



**COUNTY GOVERNMENT OF BOMET**

**BOMET**

**MUNICIPAL INVESTMENT PLAN**



**May 2018**

**Bomet Municipality Unit  
Lands, Housing and Urban Planning Department  
Bomet County Government**

## DRAFT MUNICIPALITY INVESTMENT PLAN

### Abbreviations, Acronyms and Currency Equivalents

|           |   |  |
|-----------|---|--|
| KCB       | = | Kenya Commercial Bank,                                   |
| GDP       | = | Gross Domestic Product                                   |
| COG       | = | Council of Governors                                     |
| EPC       | = | Export Promotion Council                                 |
| EPZA      | = | Export Processing Zones Authority                        |
| GNP       | = | Gross National Product                                   |
| KENAO     | = | Kenya National Audit Organization                        |
| KUSP      | = | Kenya Urban Support programme                            |
| KenInvest | = | Kenya Investment Authority                               |
| KUSP      | = | Kenya Urban Support programme                            |
| MoF       | = | Ministry of Finance                                      |
| MoH & UI  | = | Ministry of Housing & Urban Infrastructure               |
| PFPSAL    | = | Programmatic Financial and Public Sector Adjustment Loan |
| PIC       | = | Public Investment Committee                              |
| PA        | = | Provincial Administration                                |
| WB        | = | World Bank   |

#### Currencies and GDP Estimates

| Year | GDP, Current. Million<br>US\$ | Average Exchange rate,<br>103.4 per US\$ | GDP, Current, Million<br>US\$ (KShs.) |
|------|-------------------------------|--|---------------------------------------|
| 2018 | 1,627,996.13                  |  |                                       |
| 2019 |                               |  |                                       |
| 2020 |                               |  |                                       |
| 2021 |                               |  |                                       |
| 2022 |                               |  |                                       |

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|                             |                                    |
|-----------------------------|------------------------------------|
| <b>CECM :</b>               | <b>Madam Daisy Rono</b>            |
| <b>County Secretary:</b>    | <b>Everlyn Rono</b>                |
| <b>Program Team Leader:</b> | <b>Dr. Richard Slgei</b>           |
| <b>Municipal Chairman:</b>  | <b>Dr. David Korir</b>             |
| <b>Municipal Manager:</b>   | <b>To Be appointed Competitive</b> |
| <b>Director Training:</b>   | <b>Mr. David Sonoiya Serser</b>    |

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### FOREWORD

The current County Government of Bomet recognizes the issues related to the municipal set as per the Urban & Cities Act and has embarked on the necessary institutional requirements of setting up a Municipal Board through a competitive process and representation of the various bodies. an overall public sector reform program that includes activities for the municipal sector.

This report investment plan is an extract from the Intrated develepmnt Plan Idep) for Bomet Municiplaity which forms the basis of the discussions with the intended support by the World Bank through the Kenya Urban Support Programme. While the issues presented in the paper will be addressed through the various Board resolutions initiatives taken by the Government, the report summarizes the current state of affairs, reflects the review discussions to be held for purpose of assessment on the minimum conditions required by the World Bank in assisting the County Government in financing the initial programmes as budget.

The report is a compilation of three background papers of one in the Integrated Strategic Urban Development Plan under review, the 2nd generation County Integrated Development Plan (CIDP) and the Startegic Investment Plan, and activities related to the grants offered by the World Bank to support the programmes. These papers were discussed in a two-day consultative workshop in Bomet and public foras then as reflected in the variuos publications that was submitted to the County Government in October 2014. Given the ongoing discussions leading to the disburemnt of the funds, the County Government has provided five sets of comments as per the review request. The Bomet Municiplaity has prioritised certain programmes earmarked for implementation within the current financial year 2018/2019 with the municipal board planning to have citizen foras in all the sub-counties and the Investment Plan being hosted in the County Website.

The primary authors of this report are Dr. Richard Sigei the Chief Officer, Lands, Hosuing and Urban Planning (Team Leader). Other team members are: David Sonoiya Serser, Richard Kirui, Robert Kigen, The team also appreciates the adoption of the Municipal Investment Plan by the municipal Board and County government departments in Bomet, including the Kenya Support Programme (KUSP), the Governor's Office, and the County Secretary's Office. The peer reviewers for the document are proposed Municipal Manager and Dr. David Korir & His deputy Mrs. Anne Kitur.

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## BOMET MUNICIPAL INVESTMENT PLAN

### BOMET MUNICIPALITY INVESTMENT PLAN 2018 – 2022

#### **1. Introduction**

The five year Municipal Investment Development Plan (IDeP), as prescribed by the Urban Area and Cities Act, provides the framework for priority actions and investments for a county government. County Governments elected in August 2017 are expected to make such a plan in the first months after coming into office. It is expected to guide actions and investments over the 5 year period of their reign as expected by the IDeP which is currently under reviewed after the adoption by the Municipal Board on 30th May, 2018.

Against that background, the Annual Municipal Investment Plan and Budget is the more specific annual justification for urban investments Plan for the year 2018/2019. Apart from other sources, it would also include the Urban Development Grant (UDG) for the next Financial year as forwarded through the Kenya Urban Support Programme (KUSP).

The budget which is within the budget ceiling as provided by the county government of Bomet alongside the Annual Municipal Investment Plan and Budget which was approved by the Municipal Urban Board on 30th May, 2018.

The Annual Municipal Investment Plan and Budget has been made public through the posting it on the county's website and there are scheduled meetings for the public fora to deliberate on the outlined in the Municipal Investment Plan and the projects therein. Finally is the annexes of the project proposals with pre-feasibility studies with the citizen fora and the social and environmental impact screening annexed.

#### **2. Overview Context**

The broad objective of the study was to get an understanding of the issues in Bomet that would inform the preparation of the strategic urban development plan that would guide the growth and development of Bomet Municipality. Specific Objectives of the study are:

The summary of the main objectives as identified in the 5-year urban IDeP

- To identify planning issues in Bomet Municipality.
- To enhance and promote integrated development of socio-economic activities in the Municipality
- To preserve existing good features and protect fragile environment,
- To formulate and set standards for development control,
- To identify existing resources potentials,
- To identify findings and issues related to development of the town,
- Promote town-wide ownership of the planning process,
- To analyze both primary and secondary data, and
- To provide spatial framework for participatory planning and implementation
- 

#### **Urban Capital Investment**

Capital Investment Planning (CIP) in the context of this investment plan for Bomet Municipality would include capital investments by the Municipality but would also include investment by the private sector through public-private-partnerships (PPP). In this section we present only the capital items that will be borne by the municipal and the county government. The planning of any capital

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expense ideally should be accompanied by planning for future annual costs and is good practice even if these costs initially as estimated approximately.

### Urban population and Rural Population in the County: Statistics

According to Urban Areas and Cities Act (2011) there is no town in Bomet County that qualifies to be classified as Urban Centre. However, the feasibility study considered Bomet and Sotik centers as urban centers. Bomet has also by virtue of it being the County Headquarters has become a Municipality. Table 1 provides urban population projections for Bomet Municipality (GoK 2016).

**Table 1: Bomet Urban Centers Population Projection**

| Urban Centre | Population (2009)<br>Population | Present (2015)<br>Population | Initial (2020)<br>Population | Future (2030)<br>Population | Ultimate (2040)<br>Population |
|--------------|---------------------------------|------------------------------|------------------------------|-----------------------------|-------------------------------|
| Bomet        | 10,165                          | 12,568                       | 14,999                       | 21,363                      | 30,427                        |

Source. KNBS. (2009)

### Investment Priorities urban development grant (UDG)

- Waste Management
- Storm Water Drainage
- Urban Connectivity

### 3. Main Sectoral Investments Identified

Infrastructure to address the issues on Solid waste management, Water supply, Electricity reticulation, Drainage, Sanitation, Fire protection services, Road to the Standard Gauge Railway connectivity, Economic and Investment to address issues on the informal sector (Jua Kali) initiative, proposed Silibwet & Kapsimotwo Agro industrial Zone, Retail Trade sheds in Kapsosio, Tarakwa, Chebole, and Singorwet. Others are Housing and Social Infrastructure.

### Proposed Sectors

#### Investing in ICT (Tech) in Bomet

ICT is one of the top investment opportunity for investors in Bomet. As we move into the Municipality, it is vital that we invest in ICT. It is expected to usher an era of increased ICT economic related activities in the county. This has been evident in the growth of e business, mobile money transactions and ICT startups in the previous years nationally. Some of the opportunities for investment in ICT are:

- Mobile and web business transactions; and
- Mobile and web applications.

#### Investing in Tourism in Bomet

There are a lot of opportunities to invest in in the tourism sector. Bomet is among the counties that are least exploited in terms of tourist attraction, hence, the least tourist destinations in Kenya despite the fact that the government committed to providing a tourism friendly environment to enhance tourism countrywide. Some of the available opportunities to invest in tourism include;

- Tourist hotels;
- Tourism and hospitality training; and

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- Amusement parks, restaurants, casinos, and clubs.

### **Investing in Renewable energy in Bomet**

Kenya is one of the most active countries in terms of embracing renewable energy in Africa. An overwhelming 70 percent of power in Kenya is sourced from renewable energy. There are many profitable investment ventures in the Kenyan energy sector from renewable sources. Bomet is no exception if it has to power the Municipality headquarters in the coming years. Selected sources of energy such as:

- Bio fuels
- Solar, wind and geothermal power generation
- Innovations in the renewable energy sector
- Cleaning services

### **Investing in a Sacco in Kenya**

Savings and Credit Co-operative Society have enabled the County's micro financial sector to grow over the years. Bomet Town being the hub of most business activities, SACCOs have their headquarters here. The returns from an investment in a Sacco come in the form of dividends from interests on loans. There is therefore need to invest in expanding these opportunities through;

- Expansion of networks; and
- Capacity building.

### **Integrated waste management**

Huge investment opportunities in solid waste management exist in the county especially in Bomet town. Bomet town, for example, produces an average of approximately 50 metric tonnes of solid waste per day. This in itself is bound to steadily rise as we continue growing.

Management of this waste through recycling which not only reduce environmental pollution, but also offer employment opportunities through commercial ventures. Recycling of waste can be undertaken through Public Private Partnerships (PPPs). Specific areas of investment interests include:-

- waste disaggregation,
- sanitary landfills,
- recycling, and
- Sewerage systems maintenance.

## **4. Urban Investment Plan Fy 2018/2019**

Attached is the implementation matrix which will be important for the municipal board to further detail the short, medium and long term investments as outlined in this document.

Table 2: Municipality Selected Programme-Wise Municipal Investment Plan Budget

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| Programme/Sub-Programme    | Total PER programme  | Activities/Projects  |
|----------------------------|----------------------|--|
| SP.1. Waste management     | <b>50,000,000.00</b> | Proposed acquisition of waste collection equipment ,collection bins  |
|                            |                      | Proposed construction of waste transfer stations, and collection points  |
|                            |                      | Proposed expansion of Bomet sewerage system, Community septic tank, vacuum tracks and Vacuum hand carts          |
| SP.2. Storm water Drainage | 50,000,000.00        | Proposed construction of Bomet drainage system, flood control system   |
|                            |                      | Proposed Bomet Town Beautification   |
| SP.3. Urban connectivity   | <b>68,000,000.00</b> | Proposed construction of Bomet town roads, streets and security lights, pedestrians walk ways and road furniture |
|                            |                      | Proposed Renovations of other Urban Infrastructure   |
| <b>TOTAL COST</b>          | 168,000,000          |  |

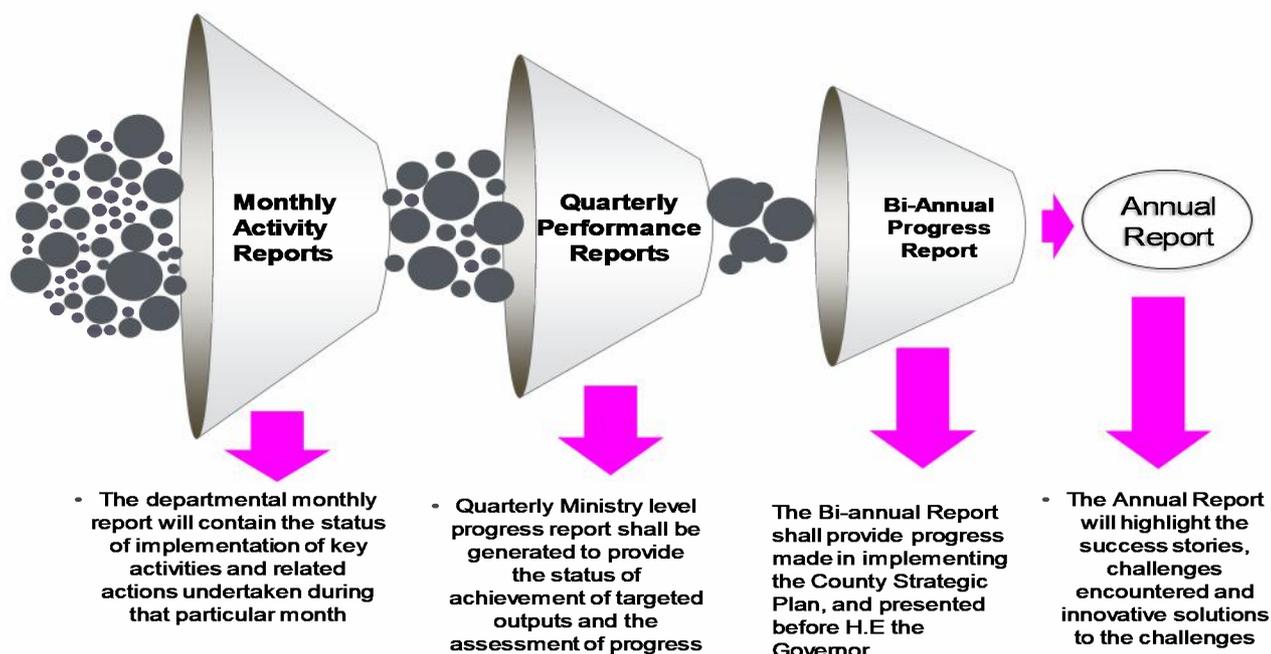
### 5. Expected outcomes

The overall expected outcome for the improved infrastructure development within the municipality for development and aid on economic growth and propel Bomet as a logistic hub for both the western and the lake region. On solid waste and storm water management it will increase on the growth of urbanization and the quality of life through improved sanitation and a healthy environment to live in.

#### **Bi-Annual Progress Report (Six months)**

The bi-annual progress report shall be prepared by Municipal Board in collaboration with the department of Lands, Housing and Urban Planning. The report shall provide progress made in implementing the Municipal Investment Plan. The departments responsible for respective intervention areas as indicated in the sectors mentioned on Quarterly Reporting to provide information and updates on projects and programmes under implementation in as outlined in the Municipal Investment Plan. The reports will also provide an opportunity to share “lessons and experiences.

## M & E framework to support systematic and timely reporting on the progress of implementation of the Strategic Plan



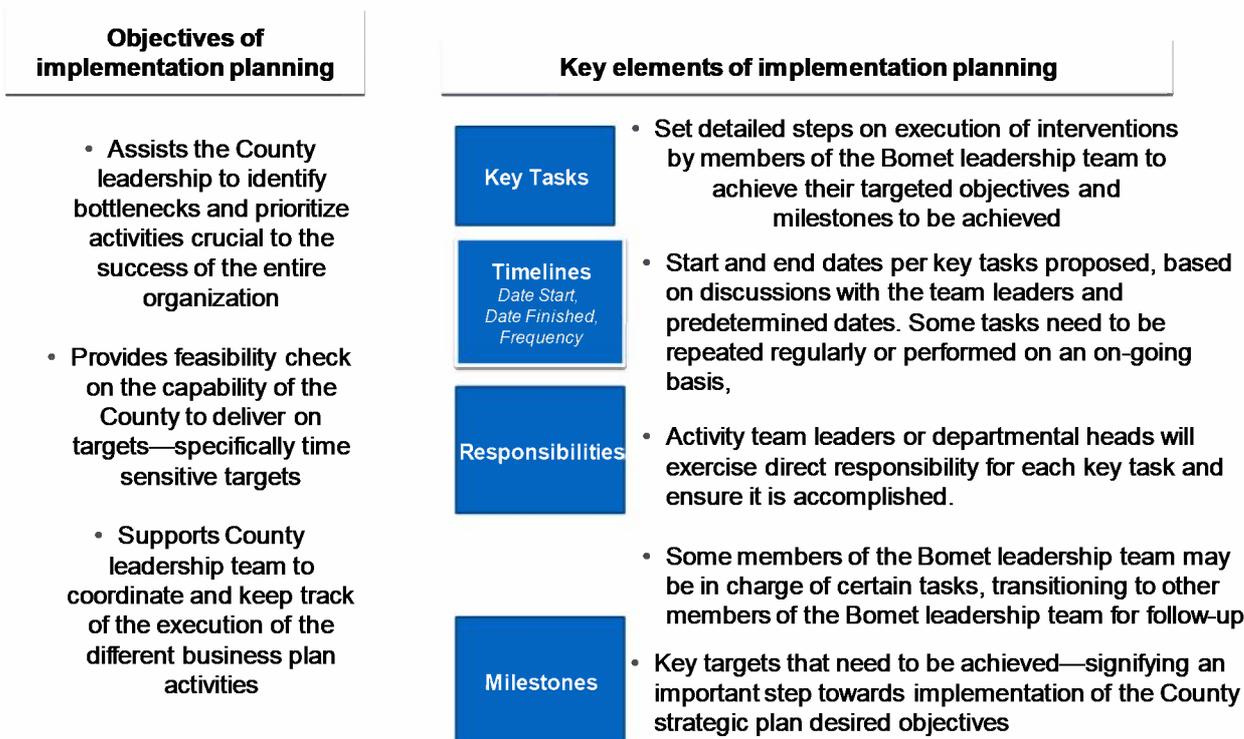
## 6. Implementation Framework

### Implementation modalities and timeframe

#### The Investment Plan Implementation Matrix

The Investment Plan Implementation Matrix highlights the individual programmes of action which need to be implemented towards achieving the proposed strategies of rolling out the Investment Plan as per the Ghant Cahret. The area specific programmes or actions will be phased accordingly and will have the actors spearheading the implementation of the programmes. It may not have been possible to capture each and every programme of action in the Investment Implementation matrix but details of these programmes and activities plus the resultant budgets will be captured in the detailed sector plans.

## Implementation Framework



### Way Forward:

More attention should be paid to appropriate urban management mechanisms and imperatives ranging from environmental impact assessment in urban projects, inventorying of urban-based natural resources, stronger and better streamlined coordination and enforcement mechanisms, public participation and market instruments and incentives.

### *Some Specific recommendations...*

Procedural geared towards institutionalizing participatory approaches that help promote environmental protection by way of informed debate should be part of environmental policy-making practice in the region. The areas below equally require attention in this investment plan to facilitate implementation of programmes and projects in the Municipality.

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### Annex 1:

#### Urban investment Plan and Budget FY 2018/19

The Table below shows investments programme in the Municipality based on the above broad areas.

Table 3: Municipal Investment Plan Budget

| Programme/Sub-Programme  | Total for programme  | Activities/Projects   | Cost of Activity     |
|--|----------------------|---|----------------------|
| <b>Urban administration and Governance</b>                               | <b>28,000,000.00</b> | Review and development of policies  | 4,000,000.00         |
|  |                      | Proposed Establishment of Bomet municipal office infrastructure                                 | 4,000,000.00         |
|  |                      | ▪ Acquisition of office furniture and equipment   | 6,000,000.00         |
|  |                      | ▪ Capacity building of board members and staff  | 6,000,000.00         |
|  |                      | Bomet Municipal Staff Capacity Building and Establishment of Institutions                       | 14,000,000.00        |
| <b>Urban Transport and Mobility and Urban Aesthetics and Development</b> | <b>7,500,000.00</b>  | Proposed construction/ Re-carpeting of Bomet town roads, marking and furniture                  | 5,000,000.00         |
|  |                      | Proposed Bomet Town Beautification  | 1,000,000.00         |
|  |                      | <b>Urban safety and disaster Control/Management</b>   | <b>17,000,000.00</b> |
|  |                      | Proposed Acquisition of small fire equipment for offices & Sotik construction of fire station   | 3,500,000.00         |
|  |                      | Proposed Acquisition of small fire equipment for offices & construction of Bomet fire stations, | 2,000,000.00         |
|  |                      | Proposed Construction of Bomet Town Drainage system-Design                                      | 2,000,000.00         |
|  |                      | Proposed Construction of Itembe Drainage system   | 2,000,000.00         |
|  |                      | Review of Bomet Municipality Integrated urban Development plan – 2010 to 2030                   | 3,000,000.00         |
|  |                      | Proposed Construction of Silibwet Shopping mall   | 3,000,000.00         |
| <b>Urban infrastructure and Market</b>                                   | <b>14,000,000.00</b> | Proposed Expansion of Bomet Retail market   | 3,500,000.00         |

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|  |                            |  |                         |
|--|----------------------------|--|-------------------------|
| <b>Development</b>   |                            |  |                         |
|  |                            | Proposed construction of Bomet Municipality lock-up shops        | 3,000,000.00            |
|  |                            | Proposed Renovations of Urban Facilities                         | 1,000,000.00            |
|  | <b>146,500,000.00</b>      |  | <b>146,500,000.00</b>   |
| <b>NON CAPITAL PROJECTS</b>                                    |                            |  |                         |
| <b>Programme/Sub-Programme</b>                                 | <b>Total for programme</b> | <b>Activities/Projects</b>                                       | <b>Cost of Activity</b> |
| <b>Urban Transport and Mobility</b>                            | 1,500,000.00               | Proposed maintenance of urban transport facilities               | 1,500,000.00            |
|  |                            |  |                         |
| <b>Urban safety and disaster Control/Management</b>            | 12,500,000                 | Proposed Construction of two Emergency Centres in Bomet Town     | 12,500,000              |
| <b>Urban infrastructure and Market Development</b>             | 4,296,840.00               | Proposed Completion of Bomet Public toilet2                      | 4,296,840.00            |
| <b>Public Utilities and Solid Waste Disposal/Management</b>    | 6,500,000.00               | Development of Bomet Land Information Management System          | 6,500,000.00            |
|  |                            | Proposed Development of Bomet County Lands Registry -County Wide | 1,000,000.00            |
|  |                            | Proposed Survey and Beaconing of Bomet county PI Lands           | 1,500,000.00            |
|  |                            | Proposed Fencing of PI Lands                                     | 2,000,000.00            |
|  |                            |  | <b>32,146,840.00</b>    |
|  | <b>30,296,840.00</b>       |  | <b>30,296,840.00</b>    |
| <b>Total Ceiling for Development (Capital and Non-Capital)</b> |                            |  | <b>173,696,840.00</b>   |

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### Annex 2:

- ❖ Fully operational inter–regional bus terminus hub for sustainable development *and connectivity*
- ❖ Establishment of a duly recognized and approved slaughterhouse/*Abattoir*
- ❖ *Improvement of housing standards by 20 percent*
- ❖ *Establishment of housing data base/inventory*
- ❖ Development of 1,000 low cost houses in Bomet County
- ❖ Development of integrated solid waste management systems in the County

Development of Integrated Land Information Management Systems

Annex 3

**TERMS OF REFERENCE (TOR) FOR CONSULTANCY SERVICES TO REVIEW  
BOMET INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN (ISUDP)**

The general objective of this consultancy is to review and update Bomet ISUDP 2010-2030

**SPECIFIC OBJECTIVES**

- Identify the capacity building needs of the county government sectors.
- Develop framework for strengthening the capacity and building synergies for sustainable development.
- Develop a robust, sufficient and all inclusive stakeholder process which will result in an approved and binding land use plan for the county acceptable by all parties.
- Ensure harmony between national, county and sub-county urban land use planning requirements.
- Ensure that the right self-fulfilment of county communities is protected and with responsibility of future generations in mind.
- Ensure that IUDe plan promotes the pursuit of equity in resource allocation within the county and provide the precondition integrating under developed and marginal areas to bring them to the level enjoyed by the rest of the county.
- Appreciate the critical role that natural resources play in underpinning the long term economic wealth and well-being of the county in relation to urban centres.
- Ensure the protection, maintenance and investment in priority natural capacity assets as an integral part of the County's infrastructure portfolio.
- Prioritize natural capital assets that support traditional livelihood and ensure that priority capital assets and historical as well as cultural heritage assets are integrated into the plan.

**SCOPE OF THE ASSIGNMENT**

The consultant is expected to review Integrated strategic urban development plan in light of the following;

1. Baseline survey studies report
2. Review an existing planning methodologies/approach.
3. Review of integrated land use maps/physical maps
4. Review of communication & sensitization strategy

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5. Identification and demarcation of social and economically viable zones, including zones marked for conservation and future growth expansion.
6. Review and update land use plans for each zone as identified and demarcated.
7. Review and update development strategies and guidelines.
8. Develop action area plan
9. Development of reporting, monitoring and evaluation guidelines.
10. Develop research and development strategy that guides sustainable development agenda of the county and for replication of plans in other urban centers.
11. Develop a County Investment Plan

### **OUTPUTS AND DEIVERABLES**

The expected outputs are

1. Reviewed ISUDP
2. Detailed reports as per the above objectives
3. Capital Investment Plan
4. An improved monitoring and evaluation system
5. Implementation strategy

### **REPORTING**

- Inception Report 10 days after contract effective date;
- Mid-term reports
- Final report 4 bound hard copies and a soft copy
- Validation workshop reports