



URBAN INVESTMENT PLAN FOR NGONG MUNICIPALITY

2019/20

PREPARED BY NGONG MUNICIPAL STEERING COMMITTEE
FOR THE MUNICIPAL BOARDS

DATED 25TH MAY 2019

FOCUS (STRATEGIC DIRECTION OF THE PLAN)

This investment plan has been prepared by the steering committee as a part fulfilment of the World Bank conditions under KUSP and also a framework to guide development in the municipality. The program targets improvement of infrastructure and service delivery in smaller municipalities as a way of improving quality of lives in urban areas. The approach is anchored on a broad National vision of improving urban service delivery and guiding urbanization process to meet the tenets of vision 2030. Ngong investment plan focuses on priority areas for investment informed by the evaluation assessment undertaken by the team. It has also enlisted in put from area leadership and public view gathered in consultative forums. As a town, Ngong suffers the consequences of being a neighbor to a menacingly expanding city. It therefore requires good infrastructure, efficient transport systems, well managed urban environment, adequate waste disposal systems and highly efficient emergence response units to make it competitive as an investment choice. Failure to provide the requisite services presents crisis and challenges that residents are currently subjected to. The plan herein provided is a selection of priorities informed by the assessment done by the steering committees. it offers direction and action areas that shall overtime resolve the current challenges experienced

Ngong municipality has the following problem areas.

- dilapidated roads serving residents units,
- lack of potable water and access to clean water sources
- traffic jam that enlist time wastage during peak hours,
- informal trade done on the road side
- lacks proper regulations to guide development processes
- lacks sewerage systems
- lack of recreational space
- has no landbank for urban expansion and for public ammenities
- poor quality roads with limited span of tarmac

These areas of concern provides an entry point to our focus on what the municipality requires and an anchor to priority areas to direct energy and keen attention.

Given the limitation in resource allocation and capacity, our investment plan shall target critical entry points that yields maximum impacts and provide clear goals that shall be achieved within the stipulated timeframe. It must also be recalled in our county urban development strategy paper that Ngong municipality falls within Nairobi Metropolitan area. It suffers both the consequences and advantage of metropolitan location. The consequences have been: absorbing the spillover of development from Nairobi. This promotes faster growth and expansion exerting pressure on the roads and transformation of land to urban use. The advantage has been, proximity offers great potentials in ideal location for economic activities, housing development, and commercial and industrial potential is limitless. Our plan must therefore set priority in harnessing the locational advantage while at the same time putting strategies that address strong development externalities posted by our proximity to Nairobi.

A need to mention is that our investment concept is driven by the development drive of smart cities. Ngong under this concept must offer incentives for internal growth, efficiency and attractive to both invest and a place live in. As a municipality we envisage a progressive space that shall offer convenience to workers and residents to transfer goods without much hindrance. Considerations shall be on modern service delivery units, flexibility and ability to live within changing times. Investment focus shall leverage on systems that have high premium in actualizing efficiency. Roads, drainage and trunk infrastructure shall enlist best use practices, cost effective to manage and maintain, quality assured and easy to manage in implementation. They must embrace technology to ensure flexibility and ease of management. These elements constitute considerations that sets footing of our municipal investment plan.

Our investment plan there takes cognizance of finance, peoples interests and resource provided by both the county and National government. The donor assisted funding may not be adequate to meet the budgetary needs. In this

anticipation focus is vested on key priority areas that shall help spark transformation. Micro economic enterprises that shall strengthen revenue streams and facilitation that helps enhance their performance is our priority. These shall provide a stable base for taxation and business enterprises.

The plan is tailor made to strengthen revenue regime performance, stimulation of micro enterprises, ideal investment environment and a habitable state to both live and grow business.

By

MUNICIPAL MANAGER

NGONG MUNICIPALITY

CHECKED AND ENDORSED BY

CHIEF OFFICER FOR URBAN DEVELOPMENT

KAJIADO COUNTY

Municipal Profiling and Baseline Data

The municipality is fairly small and has the following summarized baseline information:

• Ngong municipal population:	250,000 people
• Area and size	92 km 2
• Roads tarmac	25km
• Un classified earth roads	400
• Public primary schools	14
• Public secondary schools	8
• Political representation by wards	6
• Police station	2
• Fire stations	0
• Recreational parks	3
• Stadiums and public play grounds	2

SECTOR DEVELOPMENT PRIORITIES

Investment priorities are informed by need and assessment undertaken in the area. This has incorporated citizenry input and preference.

Infrastructure:

- Road construction
- Road repairs
- Construction of new markets
- Construction of bridges
- Extension of water connections
- Opening up of drainage
- Street lighting
- Creating foot paths and pedestrian walkways

Environmental management

- Relocation of the dump site
- Collection and disposal of wastes (garbage in key markets)
- Provision of strategic litter bins
- Rehabilitation of Gardens
- Beautification of the towns(kiserian , Ngong and Rongai)
-

Transport management and traffic flow

- Creation of Matatu and bus terminus (kiserian and Rongai nodes)
- Parking bays
- Segregated modes and parking lots
- Expansion of existing terminus
- Traffic flow regulations

Disaster Management

- Fire station
- Fire fighting equipments
- Flood control

Economic improvement and micro enterprise development

- Relocating kiosks and roadside traders
- Creating economic small enterprise centres
- Designating areas for distinct enterprises
- Provide small enterprise incubation centres (jua kali shades)
- Tourist and export promotion/culture entrepreneurship
- Strategic designs for buildings near exclusive zones to offer commercial enterprises

Institutional development

- Capacity building for staff and e training aligned to changing times and quality delivery of services
- Recruitment of staff with requisite skills
- Peer learning and enhancement of comparative operations
- Automations of revenue collection
- Departmental linkages
- E governance systems
- Seal revenue leakages

The objective of this urban investment plan is to:

- Indicate our priority areas in developing Ngong municipality
- Provide a framework to manage our finances
- Indicate our expenditure and financial commitments
- Set our clear targets that shall be accomplished within the year
- Demonstrate prudence and transparency in financial commitments /management
- Envision benefits for residence in delivery of quality service

The table below provides the structure of plans and programs envisaged for Ngong municipality in the financial year 2018/19

Program	activities	Dept to implement	Schedule for implementation	Expected outputs	Funding	Estimate costs
Construct a municipal office/ Town hall	Design an extension to county office in Ngong , initiate	Ministry of public works/ Engineers dept in the county	August 2018- july 2019	An office for the municipal	County government	10m

	internal works, Commence construction works, Do finishes to the structure Secure an occupation permit			manager Operational departments for the municipality Completed building		
Office operations and equipments	-Providing equipments -Establish municipal departments and sections , automate service delivery and Provide legislative and regulatory frame work Provide e platform for service delivery	Office of municipal manager	July 2018- dec 2018	Existence of departments, units for delivery of services, office equipments, outomated services	County government	4M
Infrastructure Development						
Road construction	Opening up of Merisho – Gataka road, Upper matasia Kandis- Rongai Rd Feeder roads abutting Kiserian, Rongai and Ngong (mostly serving homes) Outer fringe Ring roads{ oltepes-Rangau Rongai CBD with parkings Milele Mole by	Municipal engineers depart/county works	August 2018- june 2019	Graded roads, 100 km roads motorable	County govt/ KUSP	

	pass to Hotel Bounty. This has an offloading effect and reduction of traffic congestion					300 m
Repair and maintenance of roads	Landscaping and rehabilitation of Nkai murunya park, Gravelling of kandisi- Rimpa Repair of nkoroi matasia road Repair of mersho kiserian road	Municipal engineer dept	September 2018- may 2019	Repaired roads, motorable roads	KUSP	80m
Environmental management						
Waste management	-Relocation of Ngong dumpsite -Rehabilitation of the site for the current dumpsite to a green park - purchase strategic refuse bins to traders in Ngong, rongai and Kiserian - manage routine collection - construct convenient collection points	Environment/planning and engineering depts	Sept 2018- may 2019	A new park Cleared waste debris Clean towns (ngong)	County/ Kusp	100m
Greening and beautification	-Planting trees - watering plants - rehabilitating and replacing planted strips	Dept of environment/public works in the county		Planted strips Beauty gardens Green town	County govt/ kusp	10m

Institutional development	-Automation in service delivery - e governance -	Municipal manager		Quality service delivery	KUSP	40m
Staff development	-training - recruitment -benchmarking - setting of boards -	Municipal manger/ municipal board		Trained staff		20m
Disaster management						25m
	Purchase one fire engine Set up a working fire station Marking of riparian water , Constructing dykes and retaining walls on kandisi and kiserian river Constructing strategic crossing point/bridge S along Kandisi river Controlled water and storm tunnels	Municipal boards		Good state of Disaster preparednes Control flooding in town		
Traffic and transport management	Re- organize terminus in Rongai Relocate transport routs in Ngong bus	Municipal manager		Ample parking lots in all the key market nodes Smooth flow		15m

	park Re-organize Kiserian parking lot and remove traders			of traffic		
Market and entrepreneur parks	Identify site for small enterprise Reorganize traders into segments Grant space for entrepreneurs	Municipal manager				20m
Total						625m 215 kusp 410 County govt

These figures are tentative and subject to review and evaluation

Expected outcomes

Arising from investments and developments

- Investment in roads shall help alleviate access problems experienced in neighbourhoods
- Residential quarters shall enjoy better roads conditions and the time wasted in the long run shall reduce
- It has an impact on image and improved status. This may attract more inflow and investments
- This shall accelerate land development and over time increased direct incomes to the county
- Increased activities enhances incomes and has a bearing on improved livelihoods
- Waste management has a bearing on quality environment, aesthetics and perhaps improved health

UDG BUDGET PLUS OTHER BURGETED PROGRAMS

MUNICIPAL INVESTMENT 2019/20							
ACTIVITIES		Timeline		Budgets			
		Start	End	UDG	Other i	Other	Total
1	Road construction under kusp Kiserian Primary school	August 2019	Jan 2020	53m			215
	Rongai CBD roads and parking	"	"	61m			
	Milele mall- kiserian road rd	"	"	51m			
2	Monitoring evaluation and reporting on Kusp projects	August	Jan	See the overall budget in the AB			
3	Roads development in individual wards and Roads maintenance Olkeri ward, Nkai Murunya ward Ngong ward	July 2019	June 2020				
	Ololua ward						

	Other wards						800m
4	Construction of open air market Monitoring of construction Reporting to the board, executive and the assembly	July	JUNE 2020			20	400M
5	Educational and social amenities						
6	Other projects (construction of water borehole, greening,)						200M
	Grant total						1.7 Billion

IMPLEMENTATION CHART

Gantt chart

Municipal implementation plan 2019/2020												
Activities	J	A	S	O	N	D	J	F	M	A	M	J
Project scoping, evaluation and planning	XXXX											
Preparation of draft plan proposals and budgets to the county for approval		XXXX										
Review of budgets and adjustment to financial expenditure as advised by executive			XXXX									
Staff evaluation and performance recording in line with municipal programs				XXXX								
Preparation of Board calendars and consensus on work plans for the municipality					XXXX							

Citizen engagement and planning						XXXX						
Monitoring of projects financed by the county and development partners							XXX	XXXX	XXX	XXX		
Closure of the financial year program evaluation and reporting												XXX

NB: this chart outlines the overall implementation programs for the municipality. The monitoring of KUSP programs are covered with the municipal implementation structure

APPENDICES.

Copy of municipal map

Highlight of key projects spatially

Project coverage by catchment and scope