them of the land rates

#### **2. LAND & ENVIRONMENT**

##### ***Challenges***

1. Maize disease
2. Lack of title deeds caused by long process of titling
3. Land shortage
4. Soil erosion
5. Water pollution from rivers caused by car washing, dumping of waste into rivers
6. Lack of dumping sites

7. Lack of public toilets & social amenities
8. Poor environmental management caused by planting of eucalyptus trees along rivers

#### **Solutions**

1. County government to do a research and provide a pesticide for controlling maize disease.
2. Shorten the titling process
3. Encourage mixed farming and strengthen land use policies
4. Drainage channels to be put in place, harvest rain water at household level and county government to provide water tanks at subsidized price
5. Install dustbins at Singorwet Centre and employ garbage collectors according to gender equality and have the garbage collected two times a week.
6. Provide public toilets with bathrooms (modern toilet).
7. Cut all eucalyptus trees along rivers.

### **3. ENERGY**

#### **Challenges**

1. Inadequate supply of electricity in schools and hospitals
2. Street lighting at Singorwet Centre, high mast near dispensary.

#### **Solutions**

1. County government to provide electricity in schools and hospitals
2. County government to provide street lights on major street heading to Singorwet centre
3. Provide high mast near the dispensary

### **4. ROADS**

#### **Challenges**

1. No culvert on roads on steep slopping areas
2. Roads are not well maintained
3. No access road to Kamasega Primary
4. Road to the slaughter house is poorly maintained
5. No bumps on the main road heading to Singorwet Centre

#### **Solutions**

1. The relevant authority to provide culverts and also maintain roads
2. County government to provide an access road to Kamasega primary school
3. County government to construct and maintain the slaughter house road
4. The relevant authority to provide bumps on the loop road leading to Singorwet Centre.

## 5. AGRICULTURE

### Challenges

1. Lack fertilizer
2. Cost of buying tea from farmers is low
3. No cattle deep
4. No artificial insemination services

### Solutions

1. County government to provide fertilizer at subsidized prices
2. KTDA to increase the cost of buying tea from farmers
3. County government to construct a cattle deep for public use
4. County government to provide A.I services at Singorwet ward

## 6. HEALTH

### Challenges

1. Shortage of drugs in the dispensary
2. Insufficient health personnel in the dispensary
3. Faulty health equipment's
4. Lack of maternity ward in Singorwet dispensary
5. Cancer, TB and dental diseases are the main diseases in the area.

### Solutions

1. County government to provide sufficient drugs in the dispensary
2. Employment of more medical personnel's
3. County government to supply and maintain health facilities
4. Expand the Singorwet dispensary to accommodate maternity services
5. Educate, vaccinate and provide treatment to the major diseases

## 7. EDUCATION

### Challenges

1. Lack of learning materials,
2. Lack of special schools in the area
3. More ECD centers required
4. Lack adequate tertiary schools in the ward
5. Insufficient teachers in schools.

### Solutions

1. County government to provide more learning materials to schools
2. Built special school for adults and people with special needs
3. The county government to construct more ECD centers
4. Increase the number of tertiary institutions in the ward

5. Increase the no of teachers in all public schools

## **8. TRADE**

### **Challenges**

1. Lack of cattle auctioning market
2. No open air market
3. Lack of light industries

### **Solutions**

1. County government to acquire land for open air market and cattle auctioning
2. Construction of light industrial parks at ward level

## **9. GOVERNANCE**

### **Youth & Gender**

#### **Challenges**

1. Unemployment
2. Lack of youth empowerment
3. Lack of public utilities for the youth
4. Lack of community participation in development matters

#### **Solutions**

1. County government to create employment through construction of light industries at ward level
2. Involve the youth in development issues and encourage communities to come up with CBOs in order to empower them
3. Construct recreational facilities like Stadium and recreational parks in each ward
4. Organize community workshops in order to understand people's problems and development agendas.

## **10. SAFETY & SECURITY**

### **Challenges**

1. No security enforcement officers
2. Lack of Nyumba Kumi initiative
3. Lack of Community policing groups

### **Solutions**

1. Employment of security enforcement officers by the county
2. Initiate nyumba kumi initiative at community level
3. Create community policing groups

## **VISION STATEMENTS**

1. Centre with well-built structures

2. Proper health facilities
3. Proper road network
4. Well-lit streets
5. Well-regulated water and sewer system
6. Proper security
7. Accessibility to information & bursaries
8. Properly disposed waste
9. Proper drainage system
10. Social facilities
11. Good parking spaces and bus stop
12. Modern Kiosks
13. Training on agricultural matters.

### **NYANGORES WARD VISIONING WORKSHOP REPORT. WORKSHOP HELD AT KAPKWEN CENTRE**

#### *Visioning findings*

<b>Land and Environment</b>		
<b>Challenges</b>	<b>Opportunities</b>	<b>Recommendations.</b>
Lack of title deeds within the market centre and the rural area, expensive to process; double allocation of plots within the urban area; Lack of proper waste management; lack of drainage within the centre; There is no public forest in the urban area; Pollution caused by solid and liquid waste.	The dispensary has an existing space for expansion.	Make easy the land titling process; devolve it to the ward level. Review of plots allocations in the market centre; There is need for an Action area plan for the urban areas. Sensitize mwananchi on land uses and soil testing to help in Agriculture production as well as avoid Eucalyptus tree to conserve environment; provide tree seedlings to farmers to shore forest cover.
<b>Human Settlements/Housing</b>		
There are temporary dwellings in the urban areas; use of Mud and timber.	Availability of building materials around.	Facilitation by the county government to put up good dwellings; take advantage of the Big 4 agenda of the national government.
<b>Social Infrastructure – health</b>		
Lack of safe drinking water; lack of public toilets; lack of maternity wing, Laboratory, inadequate health personnel and low supply of drugs in itembe health facility,		
<b>Education</b>		
Inadequate schools; shortage of teachers; lack of boarding	Adequate land for expansion; presence	Establish a TTI on the existing public land in Itembe.

facilities in Secondary schools; inadequate resources in technical schools as well as adult education schools.	of a health centre; the latrines are semi-permanent.	
<b>Recreation/Community Facility</b>		
Lack of a public Library; playground, stadium, public cemetery site, social halls and public parks.		Construction of public library and social halls; purchase of land for cemetery; Purchase of land for a playground and construction of a stadium
<b>Physical infrastructure – water</b>		
There is a serious challenge of water; the present Borehole serves a very large community.	There are Dams which need to be protected and tapped for the community use; There is a Borehole in Itembe.	Rehabilitate and protect the dams; sink more boreholes to make water more adequate for the residents.
<b>Waste Management</b>		
No public toilet; poor waste management		Construct two public toilets in Itembe town on both ends; develop a sewer system to the town; setup recycling of wastes in the town, especially the bottles.
<b>Energy (Electricity, Solar, wind and biogas)</b>		
There is irregular supply of Electricity	Last mile connectivity program	Stabilize the power supply
<b>Roads and Transport</b>		
Poor road network Missing links, and bridges. Bridge at Kiprurugit stream Kapkwon – Bambanik school Service lane in Itembe Market Katembwo – Kabewor Chemyaliliet school -	Existing roads	Tarmacking of Kapkwon – Bambanik school Katembwo – Kabewor Kiprurugit village – Bomet town road put a bridge Service lane in Itembe Market Proposal of a bypass
<b>Local economy</b>		
Agriculture – lack of proper markets, storage facilities for sweet potatoes; poor production of maize and beans due to seed, diseases and soils issues; lack of water; breeding issues	Availability of land for agriculture; there is willing population to learn and implement progressive agriculture.	Investigate cause of poor maize growth, in soils and seeds; Reactivation of cooperatives; Marketing of sweet potatoes and value addition industries for perishable goods; Training and deployment of Agricultural officers to villages to help in AI and animal disease management; Introduction of bee keeping

		and Honey processing; advice on quality standard feeds for livestock; establish water pans for irrigation.
Trade – lack of a market place and space for traders in Itembe market; lack of public toilet; lack of a livestock market as well as infrastructure.	There is land for the market, build it. Existing traders, livestock and wholesale and retail.	Centralization of AI and veterinary services at DIPs as well as animal feeds and farm inputs at farmers cooperatives.
Industries – Lack of industries for food value addition and job creation.		Establish industries for value addition on sweet potatoes and Honey.
Tourism: there are no active tourist attraction.	Kipsegon and Kapewor are known possible tourism site.	Reactivate the site; and create awareness on them.
<b>Safety and Security</b>		
Poor accessibility in the town; inadequate street lighting; no structured communication in case of an emergency/disaster; Lack of a police station/post; inadequate baraza for security and ineffective Nyumba-kumi initiative; there are many Bars and wine and spirit shops.		Improvement of roads/street; good communication between security departments and mwananchi. Activation of regular nyumba kumi and have meetings in the village to enhance security; installation of streetlights in all corners of the town. Regulate the bar and spirit licenses
<b>Public Participation</b>		
Lack of regular meetings/barazas on community development; lack of community development officers representing the county; lack of training for Agricultural officers.		The community should be involved in decision-making; Market and Public toilets; Ensure implementation of mwananchi suggestions.
<b>Youth and Gender</b> Lack of representation in all projects, health and roads implementation;  Rampant corruption; ineffective communication within the youth (no office);		Establish a youth and gender office in the town to enhance effective communication.  Eliminate corruption in employment process; the youth to be trained on entrepreneurship and empowered.

## VISION STATEMENT

*To have a habitable, secure and safe for investment urban centre within the municipality.*

### LONGISA WARD VISIONING WORKSHOP REPORT

#### **Sanitation**

1. There is need for public toilet.
2. A slaughter house is lacking

#### **Transportation**

1. Youth Farmers Area-EMITIOT. Bodaboda shade is required
2. There is need for a proper bus stop
3. A market space for agricultural and trading products including jua kali shades.
4. Drainage infrastructure and culverts needed.
5. Service lanes are needed.
6. A proper action plan for Emitiot.

#### **Health**

1. The existing health facility is a county referral, there is a need for lower level facilities like health center and dispensaries to service areas that are far from the Referral Hospital Youth farmers is one of a case example.
2. The maternity wing is inadequate and requires expansion
3. Drugs to be adequately supplied in the existing health facility.
4. Increased and adequate ambulance services
5. A space for those who take care of the sick in the Hospitals.
6. Wheel chairs need to be adequate since they are inadequate.
7. Funeral services such as hearse are supposed to be available in Longisa Area.

#### **Waste disposal**

1. There is no designated waste disposal point within Longisa. The whole area has no waste disposal system for the liquid waste including the hospital that is using septic tank.

### **Market**

1. The existing market in Longisa is not properly fenced, lacks necessary infrastructure and facilities such as stalls, functional public toilet, adequate water, proper lighting and waste management areas and facilities.
2. Market needs to be fenced and stalls provided.

### **Water**

1. There is inadequate piped water supply in the area. The existing supply is not reliable. Additionally, the cost of water connection is generally high. The people are appealing for subsidies or reduction of the connection cost.

### **Education**

1. ECDE are inadequate within Longisa town
2. The town also needs a library.

### **Community and Recreational Facilities**

1. Longisa town lacks a social or a community hall. However, there is a multipurpose hall in Emitiot that can be made better to perform such necessary functions within Emitiot area.

### **Agriculture**

1. The area needs adequate AI services among other farm extension services.
2. A cooling plant and a storage facility is needed in Emitiot (Youth Farmers) and Longisa area to boost agricultural activities.
3. Subsidies such as fertilizer are very inaccessible in the area.
4. The farmers are exploring the option of investing in avocado, provision of seedlings will be of great help.
5. Support through drip irrigation kits will be appreciated.

### **Energy**

1. Last mile connection should be in continuation to increase connectivity.
2. Streetlights in town are also necessary.

### **Security and Governance**

1. Employment opportunities
2. Equitable distribution of projects
3. Insecurity in towns should be minimized based on increased patrol by the police.

4. Women to be considered for employment.
5. Further grass root engagement of the people in public and community development issues.
6. Youth mobilization and empowerment
7. Increase access to funding.

**Vision and aspiration of Longisa people;**

1. Main Road (tarmac) To Hospital (Longisa County Referral)
2. The road through to the supermarket- post office- Sunshine to be tarmacked and Kembu road; Tarmacked, drainage be developed to channel storm water.
3. The boundary request for a review of the boundary of the municipality to cover the newly created Longisa Township
4. A bus stop to be established within the town.
5. All the access, primary and secondary roads that serve and link the town need to be tarmacked to ease the movement of people goods and services.
6. Parking spaces are required.
7. Drainage infrastructure is inadequate and needs improvement and development in the areas that there is none.
8. Service lane needed.

**MERIGI WARD VISIONING WORKSHOP REPORT**

**Challenges**

1. Lack of land ownership documents
2. Poor and inaccessible roads
3. Inadequate supply of water at Merigi centre and the Stegro tea factory
4. Inadequate health centers due to lack of funds
5. Lack of public land for establishment of utilities i.e. Chepkolon
6. There are no market stalls in Merigi Centre
7. Poor drainage system within Merigi centre
8. Inadequate flood-lights
9. Inadequate garbage bins and they are not strategic
10. There is no sewer line
11. High rates of youth unemployment
12. Lack of recreational facilities i.e. parks and gardens

13. Insecurity, churches and shops
14. Lack of Boda Boda sheds
15. Poor management of solid and liquid waste
16. There are no public toilets at the centre
17. Electricity supply has not covered some areas
18. Lack of water at the health centre and the market area
19. Encroachment at the rivers riparian reserve
20. Pollution of the river as sewerage is channeled to the rivers and washing of vehicles.
21. Access to cattle dips is very poor
22. Lack of a sewerage system
23. The market centre is too small and lacks a room for expansion.
24. Incomplete and poorly located public toilets
25. Poor market of agricultural produce i.e. tea
26. The existing slaughter house is not enough
27. Wildlife human conflicts is rampant
28. Implementation of projects is not being done.
29. Water sources at the area are not protected.
30. Dirty water due to flooding
31. Poor dissemination of information for public participation meetings
32. Less corridors at the centre buildings
33. Drug abuse
34. Inadequate artificial intelligence administrators
35. Piped water inadequacy
36. Matarmat primary school building is unsafe
37. Stegro river is inaccessible due to poor roads
38. Electricity problems at Matarmat
39. No taps at Chepkositonik river
40. There is no DO's office at Merigi (administrative post)

### **Opportunities**

1. Artificial intelligence
2. Rivers and springs in the area

## Possible Solutions

1. Expansion of paths for efficient transportation of people and livestock
2. Protection of water sources
3. Expansion and maintenance of feeder roads
4. Expansion of Merigi Market
5. Bordering and fencing of water sources i.e. Kipkegei
6. Improved security
7. Proper planning of buildings and structure
8. Establishment of an ICT and wifi centre at Merigi.
9. Upgrading of health centers i.e. dispensary to hospital level
10. Establishment of an ECDE center
11. Establishment of Boda Boda sheds
12. Involving the community in development projects
13. Establish a dispensary at Chepkolon
14. Floodlights to be added at the centre (about 4-6).
15. Cut down the blue gum trees planted along the rivers and streams
16. Kipkegei water springs to be maintained and fenced to protect them.
17. Tarmac the road from Merigi through Kapsimbiri to Bomet town
18. Establishment of more industries within Merigi centre (functional industries)
19. Provision of Piped water
20. Establishment of a polytechnic at Chepkitach.
21. Regular collection of solid waste
22. Placement of skip bins at the centre
23. Irrigation of farms during drought
24. Establishment of proper sewerage system
25. Relocation of the existing market.
26. Timely feedback after public participation
27. Livestock technology i.e. Artificial intelligence to improve on the produce
28. Involvement of people from the villages in meetings
29. Proper planning of buildings and structures
30. Cooperation among leaders at all levels
31. Provision of land ownership documents

## VISION STATEMENTS

1. An industrialization area
2. Proper and treated sewerage system
3. Integrated urban and agricultural centre.

## MUTARAKWA WARD VISIONING WORKSHOP REPORT

### Challenges

1. Lack of land/space for commercial shops/activities
2. Lack of a social hall
3. Lack of an ICT hub
4. Lack of a solid waste disposal site
5. Lack/Inadequate water supply within Mutarakwa Ward
6. Some of the roads are non-motorable
7. Longisa Referral is congested
8. Cases of insecurity in Tarakwa Centre
9. Lack of a market center
10. There is no land set aside for public purpose facilities and utilities
11. Lack of a rehabilitation center
12. Unreliable electricity
13. Lack of a cemetery
14. The coffee factory is not operational
15. There is a no cattle dip

### Opportunities

1. There is land at Muiywek previously identified (7 acres) that is meant to host a polytechnic/vocational center/Technical Training Institute
2. Water sources i.e. Kaposirir Community Dam (22 acres) and Birirbei Dams and a stream at Tarakwa centre
3. The last mile project
4. Mutarakwa hill: Tourism, wind and solar power can be harnessed for sustainable energy
5. Soil supports farming of Macadamia Nuts and Chia seeds
6. Existing airstrip

7. Governor's residence is in Tarakwa
8. There was land initially set aside for installation of a cooler at Kapsingei
9. Government has gazette plans to set up a police station

### **Solutions**

1. Drilling boreholes and installing storage tanks supply water/rehabilitating the current system
2. Tarmacking Access roads i.e. Tarakwa-Nyagaa-Birirbei, Tarakwa-Waigeri to accelerate economic growth
3. Rehabilitate Kaposirir Dam for eco-tourism purposes
4. Addition of more constituent campuses in Bomet
5. Construct a research center in Bomet to deal with emerging challenges
6. Upgrade Sachangwan-Singorwet road to bitumen standards
7. Drilling of a borehole at Leldaet, Sigoria, Sachangwan to ease water problem
8. Constructing of bridges between East Sotik and Nyagaa, between Sachangwan and Kipsiwon
9. Construction of a bypass from Kyogong to Kapkwen to ease traffic in the CBD
10. Upgrade Tarakwa Dispensary within the center
11. Install a police post
12. Construction of a rehabilitation center
13. Construction of a public library
14. Install a sewer system to cater for the future needs and demands
15. Construction of a market place at Kipsiwon and Chingiwon
16. Construction of a modern business centre
17. There is need for a farmers business centre
18. Set aside land for a cemetery
19. Construction of a modern model ECDE and primary school
20. Mount streetlights to ease insecurity
21. Rehabilitate coffee factory
22. Install road signs to improve road safety
23. Rehabilitation and expansion of the existing airstrip
24. Construct a youth center/ talent development center/career center
25. Set aside land for a playground
26. Agricultural extension activities

### **Shared Vision Statements**

1. A community that is self-reliant and has high standards of living
2. An economically empowered community
3. Mutarakwa 2030-Economically empowered
4. Mutarakwa 2030- for peace, unity and youth empowerment
5. Modern community, empowered and highly visible
6. Vision 2030: exemplary to other communities

## **SILIBWET TOWNSHIP WARD VISIONING WORKSHOP REPORT**

### **GOVERNANCE**

#### **Youth**

##### **Challenges**

1. Unemployment
2. Underrepresentation
3. Harassment by the police

##### **Possible Solutions**

1. Create employment opportunities for the youth
2. Youth empowerment through creation of youth revolving funds
3. Implementation of 30% of tenders for the youth
4. Provide youth civic education

#### **Gender**

##### **Challenges**

1. Unfair distribution of resources
2. Gender discrimination
3. Gender based violence

##### **Possible Solutions**

1. Fair distribution of resources
2. Provision of gender office within the sub-county

### **Participation**

#### **Challenge**

1. Insufficient awareness to the public

#### **Possible Solution**

1. Make every information on public participation known to citizens

## **HOUSING**

### **Challenges**

1. Poor Access Roads
2. Squeezed housing units
3. Inadequate housing
4. No inspection on building plans and development

### **Possible Solutions**

1. County government to establish proper zoning regulations
2. County Government to establish a policy direction to control informal housing development
3. Governments to establish affordable housing units
4. Establish county level National Construction Authority office
5. Ensure proper inspection to building plans
6. Proper reinforcement of building regulations

## **SOCIAL INFRASTRUCTURE**

### **Health**

#### **Challenges**

1. Inadequate drugs
2. Inadequate health staff
3. Inadequate health facilities and equipment
4. Inadequate community health care personnel

#### **Possible Solutions**

1. Government to provide adequate drugs
2. Facilities to be availed at the ward level
3. Hire community health workers

4. Hire qualified medical staff in the health facilities

### **Education**

#### **Challenges**

1. Long distance to learning institutions
2. Inadequate teaching staff
3. Scarcity of land for provision of education facilities
4. Poor access roads
5. Lack of accountability

#### **Possible Solutions**

1. Adhere to the Ministry of Education standards and policies
2. Devolve infrastructure provision sector
3. Proper auditing of school funds

### **Community and Recreation Facilities**

#### **Challenges**

1. Inadequate recreational centres
2. No central park
3. Lack of social halls and community centres in major urban centres
4. Lack of an ICT Centre in the County

#### **Possible Solutions**

1. Provide a Central Park
2. Provide social halls and community centres
3. Provide an ICT Hub

## **PHYSICAL INFRASTRUCTURE**

### **Water**

#### **Challenges**

1. Pollution of water at the source
2. Inadequate water supply
3. Planting of Eucalyptus trees along the rivers

### **Possible Solutions**

1. Construction of reservoir and weir for water supply
2. Regulate and develop modern car washes to prevent water pollution
3. Expand existing water supply system
4. Protect water sources
5. Employ local people to water department

### **Sanitation**

#### **Challenges**

1. No solid waste management sites
2. Inadequate garbage collection trucks
3. Poor garbage management system
4. No sewerage system

#### **Possible Solutions**

- County Government to provide designated waste management sites. Buy land where necessary
- Provide adequate garbage collection trucks
- Establish a sewer system

### **Energy/Electricity**

#### **Challenges**

- Unreliable power supply
- Lack of alternatives to electricity
- Inadequate street lights
- Inadequate power connection

#### **Possible Solutions**

- Provide adequate power supply
- Proper notification of power interruptions
- Provide other energy sources
- Provide adequate streetlights

## ROADS

### Challenges

- Poor road surface condition
- Poor road maintenance
- Narrow roads
- Lack of a town by-pass
- Poor access roads to households
- Poor storm water drainage. No sufficient culverts and pipe seals
- No bus park, stage and pedestrian walkways
- No speed bumps
- Inadequate bodaboda sheds
- Harassment by county enforcement officers

### Possible Solutions

- Improve road surface condition
- Ensure proper road maintenance
- Proper surveying of the roads to widen them
- Provide a by-pass
- Improve access roads
- Improve storm water drainage
- Improve parking and pedestrian walkways
- Provide speed bumps
- Provide bodaboda sheds

## LOCAL ECONOMY

### Markets

#### Challenges

- ☐ No market stalls
- ☐ Imposition of hut tax
- ☐ Inadequate sanitation facilities
- ☐ Poor management of town
- ☐ Inadequate business facilities e.g. shoe shine shops
- ☐ Inadequate land for industrial development

- ☐ Lack of a slaughter house

#### **Possible Solutions**

- ☐ Provide market stalls
- ☐ Provide proper town management
- ☐ Provide serviced land for industrialization
- ☐ Provide slaughter house

### **LAND AND ENVIRONMENT**

#### **Challenges**

1. No title deeds
2. Improper land subdivision
3. No land use plan
4. Poor solid waste collection
5. Lack of awareness on waste sorting and separation
6. No solid waste management site
7. Lack of extension officers

#### **Possible Solutions**

- ☐ Let the government avail title deeds because most land is owned by wazee and to distribute to them is a problem
- ☐ Proper subdivision of land
- ☐ Development of a good land use plan
- ☐ Privatization of solid waste collection
- ☐ Create awareness of solid waste sorting and separation
- ☐ Provision of a solid waste management site (sanitary landfill)
- ☐ Provision of extension officers
- ☐ Promote good farming practices e.g. agroforestry
- ☐ Provision of high yield certified seeds
- ☐ Establish physical planning office
- ☐ Riparian land policy implementation
- ☐ Establish riparian reserve vegetation
- ☐ Develop boundary friendly tree species
- ☐ Avail land surveyors

### LONG-TERM GOALS

- ☐ Clean town
- ☐ Sustainable development
- ☐ Employment opportunities
- ☐ Adequate infrastructure
- ☐ Well governed town
- ☐ Good accessible roads
- ☐ Secure town
- ☐ Information awareness

### VISION

- ☐ A clean, sustainable, secure, well governed town, with adequate infrastructure and employment opportunities