



# NATIONAL SPATIAL PLAN GUIDELINES FOR BOMET COUNTY

Optimal productivity, sustainability, efficiency and equity in  
use of our land and territorial space



JUNE 2022

MINISTRY OF LANDS AND PHYSICAL PLANNING  
DEPARTMENT OF PHYSICAL PLANNING

Kenya   
VISION 2030

## **FOREWORD**

The Constitution of Kenya apportions responsibility of planning to both National and County Governments. Under the Fourth Schedule on distribution of functions, Part 1 (21) and (32) mandates the National Government with the responsibility of formulating general principles of land planning, co-ordination of planning by the Counties, capacity building and technical assistance to the Counties. On the other hand, Part 2(8) allocates the function of County planning and development to County Governments. It is under these provisions that the County specific guidelines have been prepared.

The Department of Physical Planning prepared the National Spatial Plan (NSP) in response to the Kenya Vision 2030 to guide the spatial development of the country over a period of 30 years beginning in 2015.

It aims at achieving an organized, integrated, sustainable and balanced development of the country by providing a framework for better national organization and linkages between different activities within the national space.

To implement the Plan, the Counties are expected to play a key role by mainstreaming strategies, policies, and measures identified in the NSP into the County spatial planning systems.

The guidelines have identified planning policies, strategies, and measures that Plans at the County level are expected to mainstream and propagate. The policies address among others, the protection of rich agricultural land, development imbalances, conservation of environmentally sensitive areas, urban containment, and promotion of industrial development.

The guidelines provide direction on the existing potentials, the opportunities, the constraints/challenges inhibiting harnessing of the potentials, the strategies to apply, respective policies required, and the necessary measures to achieve optimal productivity, sustainability, efficiency and equity in the use of county land resources.

The guidelines are an opportunity on how best to refocus, vary and complement areas that require different approaches responding to country-specific needs and promote the livelihoods of their people, while contributing to the national aspirations of vision

2030, regional objectives of the Africa Agenda 2063, and international targets of sustainable development. The refocusing will also be handy in reviewing and making decisions on NSP which is due for review in 2025.

These guidelines are therefore a tool for enhancing this critical path and provide a direction for development planning by the Counties as they discharge their responsibility of preparing county and local physical and land use development plans. The guidelines will also ensure that the County Integrated Development Plans conform to the proposed County specific policy guidelines and measures.

DRAFT

## **PREFACE**

The National Spatial Plan(NSP) recognizes that Kenya is greatly endowed with massive and diverse resources distributed over the national space that require an integrated and coordinated approach for optimal productivity and sustainability.

The County Specific Guidelines have been derived from the National Spatial Plan and provide a planning framework for the integration of the NSP into the county spatial planning system. They are clear statements linking the National Spatial Plan to Inter-County, County and lower-level Physical and Land Use Development Plans and provide clarification on the anticipated sustainable development outcomes of implementing the Plan.

The County Government will adopt, develop and implement their plans based on the policies, strategies, and measures articulated in the guidelines. The realized county plans are expected to guide, harmonize and facilitate development within the county, hence contributing to the overall implementation of the NSP.

The guidelines also form an efficient compass and monitoring tool for National and County Governments to jointly pursue sustainable planning and appropriate implementation mechanisms.

For the county to be nationally competitive, there is need to balance development and promote optimal utilization of land and land-based resources as well as cultivate an integrated approach in addressing the intertwined challenges of regional imbalances/inequalities, rural development, underutilization of the available resources, uncontrolled urbanization, environmental degradation and inefficient transportation. It is imperative therefore, to prioritize the implementation of this strategic document so as to promote balanced development and competitiveness across the county

## **EXECUTIVE SUMMARY**

The County Specific Guidelines seek to facilitate the implementation of the National Spatial Plan by outlining policies, strategies and measures to guide County spatial planning and development and promote optimal productivity, sustainability, efficiency and equity in the use of land. They provide a framework for preparation of lower level Plans including Inter-County, County and Local Physical and Land Use Development Plans.

The disconnect between National and County Spatial Planning and development has resulted in uncoordinated and unbalanced development, therefore creating a need for a clear structure that links National, Regional and Local planning and development. This is achievable through integration of the policies, strategies and measures proposed by the guidelines into County Spatial Plans, Programs and Projects, to tackle challenges of unbalanced regional development, urbanization, national competitiveness and unsustainable use of land and natural resources.

The County Specific Guidelines are organized into five chapters detailing various facets. Chapter one provides an overview, purpose and justification of preparation of the guidelines. It also outlines the objectives that the guidelines intend to achieve and details the preparation process as well as intended users. This chapter highlights the key principles that form the basis for preparation of lower level plans including public participation, liveability, sustainable development, urban containment, smart urban growth among others.

Chapter two details the legal and policy provisions that the guidelines are anchored upon. They include, among others, The Constitution of Kenya, 2010, The Physical and Land Use Planning Act No.13 of 2019, County Government Act, 2012, Environmental Management and Coordination (Amendment) Act, 2015, Sessional Paper No. 01 of 2017 on National Land Use Policy and Sessional Paper No. 10 of 2012 on Kenya Vision 2030.

The third chapter analyses the county profile, detailing its location, size, bio-physical characteristics, socioeconomic status and the County's comparative advantage in relation to others. The locational context provides information on the geographical

position and bordering Counties while the biophysical context discusses the topography, hydrology and climate. The socioeconomic status indicates key economic drivers of the County and its population and demographic structure.

Chapter four presents the County specific issues and proposes development strategies to promote national competitiveness, optimal use of land and resources, rural development, balanced intra-county development and urbanization.

Additionally, it provides policy guidelines and measures for County advancement.

The final chapter five focuses on implementation and adoption of the guidelines. The implementation framework identifies institutions, County development programs and projects, and further ties them with responsible actors, resources and timeframes for effective execution. It proposes a framework for ensuring that the outlined policies, strategies and measures are adequately implemented.

# Table of Contents

PREFACE .....	4
Table of Contents .....	7
List of Maps .....	8
List of Tables .....	8
List of Figures.....	8
1 INTRODUCTION.....	9
1.1 Background.....	9
1.2 Purpose .....	9
1.3 Objectives .....	10
1.4 Scope.....	10
1.5 Justification.....	11
1.6 Application of the Guidelines .....	12
1.7 Process of preparing the Guidelines .....	12
1.8 Targeted users of the Guidelines .....	13
1.9 Key Principles .....	15
2 THE POLICY, LEGAL AND PLANNING FRAMEWORK FOR THE GUIDELINES.....	16
2.1 Constitutional context .....	16
2.2 Policy Context.....	16
2.2.1 Sessional Paper No. 10 of 2012 on Kenya Vision 2030 .....	16
2.2.2 Sessional Paper No. 01 of 2017 on National Land Use Policy.....	16
2.3 Legal context.....	17
2.3.1 The Physical and Land Use Planning Act No. 13 of 2019 .....	17
2.3.2 County Governments Act, 2012.....	17
2.3.3 Urban Areas and Cities (Amendment) Act, 2019.....	17
2.3.4 Environmental Management and Coordination (Amendment) Act, 2015.....	17
2.3.5 National Land Commission Act, 2012 .....	18
2.4 Planning Context.....	18
2.4.1 National Spatial Plan (NSP) .....	18
2.4.2 NSP linkage to other plans .....	19
3 COUNTY PROFILE.....	21
3.1 Overview .....	21
3.2 Locational context.....	21
3.3 Bio-physical context .....	23
3.4 Land and land Use Patterns .....	23

3.5	Socio-economic status .....	24
3.5.1	Population and Demography.....	24
3.5.2	Economy.....	24
3.5.3	Physical Infrastructure .....	25
3.5.4	Public Utilities .....	25
3.6	County’s Comparative Advantage .....	27
4	DEVELOPMENT STRATEGIES AND POLICY GUIDELINES FOR BOMET COUNTY.....	28
4.1	County Specific Issues and Development Strategies .....	28
4.2	National Spatial Plan Policy Guidelines and Measures for Bomet County .....	37
5	IMPLEMENTATION AND ADOPTION OF THE GUIDELINES.....	45
5.1	Overview .....	45
5.2	Implementation Approaches.....	<b>Error! Bookmark not defined.</b>
5.3	Implementation Framework.....	46
5.3.1	County Physical Planning Committee.....	46
5.3.2	County Planning Unit (CPU) .....	47
5.3.3	National Land Commission .....	47
5.4	Monitoring and Evaluation.....	47
5.5	Conclusion.....	50

**List of Maps**

Map 1:	Location of Bomet County .....	22
Map 2:	The Existing Situation in Bomet County .....	26
Map 3:	NSP Proposals for Bomet County .....	44

**List of Tables**

Table 1:	Targeted Users of the Guidelines .....	13
Table 2:	Population projection to the year 2045.....	24
Table 3:	County Specific Issues and Development Strategies .....	29
Table 4:	NSP Policy guidelines and measures for the County .....	38
Table 5:	NSP Implementation Approaches .....	<b>Error! Bookmark not defined.</b>

**List of Figures**

Figure 1:	The Scope of the Guidelines .....	11
Figure 2:	Policy Focus of the NSP .....	18
Figure 3:	NSP Linkage to other Plans.....	20
Figure 4:	NSP Implementation Organization Structure .....	49

# **1 INTRODUCTION**

## **1.1 Background**

The County Guidelines set out policies, strategies and measures that will guide the long-term spatial development of the county for a period of 30 years. They cover the entire county and defines the general trend and direction of its spatial development.

The guidelines have been developed in line with the four thematic areas as outlined in the NSP. They provide a guide to the Planning Authority at the county on how to incorporate the NSP policies, strategies and measures during the preparation of County Spatial Plans and other lower level plans like the Local Physical and Land Use Development Plans consequently implementing the NSP.

The NSP County Specific implementation guidelines summarize the County's existing potentials and opportunities, the constraints (challenges) inhibiting harnessing of the potentials, the applicable strategies and respective policies required, and the necessary measures to achieve optimal productivity, sustainability, efficiency and equity in the use of the county land resources. They act as a reference point

## **1.2 Purpose**

The purpose of the County Specific Guidelines is to provide a planning framework for mainstreaming of the National Spatial Plan to the County spatial planning system.

The guidelines are intended to assist the County enhance the implementation of the NSP by linking the proposed county specific policies, strategies and measures into the County plans, programs and projects while putting measures in place for achieving them. The guidelines inform preparation of various County Physical Plans such as the County Physical and Land Use Development Plans.

For optimal implementation of these plans, a County Integrated Development Plan (CIDP) is essential since it is a sectoral and budgetary based plan that draws its implementation programs and projects from the County Physical Plans.

### **1.3 Objectives**

The guidelines provide policies, strategies and measures to deal with challenges of regional imbalances/inequalities, rural development, underutilization of the available resources, urbanization, environmental degradation and inefficient transportation.

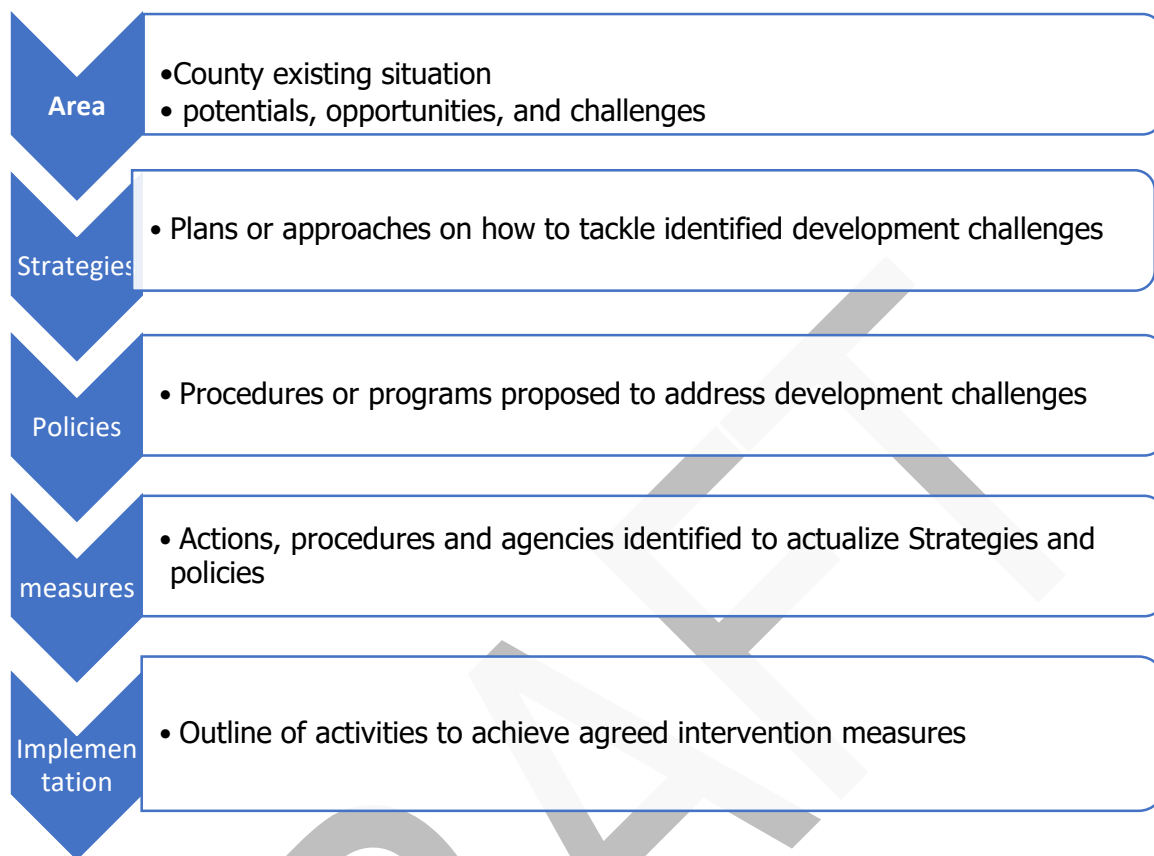
Specifically, the objectives are;

1. To sensitize the County on the provisions of the NSP
2. To promote synergy between National and County planning
3. To guide the County, implement the NSP
4. To identify the roles of the different actors in the implementation of the NSP.

### **1.4 Scope**

The guidelines comprise policies, strategies and measures specific to Bomet County covering approximately 2037 km<sup>2</sup>. The guidelines highlight the County's existing potentials and opportunities, the constraints (challenges) inhibiting harnessing of the potentials, the applicable strategies and respective policies required, and the necessary measures, actions, approaches, plans and procedures prescribed to achieve optimal productivity, sustainability, efficiency and equity in the use of the county's land resources and an outline of activities to execute agreed interventions as captured in the National Spatial Plan, as indicated in Figure 1 below. These guidelines are effective up to the year 2045.

**Figure 1: The Scope of the Guidelines**



**Source: State Department for Physical Planning, 2022**

### **1.5 Justification**

Since the approval and launch of the NSP, its implementation has been undertaken in an uncoordinated manner hence the guidelines will provide a standardized approach for all Counties. The guidelines are also an important tool for tracking and evaluating implementation of the NSP both at National and County levels.

The preparation of County Spatial Plans and other lower-level plans which is a mandate of Counties has been slow and, in some Counties, has not begun at all. These guidelines are therefore a quick reference in preparation of county plans and for some Counties to help optimize land in the absence of these plans.

## **1.6 Application of the Guidelines**

The guidelines will be used or applied in the following ways to achieve a more sustained and coordinated development of the County;

- To effectively coordinate planning between the National and the County Government;
- To improve the County Government's capacity to formulate, coordinate and implement integrated development policies, strategies, measures, programs and projects to address spatially unbalanced development;
- To inform strategic infrastructure policy and public investment decisions which support the achievement of balanced development in the County;
- To strengthen County inter-sectoral coordination within a spatial framework and provide the private sector with a clear context in which they can make investment decisions;
- To optimize the use of land and natural resources by providing a framework for making sustainable locational choices for sustainable development and conservation of land productivity in the County.

## **1.7 Process of preparing the Guidelines**

The process involved reviewing the National Spatial Plan and identifying key issues, spatial policies, development strategies and measures specific to Bomet County. These key issues, spatial policies, development strategies and measures will be realized through preparation of County and other lower-level plans.

Research was undertaken on various thematic areas to enrich the County specific issues and development strategies as well as policy guidelines and measures/interventions. Further, preparation of the guidelines considered the constitutional, policy and legal provisions on physical and land use planning. Expert opinion was sought on the identified issues, policies, measures and strategies for implementation viability.

The preparation of the guidelines was identified as one of the implementation tools of the NSP, in which key NSP issues, policies, strategies and measures were translated into specific action plans, programs and projects at the County level.

## 1.8 Targeted users of the Guidelines

These Guidelines have diverse consumers and application depending on prevailing circumstances and actors as demonstrated in Table 1 below:

**Table 1: Targeted Users of the Guidelines**

User	Application
County Executive Committee Member in charge of Physical and Land Use Planning	<ul style="list-style-type: none"> <li>• Preparation of county and lower-level plans</li> <li>• Linkage of planning structures</li> <li>• Quality control of the various county plans</li> <li>• Formulate county planning policies and strategies</li> <li>• Establish county specific planning institutions</li> <li>• Coordinate and implement county plans and policies</li> </ul>
The County Director of Physical and Land Use planning	<ul style="list-style-type: none"> <li>• Advising the county government on the impact of the county specific guidelines to the county</li> <li>• Preparation of County physical and land use development plans and other lower level plans</li> <li>• Formulating County physical and land use planning policies, guidelines, strategies, and standards;</li> <li>• Issuance of development permission and other development control instruments under The Physical and Land Use Planning Act, 2013.</li> </ul>
Licensed physical and land use planners both in public and private sectors	<ul style="list-style-type: none"> <li>• Prepare, coordinate and implement spatial plans</li> <li>• Quality control of plans and consultancy services</li> <li>• Formulate policies, strategies and development guidelines</li> <li>• Dispute resolution</li> </ul>
County assembly	<ul style="list-style-type: none"> <li>• Approval of strategic sectoral budgets such as planning</li> <li>• Vetting of various County specific plans</li> </ul>

	<ul style="list-style-type: none"> <li>• Formulation and passing of County planning legislation</li> <li>• Enhance capacity to oversee the executive on spatial planning</li> </ul>
Ministries, Departments and Agencies	<ul style="list-style-type: none"> <li>• Mainstreaming relevant NSP policies, programs and projects</li> <li>• Allocation of resources to priority areas,</li> <li>• Strengthening linkages with spatial planning in resource management</li> </ul>
The National Land Commission (NLC)	<ul style="list-style-type: none"> <li>• Oversight role in land use planning to ensure efficient implementation of the NSP</li> <li>• Ensure relevant planning authorities carry out their functions as required by the law</li> </ul>
Practitioners in the built environment	<ul style="list-style-type: none"> <li>• Advance NSP relevant policies, programs and projects hence optimization of land resource</li> <li>• Appreciate sectoral Linkages to spatial planning</li> <li>• Facilitate incorporation of the policies, strategies and measures into, County specific plans</li> </ul>
Community, developers and investors	<ul style="list-style-type: none"> <li>• Comprehend the County priority sectors and County Plans and policies</li> <li>• Complement County spatial planning and implementation measures</li> <li>• Making informed investment decisions</li> </ul>
Development partners	<ul style="list-style-type: none"> <li>• Reference frame for selecting and funding spatial planning activities</li> <li>• Understand planning linkages and implementation</li> <li>• Informed development decisions</li> </ul>
Training institutions	<ul style="list-style-type: none"> <li>• Compliment the curriculum for training of spatial planners</li> <li>• Understand the planning procedures and processes</li> </ul>

## 1.9 Key Principles

The principles, as applied in the NSP, should guide and form the basis upon which the lower-level physical and land use plans are prepared. Further the principles should ensure sustainable, coordinated, and realistic development. They include the following:

**1. Effective Public participation/engagement:** All plans shall be prepared in a participatory and consultative manner with relevant stakeholders and sectoral actors.

**2. Urban containment/Compact cities:** Local plans shall strive to limit and control urban growth within the set urban boundaries to protect rich agricultural land, mitigate urban sprawl and reduce cost of infrastructural provision.

**3. Livability:** The planning of urban areas shall enhance the livability index in the area of housing, environment, transportation, health, and social engagement. The urban areas must be economically viable, socially inclusive and ecologically sustainable.

**4. Smart and green urban growth:** Plans shall promote sustainable use of energy, creation of green spaces, reduce the need for car travel, and promote use of local materials, support businesses, protection of heritage and creation of unique character.

**5. Sustainable development:** Balancing social, economic and environmental dimensions of development and catering for current and future generations.

**6. Promotion of ecological integrity:** Plans shall promote the protection and conservation of environmentally sensitive areas.

**7. Promote public transportation:** Favor public transportation over private transport to ensure efficiency and functionality of urban places.

**8. Balanced development:** Plans to ensure there/ is balanced development in the County to cure inequalities.

## **2 THE POLICY, LEGAL AND PLANNING FRAMEWORK FOR THE GUIDELINES**

### **2.1 Constitutional context**

The formulation of these guidelines took into account the Constitution of Kenya 2010 aspirations and Principles. Article 66 of the Constitution of Kenya 2010 gives the State powers to regulate use of any land and property in the interest of land use planning among others. The guidelines are therefore within and in response to the aspirations, values and principles as provided for in the constitution.

### **2.2 Policy Context**

#### **2.2.1 Sessional Paper No. 10 of 2012 on Kenya Vision 2030**

Kenya Vision 2030 is the overarching national development framework which all plans should be aligned to. The preparation of all spatial plans should take cognizance of the aspirations, foundations and development concepts of the vision. The preparation of the first National Spatial Plan is identified in Kenya Vision 2030 as a flagship project and is regarded as one of the foundations for socio-economic transformation. Hence the need for linkage between national planning and county planning which will be achieved through mainstreaming NSP requirements into CSPs and other lower-level plans by preparing NSP county specific guidelines to implement the NSP at lower levels.

#### **2.2.2 Sessional Paper No. 01 of 2017 on National Land Use Policy**

The policy was formulated to address the various challenges related to land use and ensure efficient, productive and sustainable use of land. The main goal of the policy is to provide legal, administrative, institutional and technological framework for optimal utilization and productivity of land related resources in a sustainable and desirable manner at national, County and community levels.

The policy recommends the preparation of a National Spatial Plan to provide an integrated framework for the development of the country including guidelines for sustainable rural and urban planning management. The policy also provides for the preparation of planning guidelines, policies and standards to be observed by County Governments and other sectoral agencies within the frameworks of approved physical

and land use development plans. These guidelines have been prepared on this basis and they are to be observed by counties in the implementation of the National Spatial Plan.

## **2.3 Legal context**

Various Acts of Parliament are in place to provide the legal framework for the implementation of the mandate provided for in Article 66 of the Constitution. The Physical and Land Use Planning Act, 2019, The Urban Areas and Cities (Amendment) Act, 2019, County Governments Act No. 17 of 2012, The Land Act No. 6 of 2012, National Land Commission Act No. 5 of 2012 among others. The NSP County specific guidelines are prepared in this context and meet this criterion.

### **2.3.1 The Physical and Land Use Planning Act No. 13 of 2019**

This is the overarching statute that provides for formulation of both National and County physical and land use planning policies, guidelines and standards. The Act further provides for administration, types, content, process and approval of the various types of Physical and Land Use Development Plans.

### **2.3.2 County Governments Act, 2012**

This statute mandates County Governments to carry out the planning function at the county level. The guidelines support preparation of the various county level plans that meet the recommended quality and standards.

### **2.3.3 Urban Areas and Cities (Amendment) Act, 2019**

The statute provides for classification of urban areas and cities, their governance and management, and for integrated development planning. The guidelines are a basis for preparation of these lower-level plans.

### **2.3.4 Environmental Management and Coordination (Amendment) Act, 2015**

The Act provides for the establishment of an appropriate legal and institutional framework for the management of the environment as well as guidelines relating to environmental management and prevention or abatement of environmental degradation. The guidelines take cognizance of this Act and will be implemented within the framework

### 2.3.5 National Land Commission Act, 2012

The Act mandates the National Land Commission with the management and administration of public land on behalf of the National and County Governments and to monitor and oversight physical and lands use planning in the country. The guidelines fall within the ambit of this statute and will facilitate their oversight responsibilities.

## 2.4 Planning Context

### 2.4.1 National Spatial Plan (NSP)

The National Spatial Plan (NSP) covers the whole country encompassing the exclusive economic zone. The NSP outlines policies and strategies geared towards influencing desired future distribution and organization of human activity outlined in Vision 2030 and sectoral policies and plans. It aims at achieving economic efficiency and balanced development. The various County Spatial Plans should be aligned to the policies outlined in the NSP as demonstrated in Figure 2 below.

**Figure 2: Policy Focus of the NSP**



**Source: National Spatial Plan, 2015-2045**

To actualize the NSP, a comprehensive implementation strategy has been proposed that embraces a multiplicity of actors including National Government Ministries, Departments and Agencies, County Governments and the National Land Commission. The strategy proposes the establishment of the following institutions as key in the

implementation of the Plan; The National Physical Planning Council, the National Technical Committee and the County Physical Planning Committee.

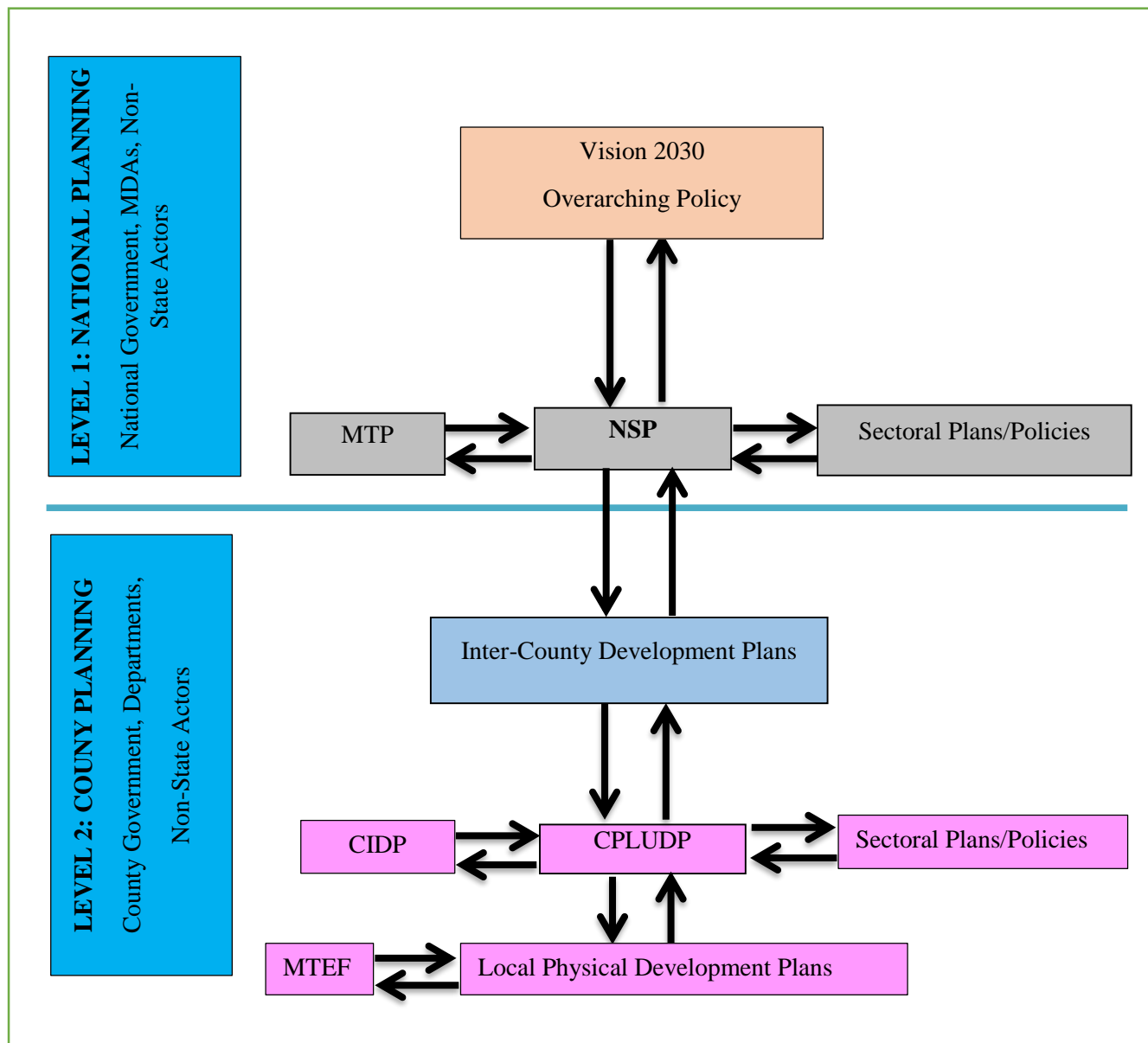
#### **2.4.2 NSP linkage to other plans**

The linkage of the National Spatial Plan (NSP) to county and other lower-level plans is key to realization of its aspirations and the successful actualization of these plans. The NSP provides a spatial framework to ground the Vision 2030 flagships projects and form a basis for coordination of County policies, strategies, measures and plans.

Inter County and County plans take into considerations the policies, measures and strategies of the NSP and implements them actualizing its aspirations.

County Physical and Land Use Development Plans provide a framework where the CIDP draws its programs and projects. The implementation of the CIDP in turn leads to realization of the objectives of the County Physical and Land Use Development Plan.

**Figure 3: NSP Linkage to other Plans**



**Source: The National Spatial Plan, 2015-2045**

### **3 COUNTY PROFILE**

#### **3.1 Overview**

This chapter discusses a set of relevant information about Bomet County. It provides information on the location, size, bio-physical features, socioeconomic status and looks at the comparative advantage of Bomet County as compared to the other Counties in Kenya.

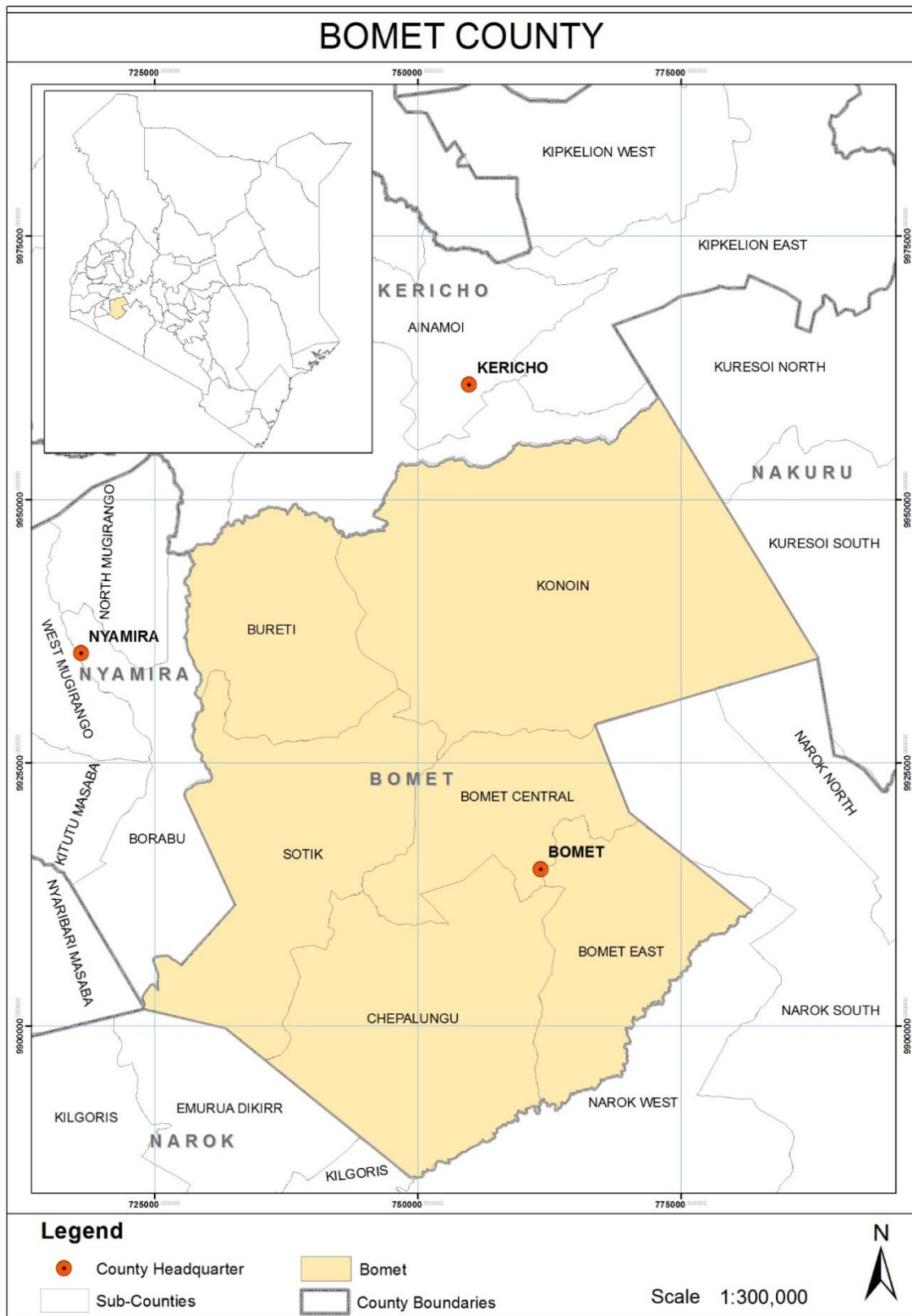
#### **3.2 Locational context**

Bomet County lies between latitudes 0° 29' and 1° 03' south and between longitudes 35° 05' and 35° 35' east. It is bordered by four counties; Kericho to the north, Nyamira to the west, Narok to the south and Nakuru to the north-east. The County covers an area of 2037.4 Km<sup>2</sup>.

The County is divided into five (5) Sub-Counties (Constituencies), 25 wards, 67 locations and 176 sub-locations.

Map 1 below shows the location of the County in national and regional context.

**Map 1: Location of Bomet County**



**Source: State Department for Physical Planning, 2022**

### **3.3 Bio-physical context**

The County has favorable climatic conditions given her agro-climatic location; which cuts across the agro-climatic zones II and IV

**Topography** - a larger part of the County is characterized by undulating topography with a flatter terrain to the south. This ranges from 1800M to 3000M above sea level.

**Water resources**- The County is endowed with many rivers, the main ones are Kipsonoi, Chemosit, Nyongores, Amalo and Tebenik rivers and Kiptiget. Moreover, there are dams in the drier zones of Chepalungu, parts of Sotik sub-county and Longisa in Bomet East sub-county.

These resources have either been under-exploited or not exploited, which is attributed to the slow adoption of modern technology and inadequate resource capacity.

**Rainfall** is highest in the lower highland zone with a recorded annual rainfall of between 1000 mm and 1400 mm. The upper midland zone which lies to the west of the rift valley experiences uniform rainfall while the upper midland zone on the southern part of the County experiences low rainfall.

**The temperature** levels range from 16<sup>0</sup> C to 24<sup>0</sup> C with the coldest months between February and April, while the hot seasons fall between December and January.

### **3.4 Land and land Use Patterns**

The land is classified into various agro-climatic zones which determine its suitability for a particular land use. In this respect, Bomet is classified as a high potential zone with land forming its most important resource generating most of the goods and services for the people. The County economy is primarily agro-based with 90% of the population deriving its livelihood directly from land.

The present land uses can largely be classified into the following categories:

- i. Agricultural
- ii. Built up areas
- iii. Conservation

The spread of these land uses is uneven across the County due to variations in climatic elements such as temperature, rainfall, humidity, slope, and other physical features.

Nevertheless, changes in land use patterns have been observed in many parts of the county. The main reasons for changes in land use patterns include:

- i. Increasing population
- ii. Rising demand for food and other cash crops
- iii. Increasing urbanization
- iv. Rising standards of living

### 3.5 Socio-economic status

Socio economic characteristics of the County are relatively positive and portend a strong base for economic development. The main driver of the economy in the county is Agriculture, majority of the residents (**152,564**) practice mixed farming with tea, maize and dairy taking the lead.

#### 3.5.1 Population and Demography

From KNBS 2019 data, the county population was estimated at 875,689 (50.4% women and 49.6% men) with an average household size of 4.7 and population density of 346 persons per square kilometer. By the end of the planning period, the total population is expected to be 1,750,533.

Table 2 below shows the projections for both males and females up to the year 2045.

**Table 2: Population projection to the year 2045**

YEAR	2019	2020		2025		2030		2035		2040		2045	
<b>Population size</b>	875,689	899,309		1,027,451		1,173,852		1,341,114		1,532,209		1,750,533	
		M	F	M	F	M	F	M	F	M	F	M	F
		446 057	453 252	509 616	517 835	522 231	591 621	665 193	675 921	759 976	772 233	868 264	882 269
<b>Households</b>	187,641	191,342		218,607		249,756		285,343		326,002		372,434	
<b>Area</b>	2,530.9 Km <sup>2</sup>												
<b>Density</b>	346	355		406		464		530		605		692	

**Source: State Department for Physical Planning, 2022**

#### 3.5.2 Economy

Agriculture contributes a substantial amount of earnings to the county's economy. The potential components of agriculture vary within the rural segment of the economy such as crops, livestock, and forestry that have either been under-utilized or not

utilized. However, the agriculturally potential areas are experiencing increased pressure by urban sprawl. There has also been increased subdivision of the rich agricultural land into small uneconomic units contributing to reduced production.

### **3.5.3 Physical Infrastructure**

Infrastructure is key to the achievement of the National Spatial Plan objectives of global competitiveness, regional balance and optimal utilization of land and other resources. For Bomet county, it has the potential to upturn the county's national competitiveness and address the issues of unbalanced regional development of the county and also ensure optimal utilization of the local resources.

The county has a fairly developed physical and social infrastructure with a high potential of economically empowering its People and attracting private investors if well maintained. However, the county faces problems regarding poor connection, low coverage, unreliability, high costs, skewed distribution and poor design. To rectify this situation, clear indicative policies, strategies and measures have to be developed and implemented to achieve overall efficiency

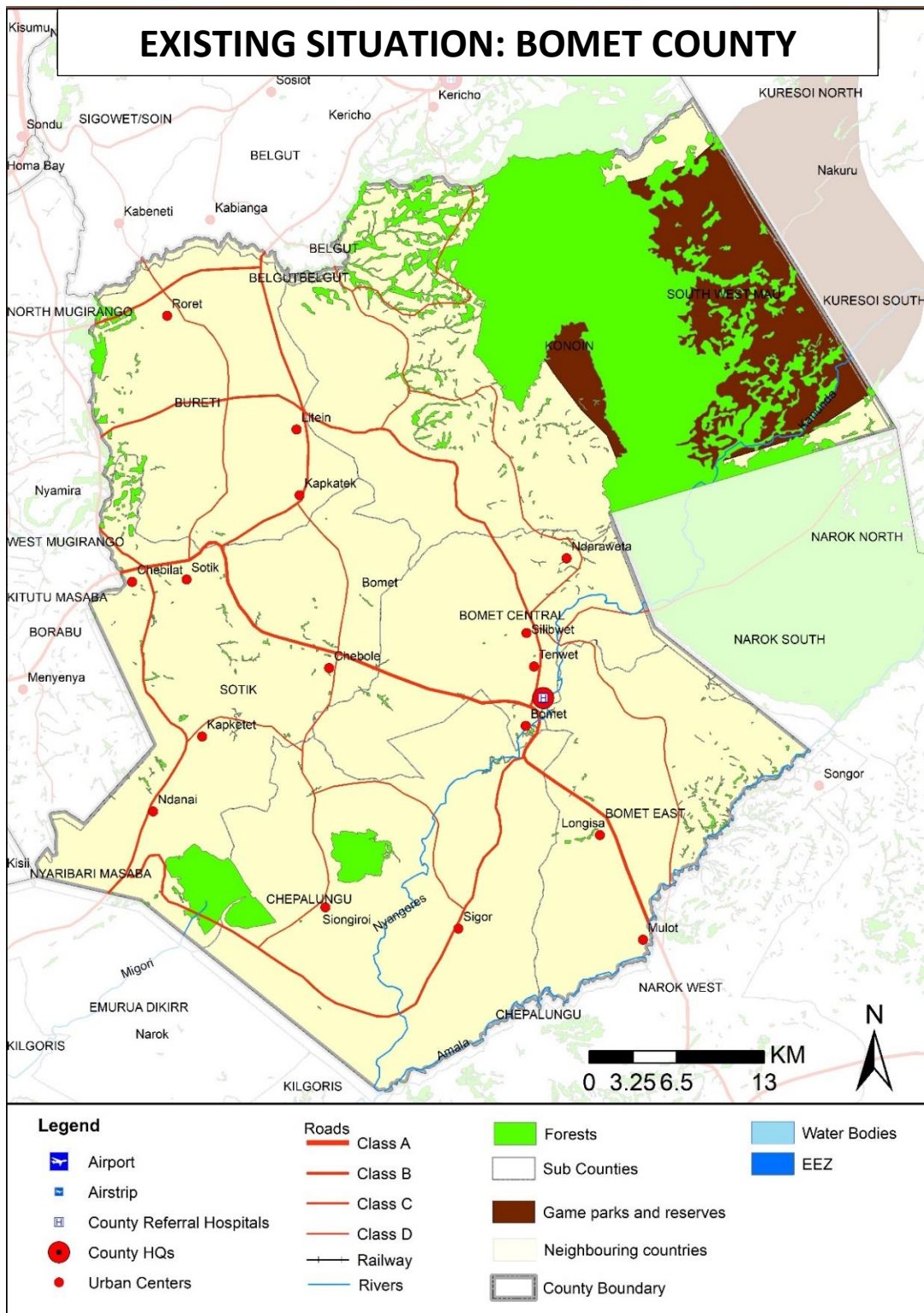
Road transport is the predominant transport mode in the county. The Nairobi-Narok-Bomet-Kisii road B1 traverses the county and is connected with inadequate hierarchy of roads.

### **3.5.4 Public Utilities**

To achieve a spatial and balanced regional development and meet demands of a growing population, there is need to develop and enhance economic infrastructure such as water services, waste management, energy and ICT, among others, to provide the foundation for economic development.

Map 2 below shows the existing situation in Bomet County.

**Map 2: The Existing Situation in Bomet County**



**Source: State Department for Physical Planning, 2022**

### 3.6 County's Comparative Advantage

- a) **Strategic location** the major transportation corridor of Nairobi-Narok-Bomet-Kisii road B1 traverses the county and also comprise a network of roads.
- b) **Resource endowment:** The County is endowed with various resources, including forest-based resources, tourism-based resources, agriculture-based activities (rain-fed and irrigated) and industries. The exploitation of these resources will lead to increased income generation, foreign exchange and creation of employment opportunities in different areas of the county, consequently spurring development.
- c) **High agricultural potential region:** The County has 84.2% arable land that is suitable for farming and settlement. The county has high potential for rain fed agriculture and other inherent potentials for value addition industries and urbanization.
- d) **Favorable climatic conditions** such as evenly distributed rainfall. Overall, there is little break between short and long rains in the whole County.
- e) **High tourism potential** due to tourist attraction sites like Mau Forest, Chebonei caves and Kipsegon hot springs among many others.
- f) **Surface and underground water resource** permanent rivers that traverse the County including various dams in the drier zones.
- g) **Conservation potential** Presence of major forests such as the Mau, Chepalungu, Itare, Maramara and Ndoinet Forests.

## **4 DEVELOPMENT STRATEGIES AND POLICY GUIDELINES FOR BOMET COUNTY**

### **4.1 County Specific Issues and Development Strategies**

This section provides strategies for spatial growth and development of the County by addressing the factors that prevent the County from achieving the intended development goals and objectives.

The development strategies aim at managing the overall development impacts, optimizing use of natural resources, creating a balanced County and transforming rural areas. Specifically, the development strategies have been proposed to address the following aspects of the County's development agenda:

- Managing the national competitiveness
- Optimal use of land and other resources
- Promoting balanced Intra- County development
- Rural development in the county
- Urbanization

The following are detailed NSP sector-specific issues and strategies that apply to Bomet County.

**Table 3: County Specific Issues and Development Strategies**

<b>Strategy 1: Managing Global/National Competitiveness</b>		
<b>Opportunities</b>	<b>Constraints</b>	<b>Strategies</b>
<ul style="list-style-type: none"> <li>✓ Strategic location of the County which cuts across the agro-climatic zones II and IV and presence of the B1(Kisii- Bomet-Narok) and C22 roads</li> <li>✓ Member of Lake Region Economic Bloc for development within the region and to foster peaceful co-existence</li> <li>✓ Favorable agro-climatic zone that supports a variety of agricultural production</li> </ul>	<ul style="list-style-type: none"> <li>✓ Poor state and lack of connectivity of the roads</li> <li>✓ Inadequate linkages with neighboring Counties</li> <li>✓ Inadequate funds to manage the Bloc</li> <li>✓ Lack of appropriate agricultural support infrastructures</li> <li>✓ Use of inappropriate farm inputs and technology</li> <li>✓ Lack of a spatial framework to manage land uses</li> </ul>	<ul style="list-style-type: none"> <li>✓ Plan and provide appropriate hierarchy of roads to increase internal and external linkages within the County</li> <li>✓ Leverage of the potential areas of collaboration with Economic Bloc members.</li> <li>✓ Provide adequate and appropriate infrastructure</li> <li>✓ Adopt modern methods and practices as well as technology in the whole range of agricultural capabilities in the county.</li> <li>✓ Preparation and review of the County spatial plan</li> </ul>
<b>Strategy 2: Optimizing Land and Natural Resources</b>		
<b>Agriculture</b>		
<b>Opportunities</b>	<b>Constraints</b>	<b>Strategies</b>

<ul style="list-style-type: none"> <li>✓ Agro-climatic zone (iii) with high potential for agricultural production</li> <li>Irrigation potentials through rivers and dams</li> </ul>	<ul style="list-style-type: none"> <li>✓ Fragmentation of land into uneconomical parcels due to population pressure</li> <li>✓ Inadequate agricultural support infrastructures</li> <li>✓ Use of inappropriate farm inputs and technology</li> <li>✓ Inadequate spatial frameworks to manage land uses</li> <li>✓ Inadequate capacity, skills and resources to fund, develop and operate</li> </ul>	<ul style="list-style-type: none"> <li>✓ Formulate appropriate policy framework to stop further fragmentation of agricultural land and explore land consolidation strategy</li> <li>✓ Intensification of land uses</li> <li>✓ Provide adequate and appropriate infrastructure</li> <li>✓ Adopt modern methods and practices as well as technology in the whole range of agricultural capabilities in the County</li> <li>✓ Formulation of policies to tap the capability and potentials of the County</li> <li>✓ Restrict the conversion of this land to any other use.</li> <li>✓ Collaborate with other partners to enhance the irrigation potential</li> </ul>
<b>Environment (Conservation Area &amp; Protection Area)</b>		
<b>Opportunity</b>	<b>Constraint</b>	<b>Strategy</b>
<ul style="list-style-type: none"> <li>✓ High percentage (84.2%) arable land</li> <li>✓ Diverse biodiversity</li> </ul>	<ul style="list-style-type: none"> <li>✓ Soil erosion</li> <li>✓ loss of vegetation</li> </ul>	<ul style="list-style-type: none"> <li>✓ Increase forest cover through afforestation, re-afforestation and agro forestry</li> </ul>
<ul style="list-style-type: none"> <li>✓ High potential water catchment area with a water tower, wetlands and natural forests (Rank 1 Protection areas), and water pans, springs and rivers (Rank 2 Protection areas).</li> </ul>	<ul style="list-style-type: none"> <li>✓ Deforestation</li> <li>✓ Encroachment by human settlement and activities</li> <li>✓ Declining water quality from water Pollution and extensive cultivation along riverbanks</li> </ul>	<ul style="list-style-type: none"> <li>✓ Formulate policy frameworks to protect water catchment areas.</li> <li>✓ Formulate policy frameworks to contain human settlement and hinder land use change within these areas.</li> </ul>

	<ul style="list-style-type: none"> <li>✓ Drying up of water sources</li> </ul>	<ul style="list-style-type: none"> <li>✓ Delegation and gazettelement of delineated natural forests, wetlands and water towers.</li> <li>✓ Rehabilitation of wetlands, water towers and natural forests in the county</li> </ul>
<b>Natural Resource</b>		
<b>Opportunity</b>	<b>Constraint</b>	<b>Strategy</b>
<ul style="list-style-type: none"> <li>✓ High potential for green energy power production</li> <li>✓ Underground water reservoirs</li> <li>✓ Availability of minerals</li> </ul>	<ul style="list-style-type: none"> <li>✓ Under exploitation of geothermal, hydroelectric and wind energy</li> <li>✓ Inadequate technology and exploration infrastructure</li> <li>✓ High costs of exploiting available natural resources</li> <li>✓ Inadequate rainwater harvesting technology</li> <li>✓ Lack of a regulatory framework in exploitation of underground water</li> </ul>	<ul style="list-style-type: none"> <li>✓ Adopt sustainable exploitation of the available natural resource potential</li> <li>✓ Optimal utilization of developed green energy resources</li> <li>✓ Invest in appropriate technology and infrastructure</li> <li>✓ Collaborate with other partners to enhance the green energy potential</li> <li>✓ Plan and provide appropriate storm water management infrastructure to optimize rainwater harvesting</li> <li>✓ Formulate policies to guide regulation of underground water exploitation</li> </ul>
<b>Industrial</b>		
<b>Opportunity</b>	<b>Constraint</b>	<b>Strategy</b>
<ul style="list-style-type: none"> <li>✓ High potential for agro- based industries</li> <li>✓ High potential for Rural based industries</li> </ul>	<ul style="list-style-type: none"> <li>✓ poor linkage to the markets due Inadequate internal and external connectivity and support infrastructure</li> <li>✓ Low technological adaptation for value addition</li> <li>✓ High cost of production</li> </ul>	<ul style="list-style-type: none"> <li>✓ Plan and provide appropriate hierarchy of roads to increase internal and external linkages within the county</li> <li>✓ Provide appropriate technology to enhance value addition.</li> </ul>

	<ul style="list-style-type: none"> <li>✓ Price fluctuation</li> </ul>	<ul style="list-style-type: none"> <li>✓ Diversify energy production sources to reduce costs of production and enhance its reliability</li> <li>✓ Promote the formation of cooperatives and SACCOS to advance marketing and control of market prices</li> <li>✓ Prepare an industrial master plan</li> </ul>
<b>Tourism</b>		
<b>Opportunity</b>	<b>Constraint</b>	<b>Strategy</b>
<ul style="list-style-type: none"> <li>✓ Protected areas that are home to rare animal species (bongo, giant forest hogs, cooper tailed monkeys, black and white colobus monkeys and abundant birdlife) thus a high potential to be a leading tourist destination.</li> <li>✓ High potential for wildlife conservation</li> <li>✓ Existing Agro-tourism, nature-based tourism, cultural tourism, medical tourism and sport tourism attractions</li> </ul>	<ul style="list-style-type: none"> <li>✓ Little exploitation of tourism potential due to poor quality and inadequate infrastructure</li> <li>✓ Encroachment of human activities into the protected areas</li> <li>✓ Less assertive marketing strategies</li> <li>✓ Over reliance on foreign tourism and few marketing ventures targeting non-traditional tourists</li> <li>✓ Poaching</li> <li>✓ Human- wildlife conflicts</li> </ul>	<ul style="list-style-type: none"> <li>✓ Plan and provide appropriate tourism support infrastructure.</li> <li>✓ Strict enforcement of the existing regulations for safeguarding protection areas</li> <li>✓ Identify and delegate potential protection and conservation areas for gazettement</li> <li>✓ Delegation and gazettement of delineated natural forests, wetlands and water towers</li> <li>✓ Promote domestic tourism by providing incentives and subsidies</li> <li>✓ Formulation of laws that highly prosecute poachers</li> <li>✓ Prepare wildlife management plans to manage wildlife habitats and population.</li> </ul>
<b>Transport</b>		
<ul style="list-style-type: none"> <li>✓ Strategic location of the County which cuts across the agro-climatic zones ii and iv and presence of the B1(Kisii- Bomet- Narok) and C22 roads</li> </ul>	<ul style="list-style-type: none"> <li>✓ Poor state and lack of connectivity of the roads</li> <li>✓ Inadequate linkages with neighboring Counties</li> </ul>	<ul style="list-style-type: none"> <li>✓ Plan and provide appropriate hierarchy of roads to increase internal and external linkages within the county</li> </ul>

<ul style="list-style-type: none"> <li>✓ Existing airstrip</li> </ul>	<ul style="list-style-type: none"> <li>✓ Inadequate public transport system, lack of NMT Infrastructure and inappropriate modal split</li> <li>✓ Encroachment on road reserves</li> <li>✓ Poor condition of the existing transport systems</li> <li>✓ Undeveloped rail transport</li> </ul>	<ul style="list-style-type: none"> <li>✓ Prepare and implement sustainable mobility plans</li> <li>✓ Enforce a regulatory standard requirement for all public transport service operators</li> <li>✓ Delineate and enforce road reserve extents</li> <li>✓ Improve the condition of existing roads to motor able standards</li> <li>✓ Establish a County specific policy on transportation</li> </ul>
<p><b>Public Utilities</b></p>		
<p><b>Water and Sanitation</b></p>		
<ul style="list-style-type: none"> <li>✓ Availability of water sources (rivers, springs, boreholes, wells, dams)</li> <li>✓ Existing sewerage system in Bomet town</li> </ul>	<ul style="list-style-type: none"> <li>✓ Encroachment of human activities into catchment areas</li> <li>✓ Population increase resulting to high demand surpassing its supply</li> </ul> <p>Contamination of the available water (Water pollution) Inadequate sewerage coverage and treatment facilities.</p>	<ul style="list-style-type: none"> <li>✓ Effective enforcement of environmental and natural resources policies, laws and regulations</li> <li>✓ Improve access to clean and safe water</li> <li>✓ Increase access to adequate sanitation facilities</li> <li>✓ Investments in water harvesting technologies and storage facilities</li> <li>✓ Appropriate sanitation infrastructure including collection, disposal and treatment system be developed in all urban areas</li> </ul>
<p><b>Solid waste management</b></p>		
	<ul style="list-style-type: none"> <li>✓ Increased solid waste generation due to increased population pressure</li> <li>✓ Inadequate solid wastes management facilities</li> </ul>	<ul style="list-style-type: none"> <li>✓ Provide solid waste management facilities</li> <li>✓ Promote the, Reduce, Reuse, Recycle (3Rs)</li> </ul>

		<ul style="list-style-type: none"> <li>✓ Explore other modes of solid waste management such as recycling of waste materials and waste-energy facilities.</li> </ul>
<b>ICT</b>		
Existing National Fiber Optic network (NOFBI)	<ul style="list-style-type: none"> <li>✓ Poor access to ICT infrastructure</li> <li>✓ High cost of ICT equipment</li> </ul>	<ul style="list-style-type: none"> <li>✓ Increase ICT relevant infrastructure</li> <li>✓ Mainstream ICT in all sectors to promote service delivery</li> <li>✓ Improve ICT adoption</li> <li>✓ Improve on existing platforms such as Huduma centre, BPO services and E-government</li> </ul>
<b>Strategy 3: Balanced Regional Development</b>		
<ul style="list-style-type: none"> <li>✓ Resource endowment including fertile soils, forests, favorable climatic conditions</li> <li>✓ Enabling policy and legal frameworks</li> </ul>	<ul style="list-style-type: none"> <li>✓ Weak linkages between rural and urban areas.</li> <li>✓ Inadequate infrastructural facilities and services</li> <li>✓ Under-exploitation of resources</li> <li>✓ Uneven distribution of social infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>✓ Establish strong rural urban linkages</li> <li>✓ Promote industrialization and value addition in less developed regions</li> <li>✓ Promote investment in sustainable tourism</li> <li>✓ Promote irrigation activities for improved productivity</li> <li>✓ Promote equal distribution of social infrastructure</li> </ul>
<b>Strategy 4: Promoting Rural Development</b>		
<ul style="list-style-type: none"> <li>✓ Resource endowment in rural areas (agriculture, large-scale livestock production and tourism)</li> </ul>	<ul style="list-style-type: none"> <li>✓ Inefficient and dilapidated infrastructure facilities and services</li> <li>✓ Weak rural-urban linkages</li> </ul>	<ul style="list-style-type: none"> <li>✓ Promote rural industrialization and value addition in less developed regions</li> <li>✓ Plan and provide strong rural urban linkages</li> </ul>

<ul style="list-style-type: none"> <li>✓ Human resource (both skilled and unskilled)</li> <li>✓ Existing physical and social infrastructure (roads, schools, health centres, administrative units)</li> <li>✓ Enabling policy and legal frameworks</li> <li>✓ Devolution</li> </ul>	<ul style="list-style-type: none"> <li>✓ Underutilization of the resources in the rural areas</li> <li>✓ Inappropriate transport infrastructure and utilities</li> <li>✓ The dispersed nature of the human settlements,</li> <li>✓ Fragmentation of land into uneconomical parcels due to population pressure</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sustainable utilization of available resources in the rural areas</li> <li>✓ Plan and develop appropriate transport and infrastructural facilities and services to support the exploitation of resources</li> <li>✓ Formulate appropriate policy framework to stop further fragmentation of agricultural land and explore land consolidation strategy</li> <li>✓ Modernize agriculture to promote high yield production</li> </ul>
<b>Strategy 5: Urbanization</b>		
<ul style="list-style-type: none"> <li>✓ Human resource (both skilled and unskilled)</li> <li>✓ Enabling policy framework</li> <li>✓ Existing infrastructure</li> <li>✓ Devolution of governance</li> <li>✓ Establishment of equalization of funds</li> </ul>	<ul style="list-style-type: none"> <li>✓ Weak rural-urban linkages</li> <li>✓ Rapid urbanization rates</li> <li>✓ Weak and uncoordinated development control and enforcement systems,</li> <li>✓ Poor enforcement of existing legislation on urban development and land use</li> <li>✓ Poor implementation of development plans and planning policies</li> <li>✓ Lack of appropriate transport infrastructure and utilities</li> <li>✓ Deteriorating infrastructure</li> <li>✓ Poor waste management</li> <li>✓ Land and governance issues.</li> <li>✓ Proliferation of informal settlements</li> <li>✓ Land and governance issues</li> <li>✓ Urban sprawl</li> </ul>	<ul style="list-style-type: none"> <li>✓ Strengthen the urban rural linkages to reduce the rate of urbanization</li> <li>✓ Provide services and infrastructure closer to the rural areas</li> <li>✓ Enforce, harmonize and regularly review the existing legislative and regulatory instruments</li> <li>✓ Plan and provide appropriate and adequate transport infrastructure and utilities</li> <li>✓ Promote the development of centres as per its potential and population</li> <li>✓ Promote sustainable waste management</li> <li>✓ Strengthen existing land management institutions</li> </ul>

		✓ Plan, implement and enforce urban plans for the existing centres to control urban sprawl and promote urban containment.
--	--	---

DRAFT

## **4.2 National Spatial Plan Policy Guidelines and Measures for Bomet County**

This section seeks to provide the spatial policy guidelines and measures aimed at promoting the achievements of the objectives of the National Spatial Plan using its guidelines. They aim at enhancing global and national competitiveness and economic efficiency, optimizing the use of land and natural resources, promoting regional balanced development and conservation of the environment.

These policies are supported by a wide range of measures which spell out the specific actions to be undertaken to actualize the policy intentions. The policies shall ensure that the County is nationally competitive as an investment destination, especially in emerging sectors such as the ICT. The policies will also be implemented by the County government's agencies responsible for planning and development control as well as the authorities responsible for land administration.

The following are the policies and measures specific to Bomet County.

**Table 4: NSP Policy guidelines and measures for the County**

No	Thematic Area	Policy Guidelines	Measures
1.	<b>Resource Potential Growth regions</b>	<ul style="list-style-type: none"> <li>• Bomet to be developed based on its rain fed agriculture and livestock production potential</li> </ul>	<ul style="list-style-type: none"> <li>• Infrastructure provision to support value addition initiatives and human settlement</li> <li>• Small and medium urban centres development</li> <li>• Conservation of the environment and natural resources</li> <li>• Rural development through provision of infrastructure, agricultural sector development and related economic activities</li> <li>• Development and rehabilitation of key infrastructure in underserved locations</li> </ul>
2.	<b>Enhancing National Competitiveness</b>	<ul style="list-style-type: none"> <li>• The selective concentration concept shall be adopted for the planning and location of urban based economic activities in the County to leverage on national competitiveness</li> <li>• Plan and provide major urban areas with appropriate infrastructure to enhance efficiency and quality of life</li> <li>• Land and natural resources of the less developed areas shall be utilized optimally and sustainably</li> <li>• The efficiency of the transportation network shall be enhanced to take advantage of the strategic location and position of the County</li> </ul>	<ul style="list-style-type: none"> <li>• Concentrate urban based economic activities in selected urban areas</li> <li>• Prioritize preparation of Spatial Development Plans</li> <li>• Enhance the Livability Index for urban areas by providing quality social and physical infrastructure</li> <li>• Advance Technological Readiness through the provision of technological centers linked to different levels all over the country e.g. Science parks, Research laboratories etc.</li> <li>• Modernize agriculture</li> </ul>

		<ul style="list-style-type: none"> <li>Enhanced cooperation in spatial and economic planning with neighboring Counties and regional blocs such as the Lake Region Economic Bloc.</li> </ul>	<ul style="list-style-type: none"> <li>Value addition and improved marketing channels</li> <li>Explore and sustainably exploit natural resources</li> <li>Provide appropriate infrastructure</li> </ul>
3.	<b>Modernizing Agriculture (Agro-climatic zone III)</b>	<ul style="list-style-type: none"> <li>The agricultural use of land in high potential areas shall be intensified to increase productivity.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare and implement County spatial plan and lower-level plans to protect agricultural land</li> <li>Prohibit and control change of use and subdivision for designated agricultural land.</li> <li>Adopt modern agricultural methods</li> <li>Provide transport connectivity and adequate inter and intra-road networks as well as other social and physical infrastructure</li> <li>Value addition to agricultural and livestock products.</li> </ul>
4.	<b>Diversifying Tourism (great rift valley Circuit)</b>	<ul style="list-style-type: none"> <li>The County shall promote diversification of tourism by promoting the diverse products available in the County as well as adding more where possible.</li> <li>Appropriate Tourism support infrastructure and facilities shall be provided</li> <li>Tourist attraction areas and sites shall be conserved and protected</li> <li>Governance of the tourism sector shall be enhanced.</li> </ul>	<ul style="list-style-type: none"> <li>Improve infrastructure that supports tourism</li> <li>Prepare a County tourism development master plan which should focus on tourism sites zoning, product development and quality standard of tourism services.</li> <li>Strictly regulate developments within the tourist attraction sites.</li> <li>Undertake research to identify more tourist attraction areas and sites, inventorize Agro tourism sites</li> </ul>
5.	<b>Managing Human Settlements</b>	<ul style="list-style-type: none"> <li>Existing urban areas shall be subjected to strict development control to curtail encroachment on high potential agricultural land</li> </ul>	<ul style="list-style-type: none"> <li>Prepare and implement local physical development plans to define the urban growth limits for the principal urban centres</li> </ul>

		<ul style="list-style-type: none"> <li>• Rural growth centres shall be rationalized and supported to act as central places and settlements clustered to free the rich agricultural land</li> <li>• Human settlements shall be developed in line with environmental and natural resources conservation</li> <li>• Provision of an efficient, reliable and effective transport system for human settlements</li> <li>• The management and governance of Human</li> <li>• Settlements particularly the urban areas shall be improved.</li> <li>• Advocate for upgrading of the existing settlements and forestalling of new informal settlements</li> <li>• Peri-urban development shall be managed and controlled to contain urban growth within its limits and protect rural land uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Enforce strict regulations and justifications on development control processes.</li> <li>• Provide requisite infrastructure to support growth and development.</li> <li>• Promote sectors such as agriculture that have potential to stimulate rural development</li> <li>• Incorporate disaster management and mitigation in planning of rural settlements.</li> <li>• Plan and provide an integrated waste management system.</li> <li>• Build institutional capacities of the urban areas management boards</li> </ul>
6.	<b>Conserving the Natural Environment</b>	<ul style="list-style-type: none"> <li>• All environmentally sensitive areas shall be protected and utilized in a sustainable manner</li> <li>• All government agencies shall integrate environmental concerns in policy formulation, resource planning and development processes</li> <li>• Community participation shall be mainstreamed in the protection and conservation of natural resources</li> <li>• National and County Physical Planning departments shall mainstream climate change into their planning processes</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare and implement integrated management plans for Environmental sensitive areas</li> <li>• Involve and empower communities in the management of environmentally sensitive areas and promote environmental education and awareness</li> <li>• Adopt appropriate land use planning and watershed management practices for sustainable development</li> </ul>

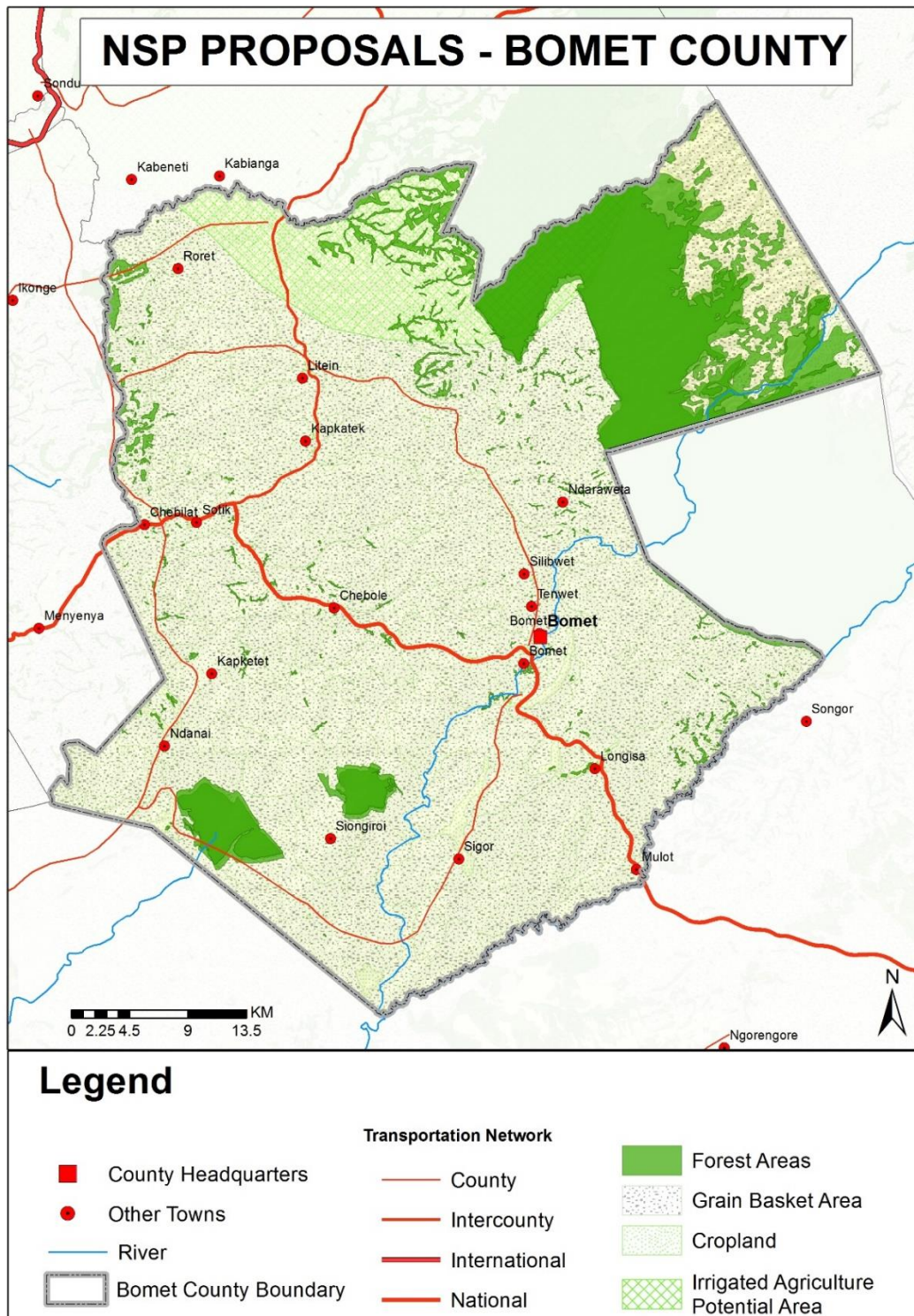
			<ul style="list-style-type: none"> <li>• Promote sustainable waste Management and Pollution Control</li> <li>• Identify species which are rare and endangered with the aim of protecting them from extinction</li> <li>• Develop and implement harmonized regional plans for sustainable management of trans-boundary resources</li> <li>• Implement the National Climate Change Strategy and the National Climate Change Action plan</li> <li>• Strengthen Environmental Governance and harmonize sectoral policies, legislation and regulations</li> </ul>
7.	<b>Integrating the National Transportation Network</b>	<ul style="list-style-type: none"> <li>• An integrated and functional transport system for the county and urban areas shall be developed</li> <li>• An urban transport policy that facilitates an integrated, balanced and environmentally sound urban transport system in which all modes efficiently play their roles shall be developed</li> <li>• Environmental conservation shall be upheld in the planning, development and management of the transportation network</li> <li>• An efficient and affordable Mass Public Transport for all urban areas in the Country shall be developed</li> </ul>	<ul style="list-style-type: none"> <li>• Provide access and linkage, between County headquarter and Sub-County headquarters and link them to national transportation corridors</li> <li>• Adopt transit-oriented development in the planning, design and development of all public urban transport</li> <li>• Integrate land use with urban transport planning</li> <li>• Design and develop integrated transport networks that considers all different modes of transport</li> <li>• Establish a comprehensive transport management information system for all transport modes</li> </ul>

			<ul style="list-style-type: none"> <li>• Develop a public transport policy to regulate planning and management of public transport</li> </ul>
8.	<b>Providing Appropriate Infrastructure</b>	<ul style="list-style-type: none"> <li>• Safe, adequate, reliable and affordable electricity for both urban and rural settlements shall be provided</li> <li>• Expansion and improvement of water reticulation systems to facilitate the access to clean, safe, adequate, reliable and affordable water in human settlements shall be promoted</li> <li>• A globally competitive, accessible and affordable higher education, training and research facilities shall be promoted</li> <li>• A network of functional, efficient, safe, accessible and sustainable County health referral infrastructure shall be established</li> <li>• Appropriate, quality, efficient and cost-effective ICT infrastructure in both rural and urban areas shall be promoted</li> <li>• The expansion of sewerage systems and waste management facilities shall be promoted to improve sanitation in human settlements</li> <li>• Sporting infrastructure shall be planned, developed, maintained and the existing rehabilitated to promote sports development</li> </ul>	<ul style="list-style-type: none"> <li>• Mainstream and enforce green energy options in the design of buildings</li> <li>• Increase access to electricity through upgrading and expansion of the national power transmission and distribution network</li> <li>• Development of County rainwater harvesting strategy and water storage investment plans for all the villages and urban centres;</li> <li>• Restore all the water towers.</li> <li>• Build water kiosks and yard taps, develop water supply pipeline systems and sewers, and a comprehensive mapping of all water supplies systems in the informal settlements</li> <li>• Develop and upgrade physical infrastructure in all education institutions to increase their capacity</li> <li>• Strengthen outreach systems for provision of health services to marginalized and vulnerable population</li> <li>• Provision of quality emergency health services at the point of need</li> <li>• Develop and upgrade ICT Infrastructure to cover all the rural and local growth centres</li> <li>• Mainstream use of ICT in all levels of government and the private sector (e-government)</li> </ul>

			<ul style="list-style-type: none"> <li>• All spatial plans to make provision for development of sewer systems and treatment works and solid waste disposal sites</li> <li>• Expansion of urban boundaries to be guided by investment in infrastructural services</li> <li>• Adopt appropriate technology to facilitate reduction, recycle and reuse of waste (3R's)</li> <li>• Establish County Sports Talent Centers to nurture and develop sports talents in the County</li> </ul>
9.	<b>Towards a Rapidly Industrializing county</b>	<ul style="list-style-type: none"> <li>• The cluster development strategy shall be promoted to focus on proximity to raw materials and markets of region-specific products</li> <li>• Specific sites for industrial development shall be identified, planned and serviced with the appropriate infrastructure</li> <li>• Adequate and affordable energy supply for the industrial sector shall be provided</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare and implement an industrial master plan</li> <li>• Promote value addition in processing of local produce</li> <li>• Integrate the industrialization process and environment conservation</li> <li>• Provide an integrated, efficient, reliable and sustainable transport and energy infrastructure</li> <li>• Adopt renewable energy generation programmes</li> <li>• Promote the adoption of energy efficient technologies to lower the demand for energy</li> </ul>

Map 3 provides a spatial representation of the policies proposed for Bomet County.

**Map 3: NSP Proposals for Bomet County**



**Source: State Department for physical planning, 2022**

## **5 IMPLEMENTATION AND ADOPTION OF THE GUIDELINES**

### **5.1 Overview**

The implementation framework identifies activities and further ties them with responsible actors, resources and timeframes adequate for their execution. It constitutes a deliberately established method, means or system of ensuring that the policies, strategies and measures outlined in the guidelines are continuously and consistently executed to achieve their objectives.

To effectively implement the guidelines, the various sectors, actors and levels of planning have been identified and have to work together and the mandate of the sectors at the National and County levels of planning have to be integrated.

### **5.2 Implementation Approaches**

The County Specific Guidelines will be implemented through various approaches including:

1. Preparation of spatial plans to integrate and conform to the proposals of the County Guidelines. The plans include:
  - Inter-County Physical and Land Use Development Plans for Metropolitan regions, conservation zones, river basins, water towers, coastal ecosystems, trans-boundary resource areas and transport corridors, among others.
  - County Physical and Land Use Development Plans.
  - Local Physical and Land Use Development plans for Cities, Urban areas, special area plans, subject plans and detailed neighbourhood plans, among others.
  - Sectoral plans
2. Integration of the guideline policies, strategies and measures into the County sector plans, programs and projects. Ministries, Departments and Agencies (MDAs), County and National Departments identified in the plan to administer the policies, strategies and measures are required to translate them into action plans, programmes and projects and to include them in their subsequent sector plans.
3. Formulation of policies, regulations and standards to guide development control

### **5.3 Implementation Framework**

The implementation of the various policies, strategies, measures, programmes and projects under these Guidelines will involve a wide range of actors. It will require a coordinated approach and partnership between the National and County Governments and non-state actors. It may require re-engineering of institutions and a number of actors to undertake the implementation through a harmonized approach.

The National Spatial Plan identified a multi-leveled framework for implementation of the plan that incorporates all levels of actors. In this regard, the institutions identified in the NSP to undertake implementation of the plan at County-level shall also be mandated to ensure implementation of this Guidelines.

The following are the Institutions mandated to ensure implementation of the County Specific guidelines;

#### **5.3.1 County Physical Planning Committee**

The role of the County Planning Committee shall be to ensure aspirations of the guidelines are articulated in preparation of the County Spatial Plans, County Integrated Development Plans and Local Physical and Land Use Development Plans.

The composition of this committee consists of;

- i. The Governor who will be the Chairperson,
- ii. the Deputy Governor,
- iii. the County Executive Committee Members from various sectors
- iv. Directors from various relevant County Departments including Lands and Physical Planning, Economic planning, Agriculture, Industrialization, Tourism, Environment, Transport and Infrastructure

The functions of the committee include;

- 1) To promote effective integration between physical, economic and sectoral planning within the framework of county development policies.
- 2) To provide policy guidance for the implementation of strategic spatial projects
- 3) To ensure that the guidelines policies and measures are mainstreamed in the various county plans.

- 4) To mobilize resource for implementation of the Guidelines.

### **5.3.2 County Planning Unit (CPU)**

The technical Unit shall provide technical support to the various implementing County departments on issues relating to physical planning.

The CPU shall;

- i. Monitor the Implementation of the guidelines.
- ii. To disseminate components of the guidelines to the various county departments.
- iii. Update the County Physical Planning Committee on a regular basis on the implementation of the guidelines.

The County Director of Physical Planning shall be responsible for preparation of an annual state of planning report which shall among other things appraise the status of implementation of the guidelines.

### **5.3.3 National Land Commission**

The National Land Commission shall play its oversight role in land use planning to ensure efficient implementation of the NSP and the guidelines. Other functions of the Commission in the implementation of the NSP and the guidelines include the following:

- To formulate mechanisms and parameters for monitoring and overseeing land use planning.

- i. To ensure that relevant planning authorities carry out their functions as required by law.
- ii. To make recommendations for improvements of the planning systems in the county.
- iii. To mobilize resources to support physical/land use planning.

## **5.4 Monitoring and Evaluation**

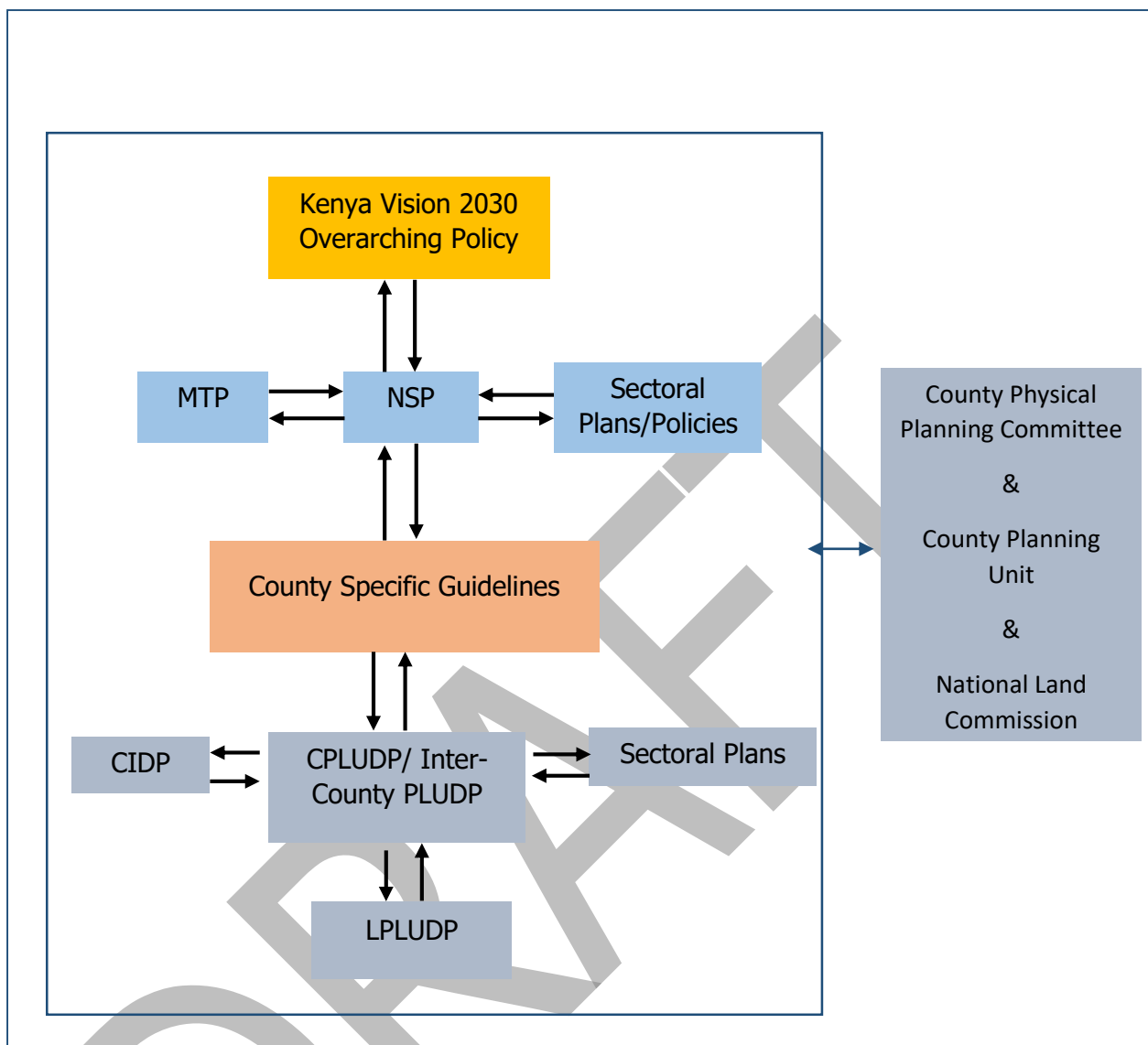
Implementation of the guidelines will be monitored and evaluated to measure both outputs and outcomes and ensure that the intended actions are implemented in a timely manner. To facilitate attainment of the objectives of the guidelines, performance indicators will be developed by the County Physical Planning Department

for efficient monitoring. Periodic reports will be prepared in relation to progress being made in their implementation.

The graphic below illustrates the implementation structure for County Specific guidelines.

DRAFT

**Figure 4: Implementation structure of the guidelines**



**Source: State Department for Physical Planning, 2022**

## **5.5 Conclusion**

The application of these guidelines will be undertaken by a number of actors and hence the need for a coordinated approach. The lead agency will be Bomet County Government which will be responsible for implementing various county specific initiatives proposed by the guidelines.

The National Government, County Government of Bomet, the private sector and the general public will be critical in actualizing the objectives of these guidelines. The County Physical Planning Committee shall develop a communication strategy to enhance the synergies.

The National Department of Physical Planning shall undertake sensitization, training and capacity building of the County Government and National Government institutions and agencies that will be involved in the implementation of these guidelines. Special attention will be given to the County physical planning units, as they will be expected to provide technical expertise in the implementation of the County specific policies and strategies.