



MANDERA COUNTY GOVERNMENT

DIGITAL TOPOGRAPHICAL MAPPING AND PREPARATION OF ISUDP FOR MANDERA TOWN (2015-2035)

FINAL PLAN REPORT

VISION

To be a well inclusive and safe town that safeguards its resources and promotes investments with adequate facilities for a prosperous population



FORWARD



Urban land is a limited resource that has to be appropriately managed to reap maximum benefits. It is for that reason that the Mandera Integrated Strategic Urban Development Plan has been prepared. It is aimed at propelling the county headquarters towards socio-economic transformation. It is set to realize an orderly, integrated and sustainable growth of Mandera County's largest urban area. The Plan will guide the future use and distribution of land use activities by providing a better urban management framework.

The Development Plan is anchored on the Constitution that bestows the mandate of county planning to the county government. It also provides for rights and freedoms that can be realized through preparation and implementation of such plans. The plan is also prepared within the framework of laws governing Physical Planning including County Government Act, Urban Areas and Cities Act, National Land Commission Act, Land Act, Physical Planning Act and the Environmental Management and Coordination Act.

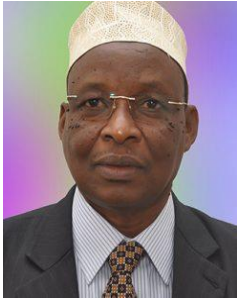
Land in Mandera has not been optimally utilized and is characterized by different forms of land use conflicts. The urban plan provides a framework for equitable, productive and sustainable use of land in the spirit of the Constitution. It is expected to spur growth by sustainably exploring minerals, promoting industrial growth, establishing internal and regional linkage, encouraging generation of green energy, improving working spaces and dwelling areas.

The plan provides a coordinating framework for sectoral planning and a linkage between physical and economic planning. It is expected to guide more prudent use of Mandera's scarce resources as it provides a platform for prioritization of projects for implementation.

H.E CAPT. ALI ROBA

GOVERNOR MANDERA COUNTY

ACKNOWLEDGEMENT



The preparation of the Mandera Integrated Strategic Urban Development Plan has been an achievement, which is attributed to the concerted efforts of various actors. We take this opportunity to recognize their contribution towards the completion of this noble initiative.

We wish to acknowledge the County Government administration, in a special way H.E. the Governor Ali Roba for the unwavering support during the plan preparation process and for ensuring that adequate resources were availed for the project. In addition, the CEC member in charge of Land and Physical Planning and the entire department for providing guidance and oversight throughout the process.

We also recognize the vital role played by Real Plan Consultants who provided the technical proficiency. Their expertise in handling the process created a conducive environment that enabled active participation by the stakeholders.

Finally, immeasurable appreciation is extended to the stakeholders who offered invaluable input to the Plan and active participation during the numerous workshops organized in Mandera.

ADAN HUSSEIN

**COUNTY EXECUTIVE COMMITTEE MEMBER FOR LANDS, HOUSING, PHYSICAL
PLANNING AND URBAN DEVELOPMENT**

MANDERA COUNTY

CERTIFICATION AND APPROVAL

The Integrated Strategic Urban Development Plan for Mandera, **Plan Reference No. MDR/327/2018/2** has been prepared and published in accordance with the provisions of the Physical Planning Act Cap 286 of the Laws of Kenya in conjunction with other relevant statutes on matters of relevant guidelines and standards.

APPROVED BY:

NAME	SIGNATURE	DATE
COUNTY EXECUTIVE FOR LANDS, HOUSING, PHYSICAL PLANNING AND URBAN DEVELOPMENT		

APPROVED PLAN No

EXECUTIVE SUMMARY

This report presents the final Integrated Strategic Urban Development Plan (2015 -2035) for Mandera Town, a product of a process undertaken by the Mandera County Government, under the Ministry of Land, Housing and Physical Planning and other stakeholders. The process was executed by a consortium led by Real Plan Consultants in consultation with the stakeholders. The project is part of the Mandera County Government that is being implemented by the same Government.

The main purpose of this Integrated Strategic Urban Development Plan (ISUDP) is to formulate a framework to guide the development of Mandera for a period of 20 years up to 2035 through protection of the Natural resources, promote connectivity and accessibility as well as traffic movement. To actualize the Vision of Mandera people, the Planning preparation is anchored on various existing legal frameworks such as the Physical Planning Act, Urban Areas and Cities Act, Kenya Vision 2030 among other statutes.

The Planning Area is geographically positioned around 3°55'34"N, 41°50'46"E and covers Mandera Town and its environs. Its boundary is marked by Neboi–Jirma axis, River Daua, Koromey and Bokolo-Banyole axis to the North West, North, West and South East respectively and it measures approximately 133.09 Km². Arithmetically, the size(133.09Km²) of the Planning area represents 0.5% of the total County area which is 25,798 Km² and it (Planning Area) traverses 14 sub-locations which include Bulla Township, Border Point 1, Bulla Power, Bulla Jamuhuria, Bulla Central, Bulla Mpya, Bulla Barwaqo, Bulla Shaf-Shefy, Garbaqoley, Kamor-Ele, Kamor, Bulla Nguvu, Neboi and Bokolow.

Due to its significance as a Border town serving both Somalia and Ethiopia, Mandera town and its environs has registered rapid urbanization over the recent times although it lacked a comprehensive Urban Development Plan. This (Lack of comprehensive Urban Development Plan) been one of the main obstacles to effective development of Mandera town has been manifested by the increasing land use conflicts, poor and unintegrated transport systems, poor drainage, inadequate public amenities, overcrowding, depreciation of investments due to perceive insecurity in the area, environmental degradation ballooned by the residents through charcoal burning, building materials and also by the harsh climatic conditions, loss of aesthetics explained by poor planning earlier and the general lack of spatial order.

The Strategic Planning process involved an assessment of the development constraints, potentials and an envisioning process as well as formulation of planning proposals. The methodology took into account the wishes and aspirations of the stakeholders. It was an all-inclusive process that saw active participation by the consultants and stakeholders including Mandera County Government, NGOs, CBOs, and local communities. The Notice of the intention to plan was published in both the standard Newspaper and Taifa Leo Newspaper. To achieve the desired outputs, the project was executed in 5 important phases which included: awareness and Mobilization, Data Collection, Situational Analysis Phase, draft Plan and the Final Plan Preparation. The stakeholders fully participated in each and every Phase through organized stakeholder workshops, technical meetings and other public participation platforms.

Following this process, it was established that planning for Mandera Town and its environs required critical focus on its opportunities and competitiveness as well as her challenges been a Border town located along the Kenya –Somalia Border. The outputs of the Integrated Strategic Urban Planning process were multifaceted and include Digital Maps, Structure Plan, Action Area Plans, Detailed Area Plans, Capital Investment Plan (CIP), and sector plans. The Sector Plans comprised of Transportation Plan, Environment Management Plan, Culture and Heritage Conservation Plan and Disaster Management Plan. Besides these, other project outputs were the formulation of various Planning Policies and regulations.

The Plan developed two alternatives that came as a result of the projected development trends in the Planning Area. The Structure Plan for this first alternative was based on a cluster model and categorized Land use into 20 broad zones. The second Structure Plan was based on the combination of cluster and Nodal development and categorized Land use into 25 broad Zones. It also introduced two additional commercial zones and established hierarchy of urban areas with effective transportation interconnectivity in order to effectively play their roles as service centers. The second alternative was preferred because it better improves the access to urban services than the other alternative as well as introduction of the uniformly distributed urban nodes (Neboi and Koromey) which were envisaged will reduce chances of organic formation of such centres in areas where they were lacking.

For each zone, planning regulations are specified indicating guidelines such as permitted land use, minimum plot sizes, among others. The regulations will be critical in the consideration of development applications that will be submitted to the County for approval such as Building Plans, Changes of Use, Extensions of Use, Extension of Leases, Subdivisions and Amalgamations of Land among others.

The preparation of the Plan also required formulation of a number of planning policies intended to guide the development of various sectors. Policies are essentially subject Plans and affect specific planning issues. They include outdoor advertisements, parking, landscaping and greening, change of use and extension of use. Implementation of the ISUDP is expected to provide solutions to most of the concerns critical to development in Mandera. It is anticipated that the Plan will be a significant step towards achieving the development vision of Mandera: “To be a well-inclusive and safe town that safeguards its resources and promotes investments with adequate facilities for a prosperous population”

The Final Plan report is classified into ten chapters and sub- topics addressing different aspects of the Planning Preparation. They include Introduction, Legal and Administrative framework, Existing Situation, Structure Plan, Detailed Land Use Plan, Sector Plans, Planning Policies, Development application Process, Capital Investment Plan and finally the Conclusion.

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LIST OF ABBREVIATIONS

CAD	Computer Aided Design
CBD	Central Business District
CEC	County Executive Committee
CIDP	County Integrated Development Plan
CIP	Capital Investment Plan
CO	Chief Officer
DLH&PP	Department of Land, Housing & Physical Planning
ECDE	Early Childhood Development Education
EIA	Environmental Impact Assessment
EMCA	Environment Management and Co-ordination Act
Ft.	Feet
GIS	Geographic Information System
G.o.K	Government of Kenya
GPS	Geodetic Positioning System
HQs	Head Quarters
ICT	Information and Communication Technology
INTP	Integrated National Transport Policy
ISUDP	Integrated Spatial Urban Development Plan
KDF	Kenya Defense Forces
KNBS	Kenya National Bureau of Statistics
KNHPC	Kenya National Housing and Population Census
KWS	Kenya Wildlife Service
MANDWASCO	Mandera Water and Sewerage Company
MCAs	Members of the County Assembly
MoLH&UD:	Ministry of Land, Housing and Urban Development
MWI	Moving Water Industries
NDF	Northern Frontier Districts
NEMA	National Environment Management Authority
NLC	National Land Commission:
NWSB	Northern Water Services Board
RIMs	Registry Index Maps
SNE	Special Needs Education
SWOT	Strengths, Weaknesses, Opportunities and Threats
T.o.R	Terms of Reference
TSC	Teachers Service Commission
WHO	World Health Organization

PART I: BACKGROUND

CHAPTER ONE

INTRODUCTION

1.1 Project Background

The process of Digital Topographical Mapping and Preparation of the Integrated Strategic Urban Development Plan for Mandera town (2015-2035) is an initiative of Mandera County Government. It is in exercising its constitutional mandate that the County Government initiated the project. The project has also been inspired by the need for development harmony in Mandera.

1.2 Planning area

It is located in Mandera County, which is on the North Eastern corner of Kenya, closest to both the Ethiopian and Somalia borders to the North and East respectively. It is particularly located within Township and Neboi wards of Mandera East Sub-County. Its position is at around 3°55'34"N, 41°50'46"E.

Its boundary is marked by Neboi–Jirma axis, River Daua, Koromey and Bokolow-Bonyolow axis to the North West, North, West and South East respectively and it **covers 133.09** Km² representing 0.5% of the total County area which is 25,798 Km². The area traverses the following sub-locations

- Bulla Township
- Bulla Mpya
- Kamor
- Border Point I
- Bulla Barwaqo
- Bulla Nguvu
- Bulla Power
- Bulla Shaf-Shefy
- Neboi
- Bulla Jamuhuria
- Garbaqoley
- Bokolow
- Bulla Central

It also has a total of 29 neighbourhoods, which are locally known as *Bulla's*. They include:

- Bulla Township
- Bulla Buruburu
- Bulla Amar
- Bulla Mpya
- Bulla Tawakal
- Bulla Bosnia
- Bulla Kamor
- Bulla Geneva
- Bulla Soko Mbuzi
- Bulla Barwaqo
- Bulla Society
- Bulla Handadu
- Bulla Koromey
- Bulla TB Manyatta
- Bulla Helashid
- Bulla Garbaqoley
- Bulla Power
- Shashafey
- Bulla Duse
- Bulla Jamuhuria
- Bulla Busley
- Bulla Custom
- Bulla Central
- Neboi
- Border Point 1
- Bulla Boys town
- Jirma
- New Border Point 1
- Bulla Nguvu

The figures below show the location of the planning area and its neighborhoods respectively.

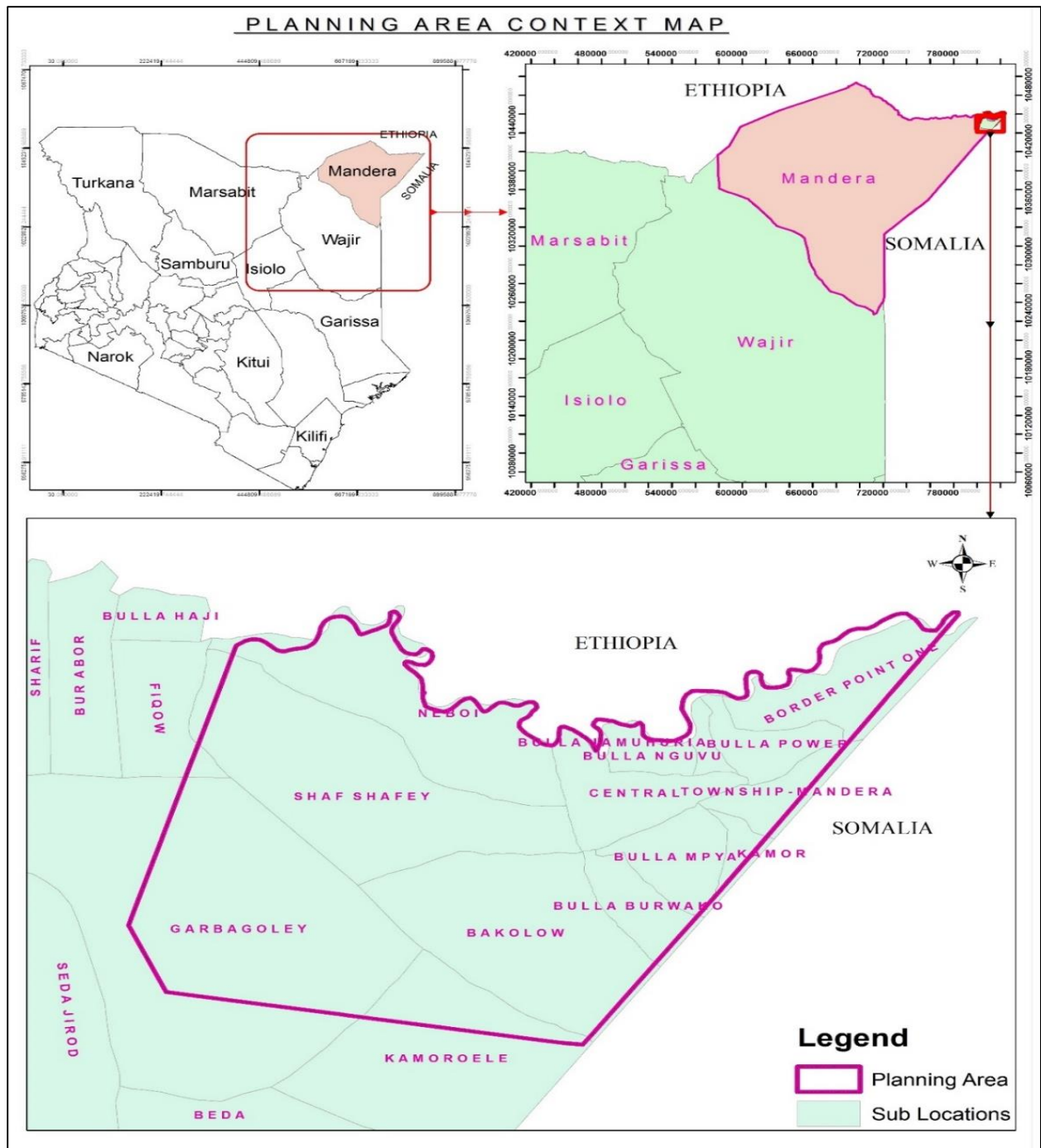


Figure 1: Location of the Planning Area

The Planning area is characterised by numerous neighbourhoods also known as Bullas in the local dialect. Among these Neighbourhoods is Bulla Shafshafey, Bulla Koromey, Bulla Helashid, Bulla Duse, Bulla Bosnia, Bulla Kamor, Bulla Banyole, Bulla Township, Bulla Buruburu, Bulla Tawakal, Bulla Society, Bulla Handadu, Bulla Custom, Bulla Border Point1, Bulla New Border Point 1 and Bulla Garbaqoley among others. They are outlined below.

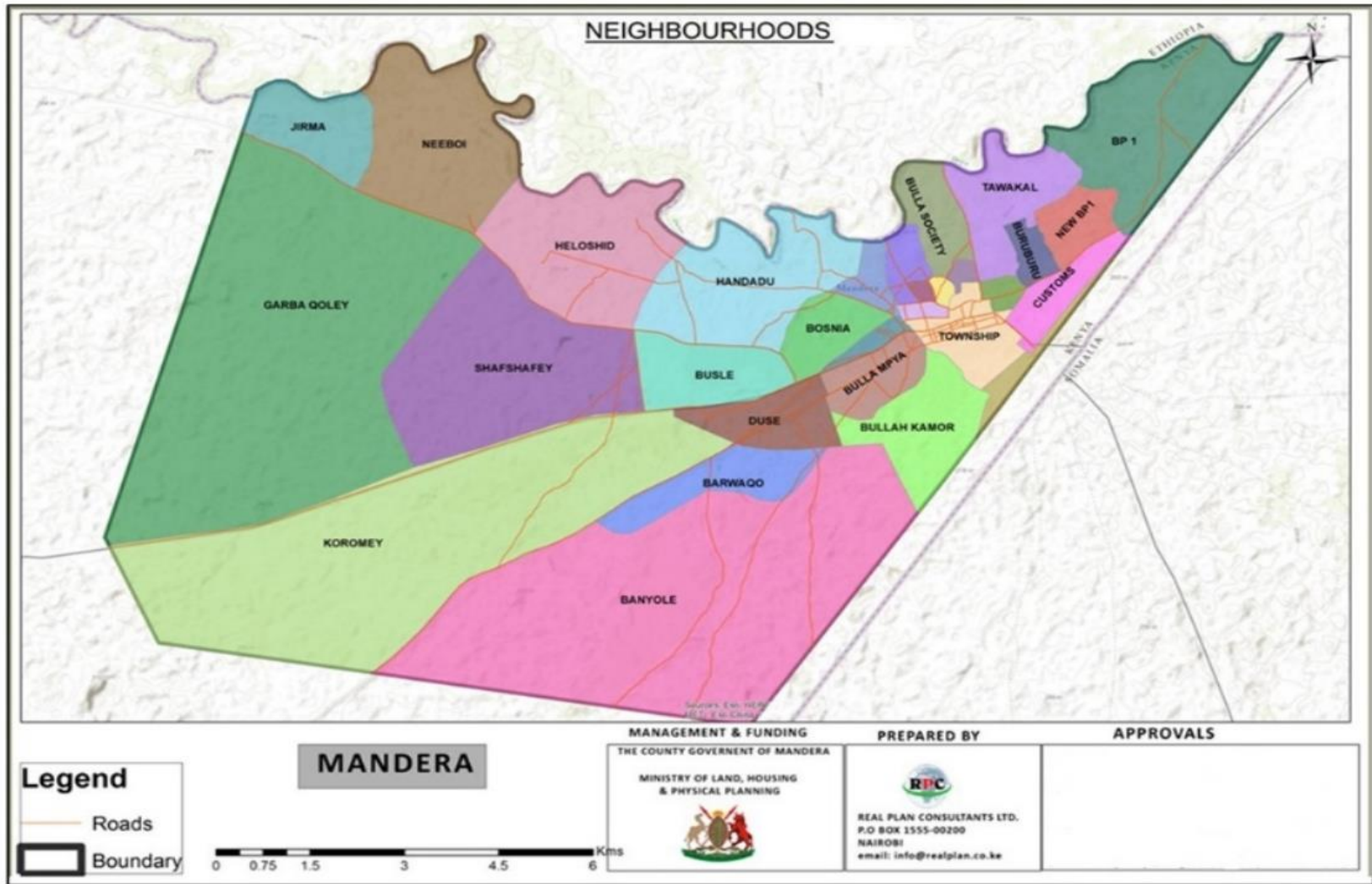


Figure 2: Neighborhoods in the Planning Area

1.3 Project Objectives

The specific objectives of this project are:

- To produce accurate up-to-date digital topographic maps.
- To prepare digital cadastral layers in the same system as the digital topographic maps.
- To conduct participatory planning exercises in order to identify citizens' priorities.
- To prepare short, medium term plans to guide urban development, including action area plans, subject plans, advisory or zoning plans and regulations and other reference materials.
- To prepare Structure Plan, showing current and proposed land use and infrastructure (such as transport, water, drainage, etc.), housing settlements and environmental assets (10-20 years).
- To provide hands-on training to key staff of the planning department on plan preparation and implementation.
- To prepare a monitoring and evaluation strategy to assist the planning department in reviewing and updating the plan in line with the ever-changing trends of the urban centers identified.

1.4 Project outputs

The Outputs of the planning exercise include:

A) Digital Maps

An up to date Digital Topographical Map was produced. The Map acts as a Base Map from which the preparation of the other Plan outputs has been done. Other than this, it has provided a rich bank of spatial data which has been used to create a GIS system for the town ready for use by various stakeholders.

B) Structure Plan

The structure plan covers the entire planning area. It sets out the broad planning framework for the growth of the town and provides for protection of the environment, traffic movement and connectivity of the town to its hinterlands. It also makes provisions for the scale, pattern and broad location of future development including provision for new housing and business for the town.

The Plan has provided a long term planning perspective for the town, thus laying the foundation for future growth. It also shows areas where future development should not be allowed in order to protect natural systems such as; grazing fields, wetlands and to prevent natural or man induced disasters.

The long-term perspectives are proposed to ultimately guide the formulation of Detailed Plans that inform all the future developments to be introduced in the town. Some of the Structuring Elements in Mandera include the international boundaries, River Daua, road networks and flood prone zones. These helped to determine the possible direction of growth of the town.

C) Detailed Plan/ Planning Standards

This Plan provided zoning categories that were aimed at separating potentially conflicting land uses, outlining density targets/zones, and providing guidelines for setbacks. It also earmarked land for various uses, densities of development, minimum plot sizes, number of dwelling units, ground coverage, building heights expressed as floor or plot ratio etc. The standards are most useful in the consideration of development applications. The plan also aimed at optimizing the utilization of the urban space for socio-economic development and growth.

D) Sector Plans

These were sector specific plans, which addressed the challenges and provided recommendations on sector basis. They included:

i. Transportation Plan

The Transport Plan was aimed to address issues and challenges within the transport sector. The comprehensive Transport Plan established an integrated transportation network with efficient capacity and linkages within the town. The Plan covers road, air and non-motorized transport systems.

It recommended road improvements and creation of new roads for improved vehicular transport. mass transit modes, transport interchanges and parking facilities were also considered in the preparation of the Transportation Plan.

ii. Environmental Plan

The Environmental plan component of the ISUDP strives to achieve environmental issues. It pays special attention to the environmental fragile areas such as River Daua, Jirma Hill and the Laghas where it sets out measures to protect, preserve and sustainably utilize them. Broad proposals were made to conserve and protect the natural environment with efforts to restore destroyed ecosystems to their original status. The Environmental Plan has proposed measures to increase vegetation cover, mitigate soil erosion and create green zones.

Matters of Pollution and Waste Management in the town were also looked into for the purpose of reducing pollution levels and improving waste disposal and management system.

iii. Tourism, Cultural and Heritage Plan

Cultural Heritage and Conservation Plan sought to conserve and promote local culture and heritage. Attention was drawn specifically into Conservation of Historical and Cultural sites. The Plan put into consideration the cultural and religious values of the locals who are predominantly Muslims and the pastoral nature of the people of Mandera. It also generated guidelines to be considered in the re-planning, re-development and conservation programmes.

iv. Disaster Management Plan

The plan is aimed at; identifying disaster prone areas, mitigating human induced disasters and exploring available option for early warning systems. Floods and adverse droughts occurring frequently are potential disasters identified in Mandera town. The Plan guides on how to deal with these disasters by institutionalizing monitoring systems, enhancing strong coordination and collaboration mechanisms among others.

E) Capital Investment Plan

The Capital Investment Plan translates the proposals into workable and implementable programmes. It identified the proposed ISUDP projects and programmes with an aim to attach monetary value and possible implementation timelines (short, medium or long term). The phasing of projects creates a form of prioritization order.

From among the CIP proposals, catalytic projects were identified. These projects are those that are expected to cause a chain of other developments and investment in the project area.

F) Capacity Building (Training)

A number of selected staff from the County Government were involved in the exercise for the purposes of disseminating details to colleagues as well as ownership of the project. The beneficiaries of the training program are inclusive of planners and GIS experts.

1.5 Planning Methodology

The methods employed in Plan preparation took into account the guidelines provided in the Constitution of Kenya (2010), Physical Planning Act (1996), County Governments Act (2012) and Urban Areas and Cities Act (2011). This was necessary so that the processes and final products are compliant to the law.

The approaches were participatory and elaborately incorporated the wishes and aspirations of the stakeholders. It was an all-inclusive process that saw active and well-structured participation by the Consultants and stakeholders including County Government, National Government, NGOs, CBOs, international agencies and residents.

The project was systematically executed in six broad phases namely inception, awareness and mobilization, data collection, situational analysis, Draft and Final Plan preparation as shown in the figure below.

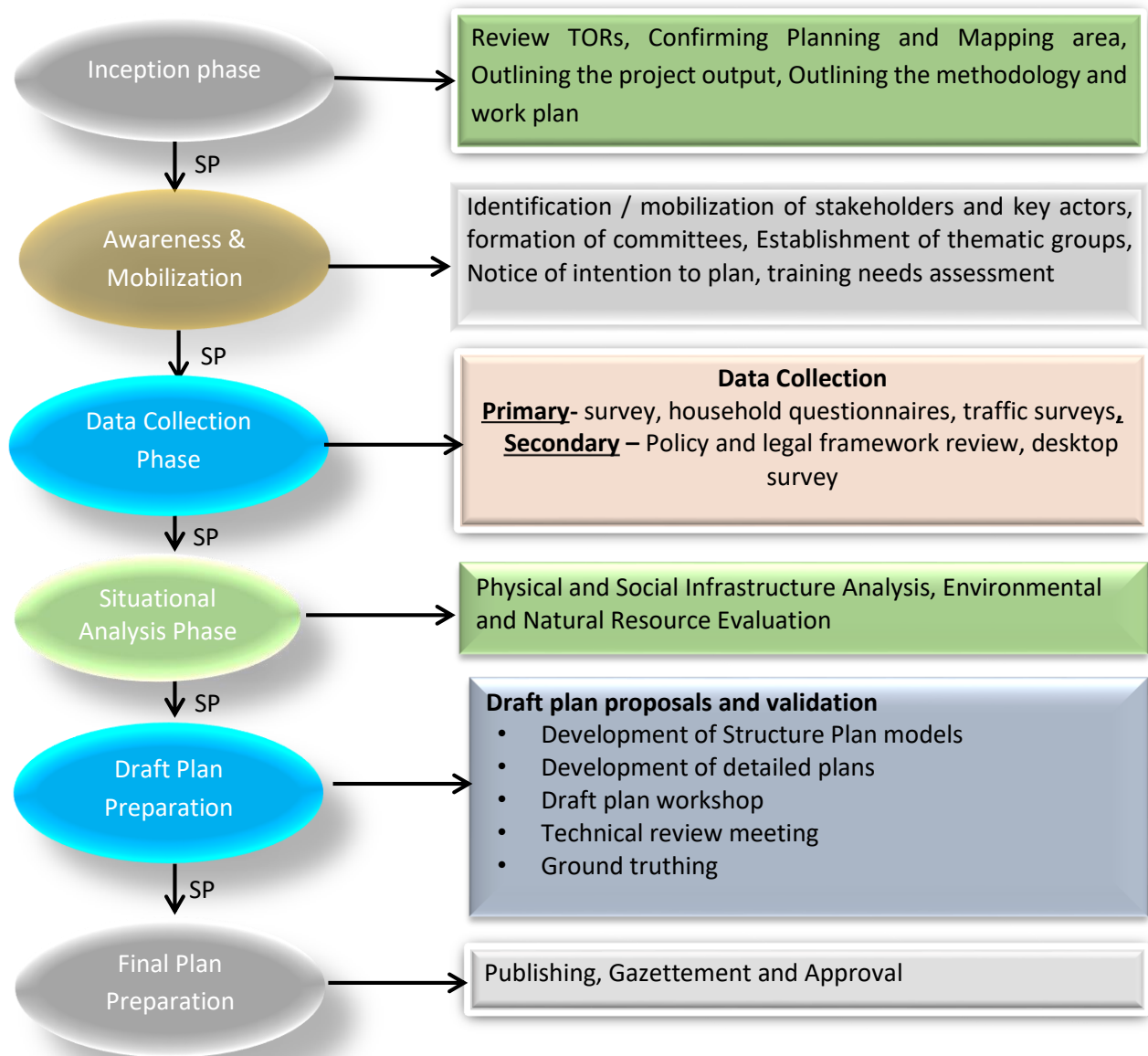


Figure 3: Summary of Plan Methodology

The process had six major phases namely inception phase, awareness and mobilization, data collection, situational data analysis, preparation of Draft Plans and Final Plan preparation workshops. This Final Plan Report marked the last phase of the work. All the other processes were sequentially adhered to and validated through Technical and Stakeholder workshops.

The process began in September 2015 with a commencement meeting whose objectives was to notify key players and stakeholders of the intention to prepare the ISUDP and familiarize with steps and requirements. Shortly after, a County Introductory Meeting was convened to introduce the

Planning team to the County Offices with which they partnered in the whole Process of Plan preparation.

Preliminary data collection took place in late November and early December 2015. Soon after, the situational analysis report preparation began. An Awareness and Mobilization Workshop was held on 30th November 2015. There was thereafter a pause in the project until May 2016, when the notices of Intention to Plan were issued on local daily newspapers. The Consultants went back to the field to carry out detailed data collection in June 2016. Aerial photography and mapping also took place in between May and July 2016. Afterwards, the final Situational Analysis Report was prepared and submitted to the Client on 2nd September 2016.

There was also picking done across the planning area using GPS tool. These waypoints were meant for better outputs. Pickings were done for the riverine farms, the Koromey farms, the newly proposed commercial nodes of Neboi, Koromey and Garbaqoley among other points deemed important by the Consultant for the project.

The draft plan proposals were thereafter prepared and presented to the County Government Technical Committee and the County Assembly Committee on Land, Housing and Physical Planning (MCAs).

1.6 Public Participation

In order to achieve participatory planning exercises to identify citizen's priorities, several initiatives were undertaken. They include:

1.6.1 Public Notices

To sensitize and attract the involvement of the greater public, notices were published in daily newspapers. This was in *the Standard* and *Taifa Leo* dated 26th May 2016. The notices were also simultaneously placed at strategic notice boards within the local area. Both notices were annexed in this report.

1.6.2 Stakeholders

Actors from different agencies were involved in the planning process. They were drawn from the National Government, County Government, opinion leaders, Civil society including NGOs, Churches, professional groups, businessmen, farmers, land owners and the general public. Stakeholders mapping and analysis was jointly carried out by the consultants and County Government aimed at identifying the stakeholders.

1.6.3 Stakeholder Workshops and Meetings

Three stakeholders' workshops were held during the planning process namely; Awareness and Mobilization Workshop which was held on 30th November 2015. There were also two meetings in which the consultants presented the Situational Analysis Findings and the Draft Plan Proposals to the County Technical Committee and the County Assembly Land and Physical Planning Committees. Two workshops are yet to take place and they include the Draft Plan Proposals Workshop and the Final Plan Workshop. The table blow outlines the details of the Stakeholder workshops and meetings.

Table 1: List of Stakeholder Workshops and Meetings

Date	Name of Workshop	No. of participants	Venue
30 th November 2015	Awareness and mobilization workshop	108	Red Sea Resort, Mandera
12 th October 2016	Situational Analysis and Draft Plan Proposals Presentation Meeting with County Technical Committee	12	Department of Land, Housing and Physical Planning Offices, Mandera
12 th October 2016	Situational Analysis and Draft Plan Proposals Presentation Meeting with the County Assembly Committee on Land, Housing and Physical Planning (MCAs)	17	Red Sea Resort, Mandera

1.6.4 Technical Meetings

A number of technical meetings were held. The objective of the meetings was to assess the stakeholders' progress in the project.

Table 2: List of Technical Meetings

Date	Venue	No of participants
2 nd June 2016	RPC offices, St. Ellis House, Nairobi	4
15 th July 2016	RPC offices, St. Ellis House, Nairobi	6
12 th October 2016	Department of Physical Planning Offices, Mandera	12

1.6 Conclusion

This project is important in providing a framework within which development will take place in Mandera for the next 20 years. Its outputs are well thought out and it is envisaged that, if well implemented, the plan will help the people of Mandera to realize significant advancement in economic performance and spatial order of developments. The methodology adopted for the exercise is also deemed fit for the production of the intended outputs.

CHAPTER TWO

POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK

The preparation of this plan is within the setting of various statutory requirements and policy guidelines which provide the framework on which planning is anchored. This chapter presents the policy and legal framework within which this plan has been prepared.

2.1 Policy framework

Several policy guidelines were considered in the preparation of the Integrated Strategic Development Plan. The planning process and outputs sought to integrate numerous sectors and provisions of different policies. Key policies guiding the process were as discussed as follows;

1. Kenya Vision 2030

This is Kenya's development blueprint aimed at making the country a middle income economy by 2030. To realize the socio-economic transformation, the vision requires that its three pillars (democratic political system, equitable social development and sustainable economic growth) be firmly anchored on six foundations namely infrastructure; science, technology and innovation, land reform, human resource development, security, and public service reform. These foundations are supposed to support the vision and the country's overall development process.

The vision recognizes that urban development is critical to achieving improved standards of living leading to the attainment of middle income status. It underscores the importance of urban planning as a prerequisite towards realizing sustainable urban development. The Mandera ISUDP is thus prepared in recognition to the provisions of this important policy.

2. National Land Policy (Sessional Paper No. 3 of 2009)

The Land Policy proposes development control as a tool of ensuring equitable and sustainable use of land. It recognizes land use planning as an important tool in land use management, a remedy to the current challenges and a new opportunity for sustainable human settlements. The ISUDP is envisaged to give guidelines for land use management and development control in Mandera town in line with the policy.

3. National Housing Policy (2004)

The policy seeks to promote planning of human settlements by re-planning and re-development of areas with inadequate infrastructure and services. Mandera ISUDP also takes into account its aspirations especially in the planning of the neighborhoods and ensuring provision of basic services.

4. Integrated National Transport Policy (2009)

The Policy identifies challenges besetting the transport sector in Kenya. Poor road network is among the listed as well the most striking challenge in Mandera town. In line with the policy, a Transport Plan has been prepared to promote accessibility, connectivity and mobility in the town.

5. Draft National Urban Development Policy

The Policy envisions orderly, competitive, and sustainable urban development that enhances physical, social, and local economic development of the urban areas. The Mandera Town ISUDP has adequately provided for sectors in accordance with the policy guidelines.

6. National Spatial Plan (2015-2045)

The National Spatial Plan is the Country's long-term spatial framework that seeks to achieve economic efficiency, global competitiveness, balanced regional development, environmental sustainability for high quality of life, livable and functional human settlements. It earmarks Mandera as a border town where cross border trade and critical infrastructural development should be prioritized. It further identifies Mandera as an area endowed with minerals, tourism sites, large livestock production and renewable energy. These resources if sustainably exploited will spur growth and improve the quality of life in the area.

The Plan also aims at progressively reducing regional disparities through sustainable resource allocation and utilization for purposes of national unity and global competitiveness.

2.2 Legal framework

These are acts of parliament that regulate and provide for the ISUDP and Physical Planning at large. The preparation of the Plan recognizes the provisions of the Constitution and all relevant statutes that may be prepared and enacted.

1. The Constitution of Kenya, 2010

The constitution provides for planning requirements and mandates in various sections. Article 176 establishes County Governments for the 47 Counties listed in the first schedule thus instituting the Mandera County Government. Among key County Government roles articulated in the fourth schedule, county planning and development is listed. Taking this into account, the role to plan and develop Mandera town is bestowed on the County Government.

Chapter five deals with land and environment matters. It classifies land ownership as public, private and community, forming the basis for administration, management and use of land. Article 60 (1) further provides that land should be used equitably, efficiently, productively and sustainably. The ISUDP seeks to realize these objectives by providing land use regulations for Mandera town. Article 67 in the same chapter establishes the National Land Commission mandated to among other functions monitor and undertake oversight responsibilities over land use planning countrywide.

Article 42 provides for the right to a clean and healthy environment. This therefore acts as a basis to promote sound conservation and protection of ecologically fragile areas such as River Daua.

The Constitution also recognizes the need for public participation at various levels of Government. According to Article 174, a key object of devolution is giving power of self-governance to the people and enhancing the participation of people in the exercise of the State and in making decisions affecting them. The planning process has provided adequate platforms to ensure public consultations such as stakeholders' workshops and publishing of the notice for intention to plan.

2. Physical Planning Act, Cap 286

Enacted in 1996, the Physical Planning Act regulates all physical planning activities in Kenya. It empowers the former Local Authorities (now County Governments) to regulate development within their areas of Jurisdiction. Further, it empowers the Director of Physical Planning to prepare various types of Physical Development plans. The Director performs functions such as the formulation of National, Regional and Local Physical development plans, policies, guidelines and strategies.

The PPA guides on the objectives and contents of Structure Plans, Local Development Plans, Advisory Plans, Zoning Plans and Subdivision Plans among other plans. It further enumerates the plan preparation and approval process that has been observed in this project.

Section 29 empowers the Mandera County Government; to prohibit or to control the use and development of land and buildings in the interests of proper and orderly development of its area and to consider and approve all development applications and grant all development Permissions.

3. Urban Areas and Cities Act, No. 13 of 2011

This Act provides for management and categorization of cities, municipalities, towns and other urban areas. It provides for thresholds to be met by urban areas to be conferred the municipal status including: a population of at least 49,000 according to the gazetted results of latest census, demonstrable revenue collection potential, demonstrable capacity to generate sufficient revenue to sustain operations, sufficient space for expansion, capacity to effectively and efficiently deliver essential services to its residents, has infrastructural facilities including but not limited to fire station, markets and street lights, has institutionalized active participation by residents in management of affairs and operation under Integrated Development Plan. Mandera meets these provisions but lacks an Integrated Development Plan which is underway. According to section 29, a Municipality shall be governed and managed by a Board of Municipality. It is important to note that the classification of urban centres has not been undertaken hence numerous requirements have been effected.

Following the Act, an Integrated Urban Area Development Plan contents are: a board's or committee's vision, assessment of existing level of development, the board's development priorities, board's development strategies aligned to national and County sectoral plans, applicable disaster management plans, financial plan, key performance indicators and performance targets.

4. County Governments Act, 2012

The Act requires County Governments to prepare plans for their areas of jurisdiction as a basis of allocating public funds to finance their activities. The plan should integrate economic, physical, social, environmental and spatial aspects. It states that a County Planning Unit shall prepare the plans and they will be binding to all sub-units within the County.

This Act also establishes the County Executive Committee whose role is monitoring the process of planning, formulation and adoption of the integrated development plans within the County. In Part 11 under County Planning, a county planning unit is charged with the responsibility of ensuring integrated planning and for implementation of the same. The principles and objectives of planning are also laid out in that section. Principles such as effective resource mobilization for sustainable development guide the preparation of this plan.

5. Environmental Management and Co-ordination Act (EMCA), 1999

The Environmental Management and Co-ordination Act governs the management of environment and upholds the importance of environmental protection countrywide. It establishes an independent body, the National Environment Management Authority (NEMA) to ensure effective enforcement and implementation.

Section 58 requires Environment Impact Assessment for every development that is likely to have an impact on the environment before implementation. This is in the bid to identify the potential injurious project impacts on the environment and mitigate them beforehand. The EIA should be submitted to

NEMA for approval before the development is undertaken regardless of having acquired other licenses. The Second Schedule requires that any activity out of character with its surroundings, or that may lead to major changes in land uses needs to undergo an EIA. It further provides for public involvement in major development decisions with an environmental bearing.

6. National Land Commission Act, 2012

Section 5 (2) e of this Act gives the National Land Commission the responsibility of managing and administering unregistered trust and community land on behalf of the County government. The Commission is supposed to ensure unregistered land is registered within ten years from the commencement of the Act.

The Commission is also mandated to form County Land Management Boards to manage public land within the counties. This means that the National Land Commission must remain active in every County thus an important stakeholder in all land related matters. The Commission is also relevant in this project in the sense that it is expected to perform its constitutional role of overseeing all land use planning exercises in the country.

7. The Water Act, 2002

This is an Act of Parliament to provide for the management, conservation, use and control of water resources and for the acquisition and regulation of rights to use water. The Act provides for the regulation and management of water supply and sewerage services. It also guides the establishment and running of institutions which are involved in the management and provision of water services.

8. Public Health Act, Cap 242

This is an Act of Parliament that makes provision for securing and maintaining the health of the public. It provides standards and guidelines to clean environment, effective ventilations and liveable developments in an area. Occupational licenses are given under these provisions.

9. The Forests Act, No. 7 of 2005

An Act of Parliament that provides for the establishment, development, sustainable management, conservation and rational utilization of forest resources for the socio-economic development of the country. It recognizes that forests play a vital role in the stabilization of soils and ground water, thereby supporting the conduct of reliable agricultural activity, and that they play a crucial role in protecting water catchments in Kenya and moderating climate by absorbing greenhouse gases. It further recognizes that forests provide the main locus of Kenya's biological diversity and a major habitat for wildlife.

Mandera has various indigenous trees species and vegetation that need to be conserved. Some of these include thorny shrubs of savannah type and bushes. They give Mandera a unique identity and so they are worth protecting. Forests can also be planted and preserved based on the provisions of this Act.

10. Survey Act, Cap 299

The Survey Act makes provision on matters related to surveys and geographical names and the licensing of land surveyors. The Department of Surveys, under the Director, is mandated to provide and maintain plans for property boundaries in support of the Land Registration throughout the country. In preparation of this plan, existing survey data was used to prepare the plans.

It is worth noting that the surveying and mapping work done under this project does not override the role of the Director of Surveys. The maps produced during the preparation of the urban strategic plan are therefore not an authority on boundaries.

11. Land Registration Act (No. 3 of 2012)

This Act outlines the process of land registration for the different land categories. It also gives the process for establishment of land registration units and for the establishment of land registries. Though the survey output of this project will not be regarded as an authority on boundaries, it will yield important data for the community land register.

2.3 Institutional Framework

Institutions have key roles in the preparation and implementation of the ISUDP as discussed below. The institutions form part of the stakeholders.

2.3.1 Mandera County Government

The Mandera County Government has jurisdiction over Mandera town, the client and the custodian of the Plan. It was charged with the provision of technical support to the project steering committee that aided the plan preparation process. In addition, it offered logistical support and administrative services needed by the project team and consultants.

Notably, the County Government is composed of numerous institutions with roles to play in the planning process as discussed.

1. Office of the Governor

The governor and the deputy governor are the chief executive and the deputy chief executive of Mandera County. They execute the functions and exercise the authority provided for in the Constitution and other legislation. Some of these include:

- Representation of the County in national and international fora and events,
- Appointment of, with the approval of the County Assembly, the County Executive Committee
- Constitution of the County Executive Committee portfolio structure to respond to the functions and competencies assigned to and transferred to the County,
- Submission of the County plans and policies to the County Assembly for approval,
- Considering, approving and assenting to bills passed by the County Assembly,
- Chairing meetings of the County Executive Committee

The Governor will assent to this plan once it is validated by stakeholders and approved by the County Assembly.

2. The County Executive Committee

The Mandera County Executive Committee supervises the administration and delivery of services to citizens. It also conceptualizes and implements policies and County legislation. It has 8 members representing the following ministries/departments:

- Lands, Housing and Physical Planning
- Agriculture, Irrigation, Livestock, Fisheries and Veterinary
- Water, Sanitation and Natural Resources
- Trade, Industrialization and Cooperative Development
- Public Service
- Education and Social Services
- Finance and Planning
- Transport, Roads and Public Works
- Health Services

The County Executive Committee (CEC) member in charge of Lands, Housing and Physical Planning is the policy head on matters related to planning. The member oversees planning matters and will be responsible of submitting the plan to the County Assembly for approval.

3. Department of Land, Housing and Physical Planning

This is the department that is in charge of land use planning and development control. It is headed by a Chief Executive Committee Member who is assisted by a Chief Officer and the Director in the descending order. The director supervises County Planners, Surveyors, Sub-County Land Administrators and clerk. The structure of the department is as illustrated below.

All ministries will play a role in the plan preparation and implementation process. However, the Ministry of Land, Housing and Physical Planning will be directly involved. It is charged with the responsibility of managing the project and providing the overall supervision function.

The county planners and surveyors undertake technical works in their fields while the Sub-County Land Administrators are in charge of land management in their areas of jurisdiction. The Planning area has one Sub-County Land Administrator who is in charge of Mandera East Sub-county.

Currently the department has two planners who are not sufficient personnel to carry out development control countywide. It also lacks a well-structured process of plan and development approvals.

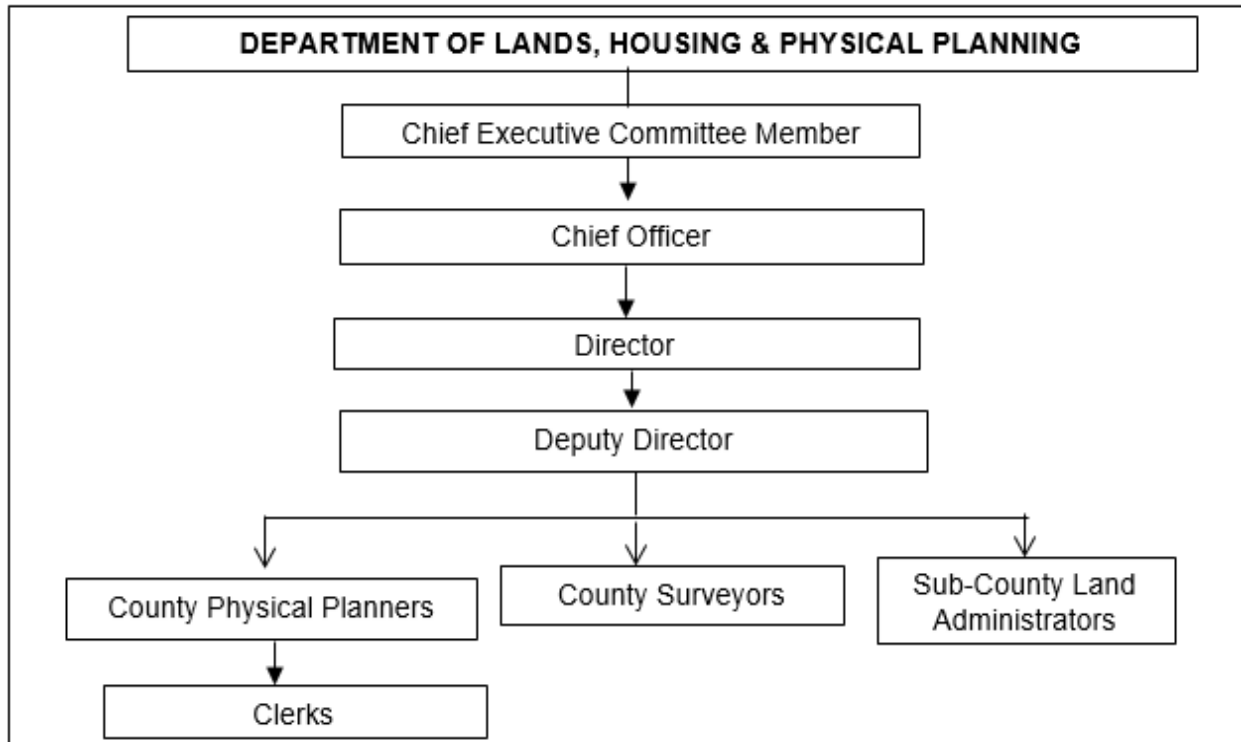


Figure 4: The Structure of DLH&PP

4. The County Assembly

The County Assembly is a legislative organ which plays an oversight role on all County public institutions including the urban areas and cities. It approves plans prepared by the County Executive Committee. The County assembly is crucial within the devolution process as they are law makers and are the legal representatives of the community at the County level.

Once this ISUDP is complete and validated by stakeholders, the County Assembly Committee in charge of Lands, Housing and Physical Planning will receive it and table it in parliament for discussion and approval.

5. County Public Service Board

The main role of the Mandera County public service is human resource management. In the process of preparing this ISUDP, this board is expected to facilitate capacity building and training of the county staff.

2.3.2 Ministry of Land, Housing and Urban Development (MoLH&UD)

The Ministry of Land, Housing and Urban Development has the responsibility of managing planning projects in the country. It has provided the overall supervision function.

2.3.3 National Land Commission (NLC)

The main role of NLC is to monitor and have oversight responsibilities over land use planning throughout the country. It has thus played the same role during the preparation of Mandera ISUDP.

2.4 The Vision

Formulation of a planning vision is a prerequisite to any strategic planning exercise. This plan has thus been prepared based on a planning vision that was developed in consultation with the

stakeholders. In the visioning process, various goals and visions spelt out in the key relevant policies were considered accordingly. Some of these include the Kenya Vision 2030 and Mandera County vision. The Kenya Vision 2030 seeks to make Kenya a globally competitive and prosperous middle income economy with a high quality of life by 2030. The Mandera County Government on the other hand aims to make Mandera regionally competitive and self- reliant.

The visioning process started with the sensitization of stakeholders on the need for a planning vision. This was undertaken during the first workshop whose objective was awareness and sensitization about the ISUDP. Subsequently, stakeholders were required to formulate possible visions for Mandera town. A number of visions were suggested during this workshop as listed below.

- a) Mandera to be the best internationally planned
- b) Mandera to be a business class
- c) Mandera like Dubai
- d) Mandera that looks better than Nairobi
- e) A town that safeguards its resources, promotes investments and has adequate facilities
- f) A City with a good economy, proper and adequate infrastructure and highly educated residents
- g) An inclusive and safe city with developed infrastructure and a prosperous population
- h) A town with an international airport to foster export of agricultural products and international trade

In order to encourage inclusivity, the consultants were then mandated to a draft vision encompassing the various options mentioned herein before. It was then agreed that the vision for Mandera town would be:

“To be a well-inclusive and safe town that safeguards its resources and promotes investments with adequate facilities for a prosperous population”

This is the vision upon which the proposals have been based.

2.5 Conclusion

From the foregoing, it is evident that the ISUDP has a sound basis considering the variety of policies and statutes. The policies and legislations provide guidance on the importance and order of the planning process. The plan upholds the spirit of the Constitution of providing a properly planned nation. It is in line with the Vision 2030 as it advocates for sustainable social, political and economic growth of Mandera Town.

This section identifies various stakeholders in the formulation and implementation of the plan. Such include private, NGOs, national and county government institutions and the duties bestow upon each. The laws and policies herein provides for public participation in the development process an approach fully incorporated in the planning process. This has been through stakeholder workshops, thematic and focus group discussions conducted.

CHAPTER THREE

EXISTING SITUATION

This chapter outlines a discussion on the prevailing situations of various systems influencing development trend in Mandera town. Particular attention has been given to the physical environment, population characteristic, land, infrastructure and service. This analysis form the basis of the challenges addressed and potentials appreciated by the Integrated Strategic Urban Development Plan.

3.1 Natural environment

This consist of natural physical environmental characteristics such as climate, topography, geology, flora, fauna and how they influence the growth direction of Mandera town individually or collectively.

3.1.1 Climate

Mandera's climate is categorized as arid under the Köppen climate classification. Temperatures are high throughout the year while precipitation is extremely low and unpredictable. The long rains fall in April and May while the short rains occur in October and November. The figure below shows the rainfall distribution throughout the year.

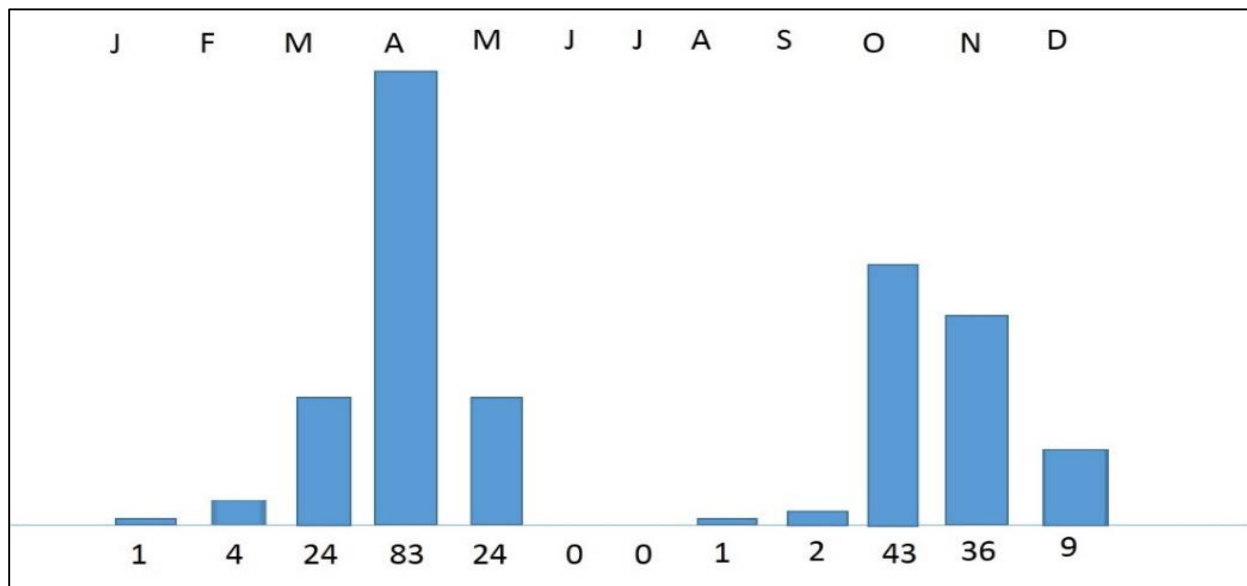


Figure 5: Rainfall distribution annually

Temperatures are relatively high with a minimum of 22°C in July and a maximum of 42°C in February. It experiences long hours (approximately 11 hours) of sunshine in a day, causing high evaporation rates and thus withering to most of the vegetation before maturity. The harsh climate is not suitable for agriculture due to the scanty rainfall and high evaporation rates. The frequent droughts also threaten the dominant pastoralism due diminishing grazing areas resulting to loss of livestock and challenged food security. However, the long sunshine periods are an opportunity to tap solar energy.

3.1.2 Topography

The Planning area is characterized by low lying rocky hills located on the plains that rise gradually to 280 meters above sea level. It is dominated by a relatively flat to gently undulating relief that rises

from the plains on northeastern side towards the southwestern zones. The areas around Koromey, Neboi and Jirma are on the higher grounds while lowest sections are around River Daua.

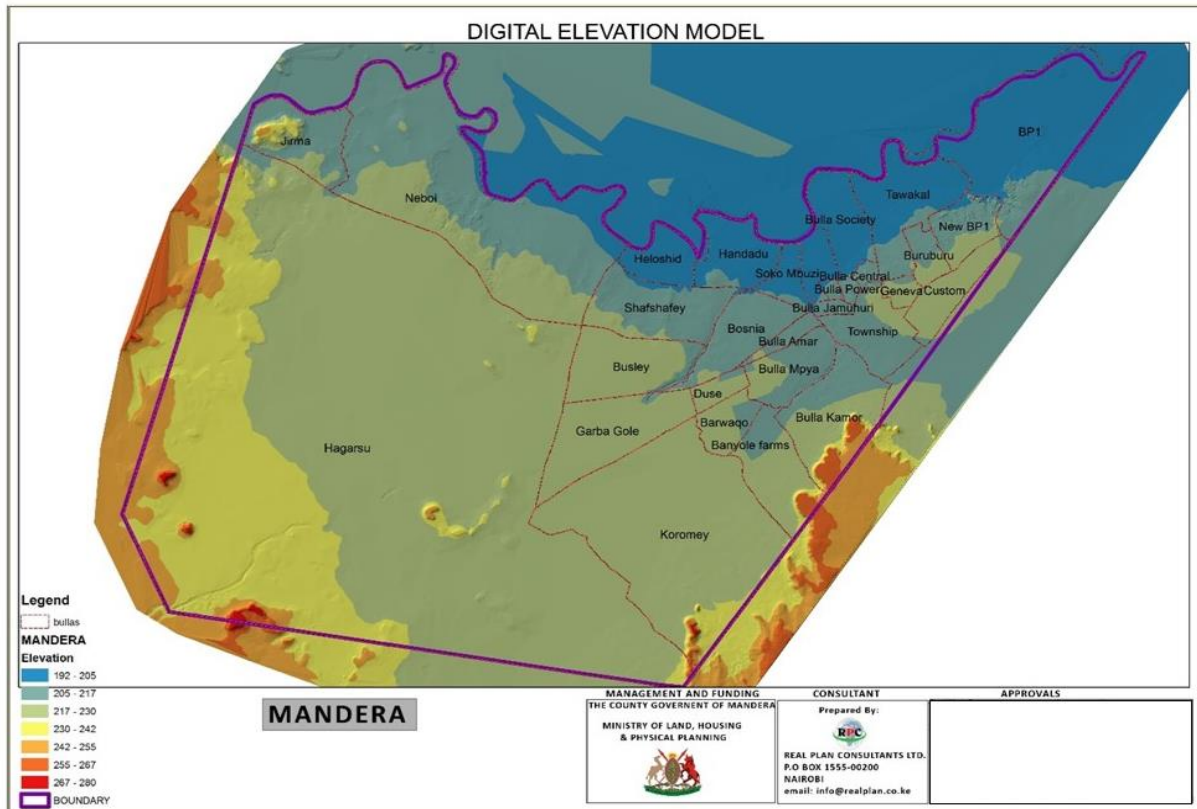


Figure 6: Slope Analysis

3.1.3 Geology and Soils

The land consists of Mesozoic sandstone and mudstone. The soils are well drained, very deep to shallow, dark reddish brown to yellowish brown and very friable loamy fine sand to fine sandy loam. The top soil is generally degraded by sealing and sheet erosion. Strong sheet and gully erosion hazards are a common occurrence in the area due to the undulating topography, friable soils and low infiltration capacity. The soil physical properties are mostly only moderately favorable due to the shallowness of the soil and/or low infiltration.

3.1.4 Hydrology and Drainage

River Daua a trans-boundary perennial river whose source is the Ethiopian highlands forms the largest drainage basin in Manderla town. It flows eastwards along the international boundary (Kenya/Ethiopia), through Malkamari, Rhamu Dimtu, Rhamu, Libehia, Khalalio and Township into Somalia at Border Point One (BP1).

The river has attracted irrigation farms along its banks such as Manderla BP1 and Neboi Farms. It is a vital economic catalyst, Fragile Environmental Area and structuring element which should be sustainably utilized. Other drainage channels are seasonal streams, locally known as Laghas as shown in the map below.

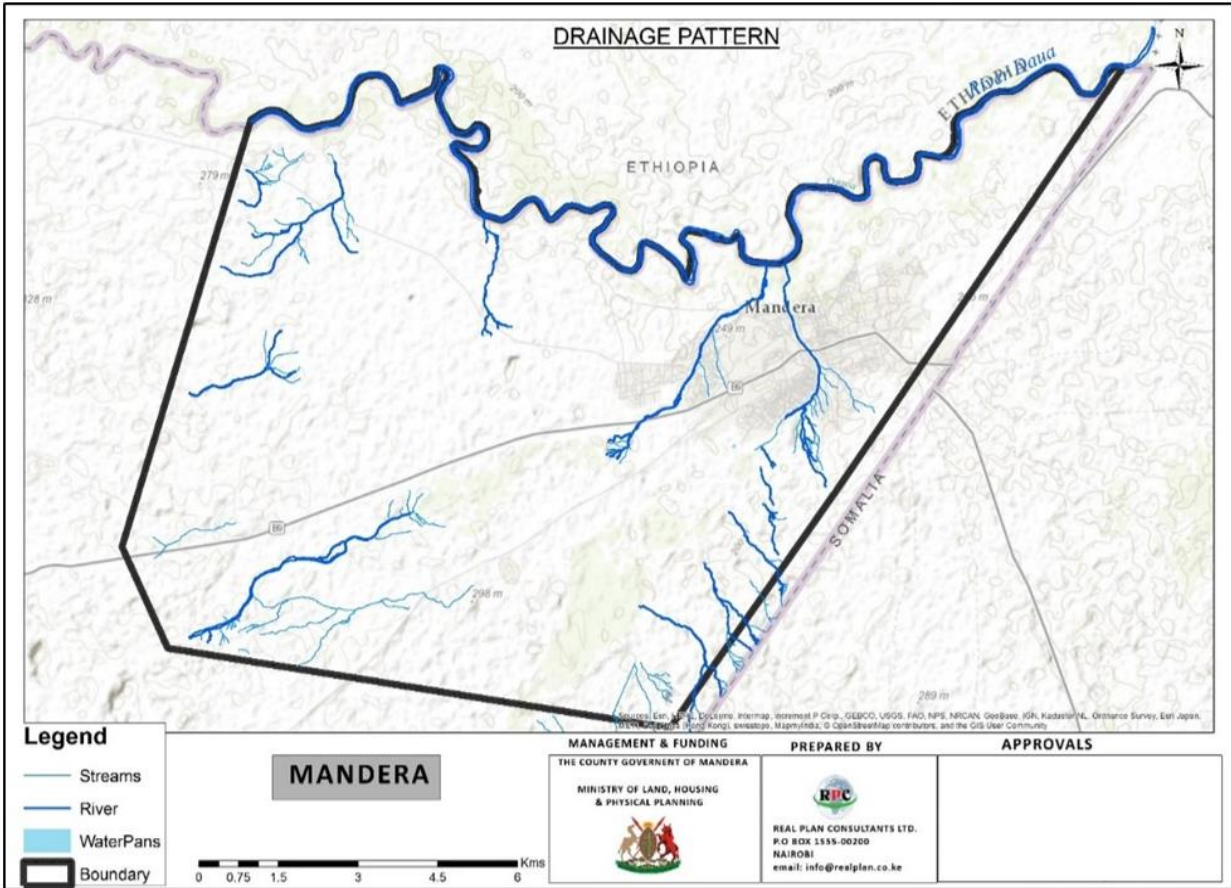


Figure 7: Drainage Pattern

3.1.5 Wildlife

There are several types of wildlife in Mandera including birds, crocodiles, snakes, giraffes, wild dogs, cheetahs, leopards, fish, hippopotamus, lions, greater kudu, gazelles and guinea fowls. A total 74 bird species from 41 families have been recorded. Crocodiles, fishes and hippopotamus are found in Dawa River while the other animals are inhabiting the bush land and grasslands. The plethora of wildlife is indicative of the untapped tourism potential in Mandera which the ISUDP has identified.

3.1.6 Mineral Resources

Mineral resources are found in the neighbourhoods of Mandera. These include oil in Kotulo, limestone, gypsum and building stones in Elwak. Oil exploration can be done at the mines while oil refinery plants can be located in Mandera. Limestone and gypsum on the other hand can be used for manufacturing cement and other related products. These activities have very high potential of boosting the economic environment in Mandera and its environs.

3.1.7 Natural hazards

The main type of floods experienced are flash floods commonly experienced in Khalalio and River Dawa neighborhoods. Floods result to destruction of crops, livestock drowning and loss of human lives. This poses food security threats and causes potential economic underperformance, especially because the residents are largely livestock farmers.

Mandera town is also extreme in sheet and gully erosion hazards due to the undulating topography, friable soil material and low infiltration capacity. Thus, planning and development must be done in ways that would not propagate the probable hazard. Special attention must also be given to the flood prone zones.

3.2 Population

According to the Kenya National Housing and Population Census (2009), Mandera County had a population of 1,025,756 while Mandera East Sub-County had 178,831 persons. Mandera town population was estimated at 91,174, accounting for 9% and 51% of the County and Sub-County population respectively. Out of town population, 47,763 were male while 43,411 were female. The average household size in the County is estimated at 8.2. This is higher than the national average household size which stands at 5. The table below shows the population details of Mandera.

Table 3: Population Size

Core Urban Population			Peri-Urban Population			Total		
Male	Female	Total	Male	Female	Total	Male	Female	Total
30,208	27,484	57,692	17,555	15,927	33,482	47,763	43,411	91,174

Source: KNHPC Report (2009)

Using the urban growth rate according to the World Bank indicators 2014 (4%), Mandera town population is projected at 329,851 as shown in the table below.

Table 4: Population Projection

Year	2009	2010	2015	2020	2025	2030	2035
Male	47,763	50,185	64,263	82,292	105,378	134,941	172,798
Female	43,411	45,612	58,408	74,794	95,777	122,646	157,053
Total	91,174	95,797	122,671	157,086	201,155	257,587	329,851

Source: - Base Year Population Adopted from KNHPC (2009)

- Projections computed by Author, 2016

NB: The population growth rate has been estimated based on World Bank Indicators of 2011.

3.3 Land tenure

Land tenure refers to the way land is held or owned by individuals and groups legally or customarily governed by sets of relationships. The planning area has two tenure systems; Private and Communal.

Communal land tenure denotes the right of possession of land by a community, rather than an individual. Each member of the community has a right to use independently the holdings of the community. Communal land in Mandera is majorly used for grazing and it encompasses water pans and wells which are shared among the community members. About 85% of land in the planning area is communally owned.

Private land refers to a scenario where an individual buys the right to occupy land or a building. However, most privately owned land is under leasehold which is for a given length of time. The leasehold tenure applies largely to surveyed land which is mainly in the township area. These areas are set aside for urban development and accounts for about 15% of Mandera town.

3.4 Land value

Land values are varied in different parts of Mandera town. The values are highest in the CBD due to high concentration prime business and quality infrastructural facilities as shown in the table below. Land values have also in the recent past risen around the new County Headquarters since the offices are expected to attract commercial activities in the area. On the other hand, Neboi has lower land values taking into account its location away from the core and inadequate infrastructure such as electricity, water and roads.

Table 5: Land value (0.045 ha)

Area	Amount (Ksh)
Neboi	30,000 – 40,000
Garbaqoley	50,000
Bosnia	300,000
Mandera Centre (Along B9 road)	7,000,000
Areas around the new County HQs e.g. Busley	700,000 (HD); 1,000,000 (CBD);

3.5 Land use

Mandera harbors various land uses including commercial, residential, transportation, public purpose, educational, recreational, public utilities, agricultural and light industrial. However, these activities are not harmonious, disorderly, conflicting, disintegrated and dysfunctional as they have developed independent of a spatial framework. Commercial activities are mainly concentrated in the CBD and mainly consists of wholesale and retail shops, mobile money kiosks, financial institutions and open air markets. Other commercial areas include Neboi, Jirma and Koromey.

Residential land use covers a significant 2405ha which accounts for 18% of the planning area. Key estates include Geneva, Buruburu, Bulla Mpya, Busley, Bulla Barwaqo, Bulla Kamor, Bulla Nguvu, Bulla Power, Bulla Arab, Central, Jamuhuria, Light Industry, South C and township. The residential areas are poorly accessed with access roads width ranging between 2 and 6m.

Public purpose activities comprise of government offices, police posts, a post office and religious institutions. The existing County offices and proposed County headquarters offices fall under this category. The recreational land use is represented by Moi Stadium and Geneva Sports Centre located in Bulla Amar and Geneva respectively. Educational facilities consist of Moi Girls Secondary, Khadijah Girls Day Secondary, Daula Integrated School, Mandera Youth Polytechnic and Mandera University. Health facilities include; County Referral Hospital, Busley Dispensary, Neboi Dispensary, Khadijah Dispensary and Blue Light Nursing Home.

Public utilities in Mandera comprise of electricity networks, power stations and water reticulation system. Piped water system however covers partially. This notwithstanding, there are water intakes at Suftu and Neboi, and 1No. Old water treatment plant, located along Suftu road and which is earmarked for rehabilitation.

Agriculture accounts for the highest portion of land at 6084ha which is equivalent to 46% of the total land. The farms lie mainly along River Daua (riverine far) and in Ardaade.

In summary, the land use distribution is as presented in the table below and the map overleaf:

Table 6: Land Distribution by Use

Land Use	Area(Km²)	Percentage (%)
Agricultural	60.84	45.71
Deferred	36.27	27.25
Commercial	2.1	1.57
Educational	1.52	1.14
Public Purpose	7.02	5.27
Residential	24.05	18.07
Transportation	0.001	0.09
Conservation	1.29	0.90
TOTAL	133.091	100.00

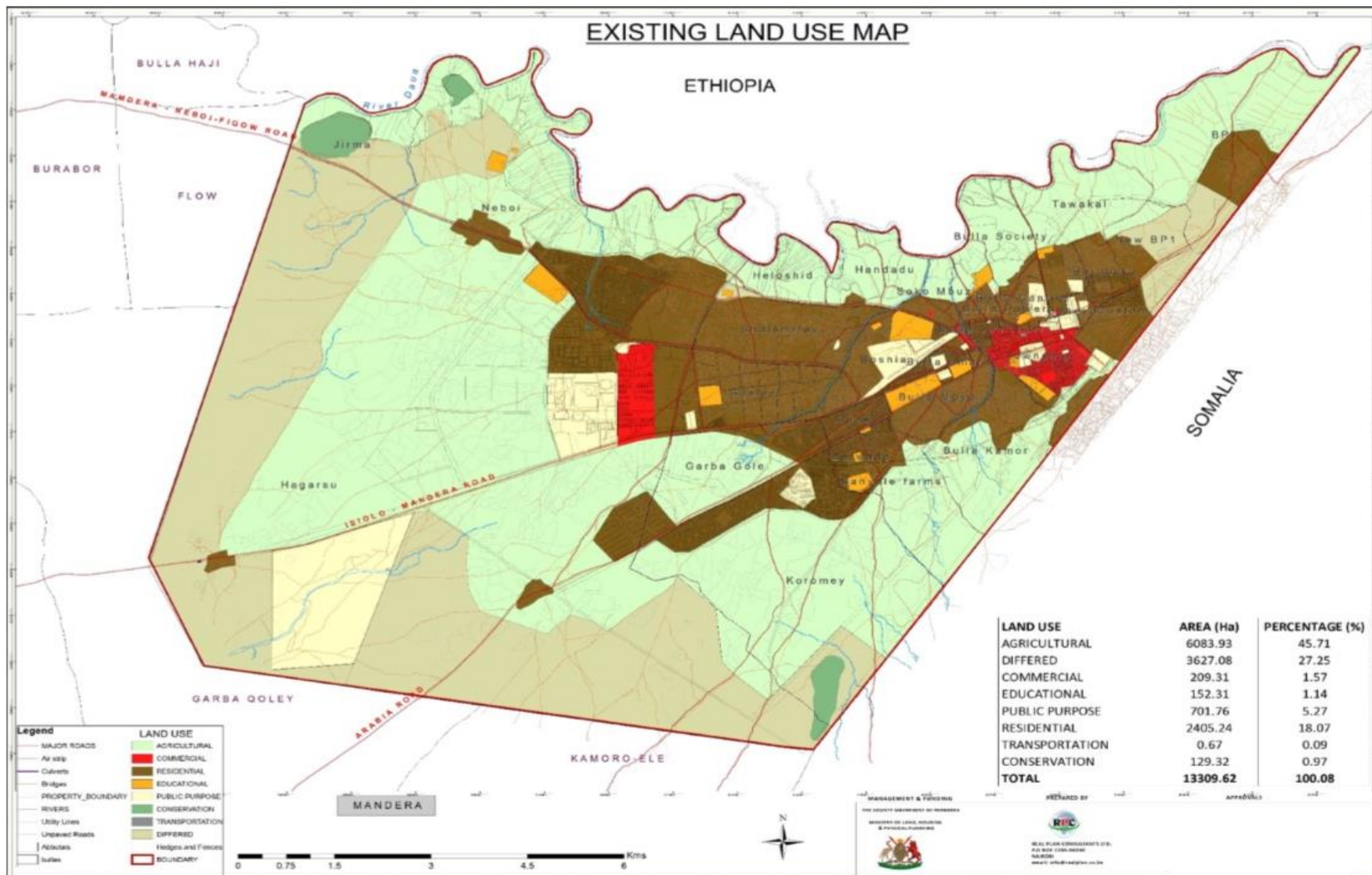


Figure 8: Existing Land Use Structure

3.6 Land availability

Out of the 133.09 Km², there are sections that are not meant for urban development. These include agricultural and ecologically fragile areas like riparian reserves and conservation areas such as e.g. the Jirma hill. The non-developable land thus amounts to 12.79 Km² and forms 9.61% of the planning area as shown in the figure below.

Table 7: Developable and Non-developable Land for Urban Developments

LAND	AREA (Km ²)	(%)
Developable land	120.30	90.39
Riparian Reserves and conservation areas	12.79	9.61
TOTAL	133.09	100.00

The extents of the developable and non-developable land are shown in the map below.

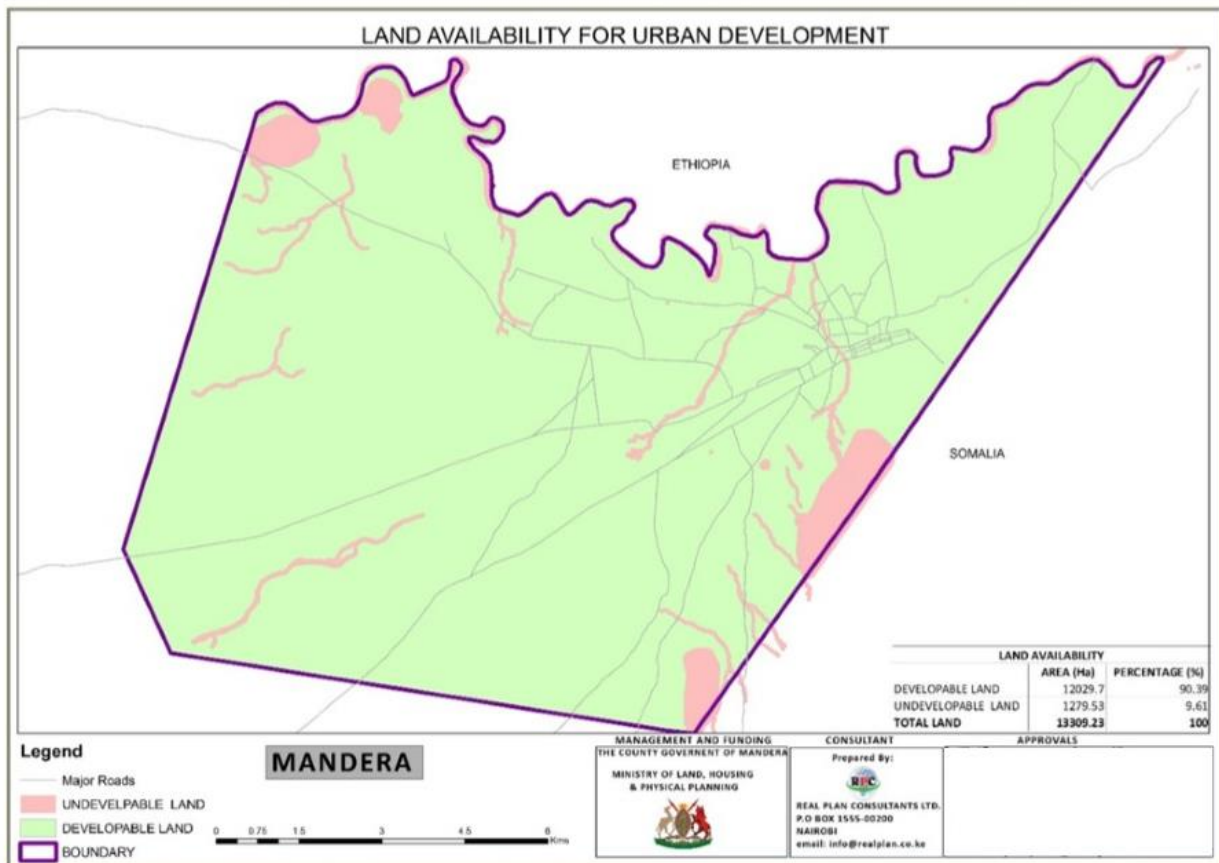


Figure 9: Land Availability Map

3.7 Infrastructure and Services

The infrastructure discussed herein include transport, energy, water and sanitation, Information and Communication Technology and community facilities. It underlines the challenges and opportunities under this sectors.

3.7.1 Transport

The transport system is made up of air and road transport networks. However, water transportation also takes place mildly on River Daua.

1. Road Transport

This is the main mode of transport and accounts for over 95% of all travels made in the planning area.

a. Road Network

Mandera has 3 major roads namely B9 (Isiolo – Mandera), Arabia and Khalalio roads. They are networked with the lower order roads, which mainly provide access to homes and other activity areas. The access streets in the urban area form a network laid out in a grid iron pattern. Residential estates such as Bulla Mpya also manifest this kind of road network. This gives the area neat structure and provides for easy access. None of these roads is however tarmacked. The road network details are further outlined in the table below:

Table 8: Mandera Road Network

Road Nam	Class	Width (m)	Length (Km)	Surface type	Condition	Function
Isiolo-Mandera Road	A	21	7.6	Section within is Murram but rest is earthed	<ul style="list-style-type: none"> Section within is fairly good and passable in the rainy season. Section outside is rocky and in general poor condition. During the rainy season, it is passable only by four wheel drive vehicles 	<ul style="list-style-type: none"> Connects Mandera to Wajir through Rhamu, Wargadud, Elwak, Borehole 11 and Kotulo centers
Arabia Road	D	18	1.25	Section within is Murram but rest is earthed	<ul style="list-style-type: none"> Section within is fairly good and passable in the rainy season. Section outside is rocky, dusty and in general poor condition. During the rainy seasons, it is easily passable only by four-wheel drive vehicles 	<ul style="list-style-type: none"> Connects Mandera to Hareri Hosle, Arabia, and Lafey, centers and thereafter joins road B9.
Mandera - Khalalio Road	E	12	0.49	Earth	<ul style="list-style-type: none"> Dusty during the dry seasons and fairly passable in the rainy seasons 	<ul style="list-style-type: none"> Connects Mandera to Bella, Khalalio and Hareri centers
					<ul style="list-style-type: none"> 	<ul style="list-style-type: none">

Access streets		3 to 9	-	Earth	<ul style="list-style-type: none"> Dusty during the dry seasons and fairly passable in the rainy seasons Some are very narrow and congested e.g. the one serving Baale market. 	<ul style="list-style-type: none"> Provides access to different parts of the planning area
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The roads are generally in poor condition especially during the rainy seasons when they get muddy and impassable.

b. Terminal Facilities

Mandera town has one bus terminus measuring 0.75ha which is partially occupied by commercial structures. It has a capacity of up to 40 standard sized buses. The facility is however underutilized since few public service vehicles ply the area. Most residents prefer walking to their destination while few use taxis. Common bus users consist of persons travelling outside Mandera such as Wajir and Nairobi. It is also important to note that the town lacks designated bus stops consequently vehicles pick and drop passengers along the road.

There are no designated parking areas in Mandera as a result roadside parking is a common occurrence. Although this is not a challenge presently, but as the town continues to grow and the status quo on parking is maintained, there will be circulation problems along such road.

c. Public Transport

The road public transport sector is not fully developed. This is attributed to the fact that Mandera has remained deficient of requisite infrastructure such as roads. Buses, Matatus, Taxis and hired vehicles are the available public transport service providers. Buses transport people and goods from Mandera to Nairobi and other towns along the B9. The condition of the road and security are key challenges facing the region.

Matatus transport passengers to Rhamu, El Wak, Kotulo and other towns in the County but are in deplorable condition due to the condition of the roads. Taxis operate within town while 4-wheel vehicles are hired for travels outside town. Motorbikes serve as an intermediate mode and are crucial in accessing remote zones inaccessible by vehicles.

Public goods transportation modes from other parts of Kenya include lorries, pickups and double cabins. This is however negatively affected by the poor condition of roads resulting to lengthy travel times and increased expenses due to wear and tear. This is attributed to the low economic performance.

Public transport routes in Mandera include Isiolo-Mandera, Arabia, Khalalio, Jirma and Roads connecting different areas as shown in the table below. These roads are currently unpaved.

Table 9: Public Transport Routes

Road Name	Areas served
Isiolo-Mandera Road	<ul style="list-style-type: none"> Connects Mandera to Wajir through Rhamu, Wargadud, Elwa Borehole 11 and Kotulo centers
Arabia Road	<ul style="list-style-type: none"> Connects Mandera to Hareri Hosle, Arabia and Lafey centers
Mandera -Khalalio Road	<ul style="list-style-type: none"> Connects Mandera to Bella, Khalalio and Hareri centers
Mandera-Jirma Road	<ul style="list-style-type: none"> Connects Mandera to Jirma via Neboi
Road	<ul style="list-style-type: none"> Connects Mandera to Ethiopia

f. Non-Motorized Transport (NMT) and Intermediate Transport

The NMT modes in Mandera include walking and animal traction. About 90% of the people depend on walking as the main mode of transport covering short and long distances. This is largely due to the poor and impassable access roads or foot paths which vehicles cannot use, especially in the remote sections. The animals are mainly used for transporting firewood, water and other light goods. The most common animals used for such purposes are camels and donkeys. The intermediate modes of transport are on the other hand comprise of motorbikes.



Figure 10: Existing NMT means

2. Air Transport

The town currently has one airstrip owned by Kenya Army but accessible to members of the public flying to and from Nairobi. An International Airport has also been proposed at Wargadud.

3. Water transport

Water transport is minimally utilized. People crossing to and from Ethiopia use improvised vessels to move passengers and light goods across river Daua. The river thus enables small scale international trade. This in turn boosts the economy of Mandera. The Kenyan and Ethiopian states can work to improve these linkages by creating higher capacity through policy and infrastructural developments.

3.7.2 Energy

Energy is known to be a driver of social and economic development in any region but Mandera is in dire need of reliable and sustainable energy. The township area is fairly connected while hinterlands remain unconnected due to affordability and house building materials.

It is important to note that Mandera has not had industries thus power is mainly for domestic activities. However, the recent discoveries of mineral reservoirs within the County increases the prospect of manufacturing industries. This will further necessitate the provision of adequate, reliable and sustainable energy.

Wood is the most dominant source of cooking energy hence of reliance on the same. This has caused overexploitation of the natural resource and subsequently led to a rapid destruction of the environment. Other sources of energy used in small scale include kerosene, solar and gas. Considering the lengthy and intense sunshine, the town has a large-scale solar energy potential.

Apart from the green energy sources, oil deposits have also been discovered in parts of Mandera. There is thus high potential for oil refinery and petroleum and diesel production. Based on this, it is arguable that Mandera is able to produce energy in surplus amounts. Subsequently, prospects of improved economic productivity are significantly high.

3.7.3 Water and sanitation

This comprises water sources, infrastructure, demand and supply, liquid and solid waste management and the institutions responsible.

Water: The main water resources are River Daua, ponds, streams, earth pans, boreholes with pump, protected dug wells and unprotected dug wells. The quality of the water from these resources is poor. It is worth noting that River Daua is a seasonal river that dries out for a period of about three months in a year.

Piped water network covers 8 Km² within the township hence water is easily accessible. This accounts for 6% of the planning areas while other areas are served by boreholes and water pans. The average distance to the nearest water point in rural areas is 25Km hence need for planning interventions to ensure access. This distance however reduces during rainy seasons. The price of water ranges between Ksh15-20 per 20 litres with an average household water consumption of 10 – 12 litres per person daily.

According to NWSB, the water demand in Mandera is 5,500m³ /day while supply on the other hand is 720m³ per day. This implied a deficit of 4780m³/day. However, based on the current population the demand is estimated at 12,267m³ /day and 32,985 m³ per day by 2035 as shown in the figure below. This is indicative of the need to establish a more reliable and adequate supply of water for the town.

Based on the average of 100 l/c/day, the projected domestic water demand is as follows:

Table 10: Projected Water Demand

Year	2015	2020	2025	2030	2035
Population	122,671	157,086	201,155	257,587	329,851
Total Daily Water Demand (m ³ /day)	12,267	15,707	20,116	257,587	32,985

Sewer and Sanitation Services: In Mandera waste water is disposed on open land while VIP, covered and uncovered pit latrines are the main method of human waste disposal due to lack of a sewer system. About 59% of the households have access to the facilities while 42% do not which translate to poor sanitation and public health.

Solid waste management: Burning is the popular method of waste disposal with over 82% household using it. Other methods include use of garbage pits (12%), public garbage heaps (4%), community groups (0.4%), local authorities (0.5%) and private firms (0.8%). This signifies the need for more sustainable and environmentally friendly solid waste disposal mechanisms.

The County Government is in charge of solid waste management in Mandera but has limited capacity hence need to empower the institution. The town has a dumpsite at Border Point 1. There is significant amount of litter in Mandera especially urbanized regions.

Institutions: Water provision and sanitation services in Mandera are provided and monitored by MANDWASCO, NWSB, County Government as well as private service providers. MANDWASCO is the main water provider while NWSB is a regional state corporation whose mandate is to ensure availability of sufficient potable water and sanitation services for the people of the Northern region.

3.7.4 Social Facilities

It is established that the planning area is inadequately provided with social facilities including educational, religious, health, recreational, security, cemeteries, libraries and fire stations as detailed out below.

1. Educational Facilities

Mandera town has 17 ECDEs, 26 primary school and 10 secondary schools. The facilities are concentrated within the urbanized area thus inadequate to serve the outskirts. Due to this effect, it is recommended that more of these are established in various areas of the planning zone.

The local tertiary learning institutions serving the Mandera town residents include Mandera Technical Training Institute, Mandera Teachers Training College, Mandera East Polytechnic and Maarifa College. The facilities are not sufficient and it is proposed that more facilities are established.

2. Health Facilities

Health facilities in Mandera town are 10 and include Mandera County Referral Hospital, Khalalio Health Centre, Society Dispensary, Mandera Health Clinic, Mandera Army Camp Dispensary, Mal Kamari Dispensary, Al Siha Nursing Home, Blue Light Nursing Home and Prime Medical Clinic. Taking into account the growing population, the facilities are not adequate to serve.

3. Religious facilities

Given that the area is dominated by Islamic religious believers, the dominant facilities are mosques and madrasas. Generally, each Bulla has a mosque with a few churches.

4. Security Facilities

Mandera town has four security facilities namely Police Station, GK Prison, Military Camp and Law Courts. Police stations are unevenly distributed in the town hence the need to establish more.

5. Recreation Facilities

Geneva Sports Centre, Mandera Stadium and a few play grounds (within schools) constitute recreational facilities in Mandera town. Taking into account the increasing population in the town and its conferment as County Headquarters more public recreational facilities are required.

6. Fire stations

Mandera lacks a fire station which could prove disastrous in times of fire emergencies, especially in the high density areas. It is a crucial need for the County Government to establish a fire station to prevent the loss of lives and property when such emergencies occur.

7. Homes and Rehabilitation centres

The town has one children's home located in Bulla Bosnia. There is however no rehabilitation centre. There is thus a dire need to provide this facility to help cushion the shocks of unprecedented events in the area of interest.

8. Cemeteries

There is one cemetery in each of the following estates; Bulla Kamor, Border Point 1, New Border Point 1, Bulla Tawakal, Bulla Jamuhuria, Bulla Duse and Bulla Nguvu. There is a shortage of this facility and therefore it is important for this facility to be provided where possible in each Bulla.

9. Library

The town has one active library which located next to the meteorological department in the old town. This hampers the education and research, which are essential pre-requisites to improved literacy levels and general human development hence the need to provide more facilities.

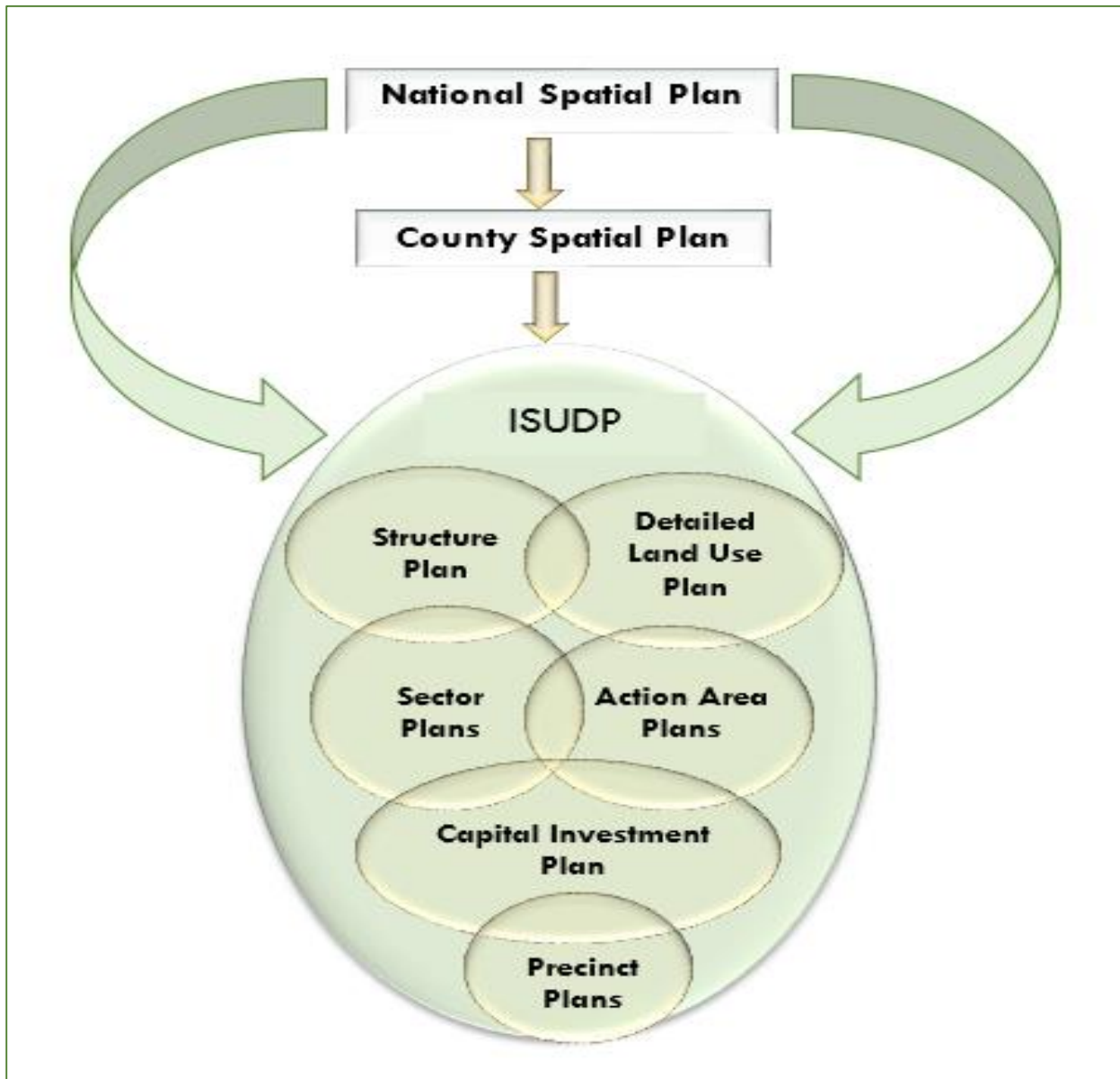
3.8 Conclusion

The foregoing discussion depicts a general deficiency in the supply of most of the social facilities in Mandera. The infrastructural networks are equally inadequate. It is thus essential that they are provided in quantities that will ensure that the present and future populations have access to all the necessary facilities.

On the other hand, land is fairly available and suitable for all kinds of developments. This is thus an opportunity that has been duly considered in this plan. The proposals in this plan have also been made with due consideration for the projected population and the accruing demands for various facilities.

PART II: PLAN PROPOSALS

The Integrated Strategic Urban Development Plan consists of interrelated components namely a Structure Plan, Sector plans, Detailed Plan, Action Area Plans, Planning policies and a Capital Investment Plan. These components follow a particular order and are produced in the context of the National Spatial Plan and County Spatial Plan as illustrated below.



CHAPTER FOUR

STRUCTURE PLAN

The Structure Plan provides the overall growth strategy by outlining the broad pattern and extent of growth of Mandera town. It systematically aligns the overall urban functions to sustainably meet the diverse needs of the town. The plan also sets out the framework for protection of the environment, connectivity of all activity areas, and broad location of developments. It forms a basis for further detailed planning of the town and formulation of sector strategies and planning policies.

4.1 PLANNING CONSIDERATIONS

The Structure Plan has been determined by:

- a) Structuring elements
- b) The planning vision
- c) Existing land use pattern
- d) Future demand for various activity spaces.

4.1.1 Structuring elements

Structuring elements are the features that determine the direction to which Mandera town can grow.

They include:

- International boundaries
- Natural system
- Movement System
- Nodal System

i. International Boundaries

There are two international boundaries delimiting the Mandera town namely the Kenya-Somali border to the East and Kenya- Ethiopian border to the North. The Somalia border deter Eastwards growth of Mandera town while the Ethiopian one deters its northwards growth. It therefore only possible for the town to grow westwards and southwards. This is as illustrated in the figure below.

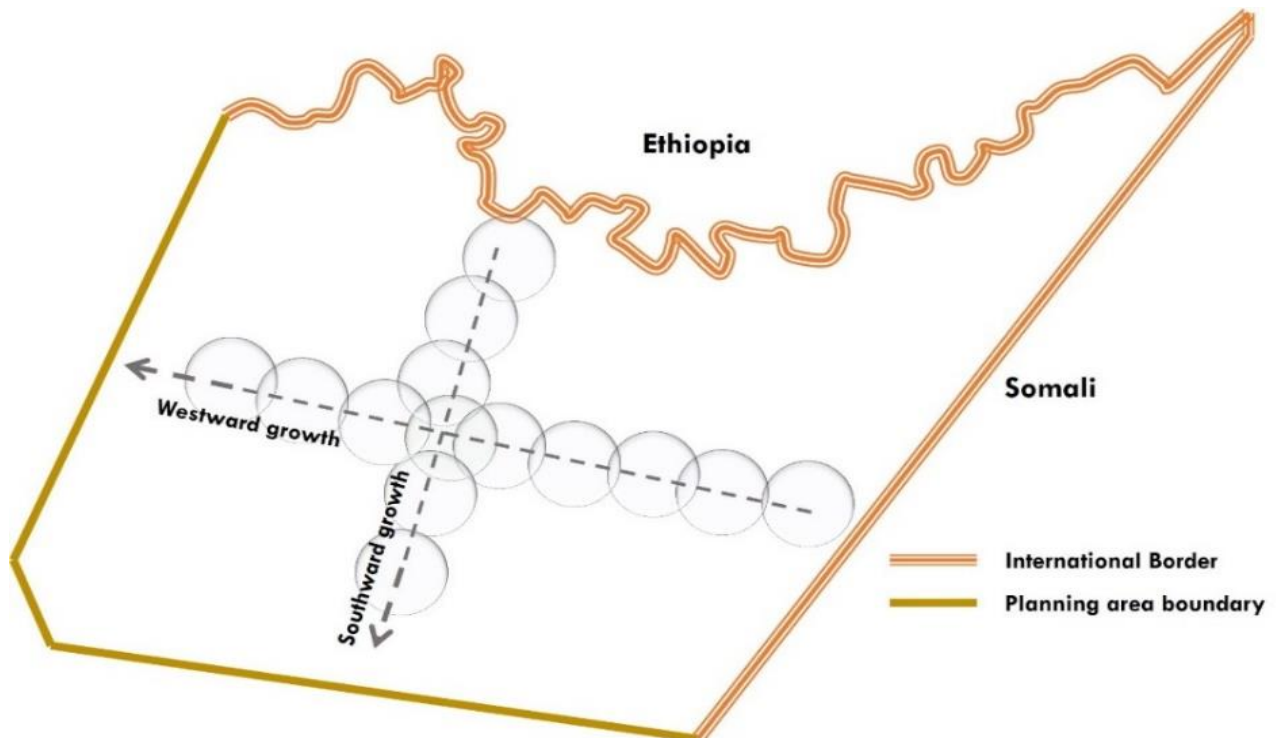


Figure 11: International borders as growth determinants.

ii. Natural system

These systems include River Daua, the seasonal streams (*Laghas*) and Jirma Hill that constitute the environmentally fragile areas earmarked for conservation. River Daua is particularly a rich source of water for agricultural activities in Mandera. The *Laghas* also supply water during the rainy seasons and sometimes tend to overflow, thus causing flooding conditions in their vicinity. It is thus necessary to restrict urban developments in these areas.

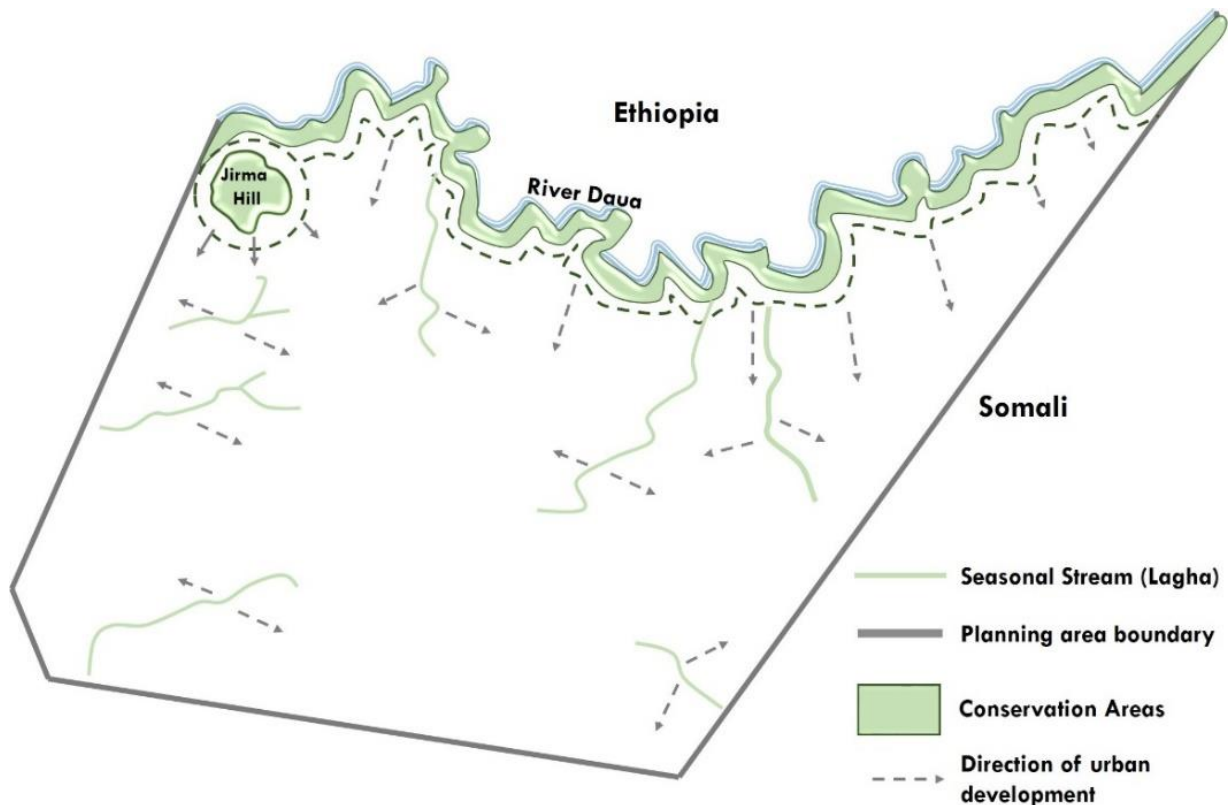


Figure 12: Natural Systems and urban development direction.

iii. Movement System

These are mainly the major transport corridors. The main corridors that are currently influencing developments are B8 and B9 (A13) roads. These roads are thus expected to influence the direction of growth of the town, especially southwards. Neboi Road is expected to influence the growth westwards, towards Neboi. Nonetheless, it is important that this kind of growth is controlled in order to minimize chances of urban sprawl in the future. The figure below illustrates the expected growth pattern as influenced by these corridors.

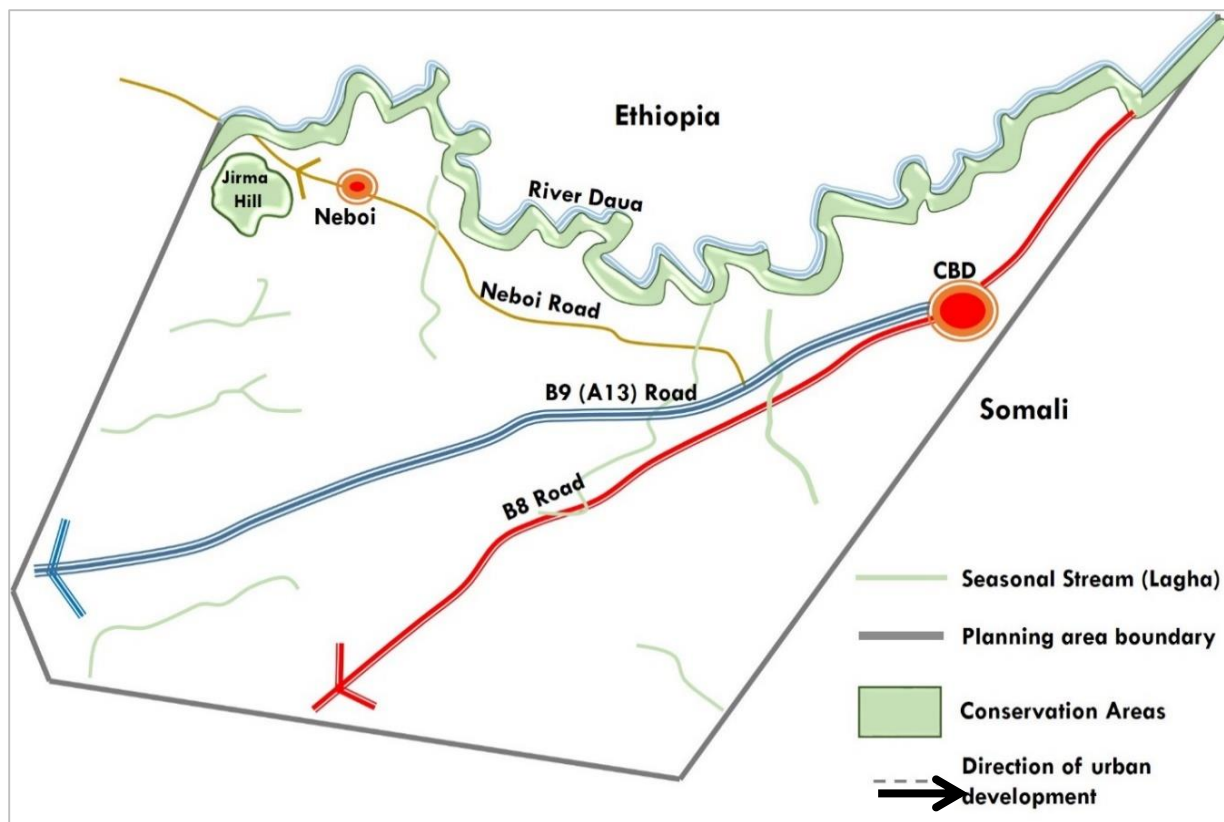


Figure 13: Expected Growth along Movement System

iv. Nodal System

The planning area currently has three nodes including the CBD, Neboi and Koromey in the descending order. They are marked as 1, 2 and 3 in the figure overleaf. These nodes have higher concentration of urban activities than the rest of the town and this is expected to continue. They are key points of growth prompting development within their proximity.

However, the current CBD can neither expand eastwards nor northwards because of the international borders. Furthermore, its location is not central and so it is not equitably accessible by all people. Thus, instead of encouraging southward expansion, a more central CBD is proposed in Busley [marked as 1 (i) in the figure overleaf]. This location is informed by the existence of the new County Headquarter and County Assembly premises, which are expected to attract more commercial activities.

It is therefore proposed that urban developments be contained within these nodes in order to prevent urban sprawl and encroachment into the agricultural farms in Banyole, Koromey and along River Daua. Furthermore, the nodal system will promote easy access to various services by everyone.

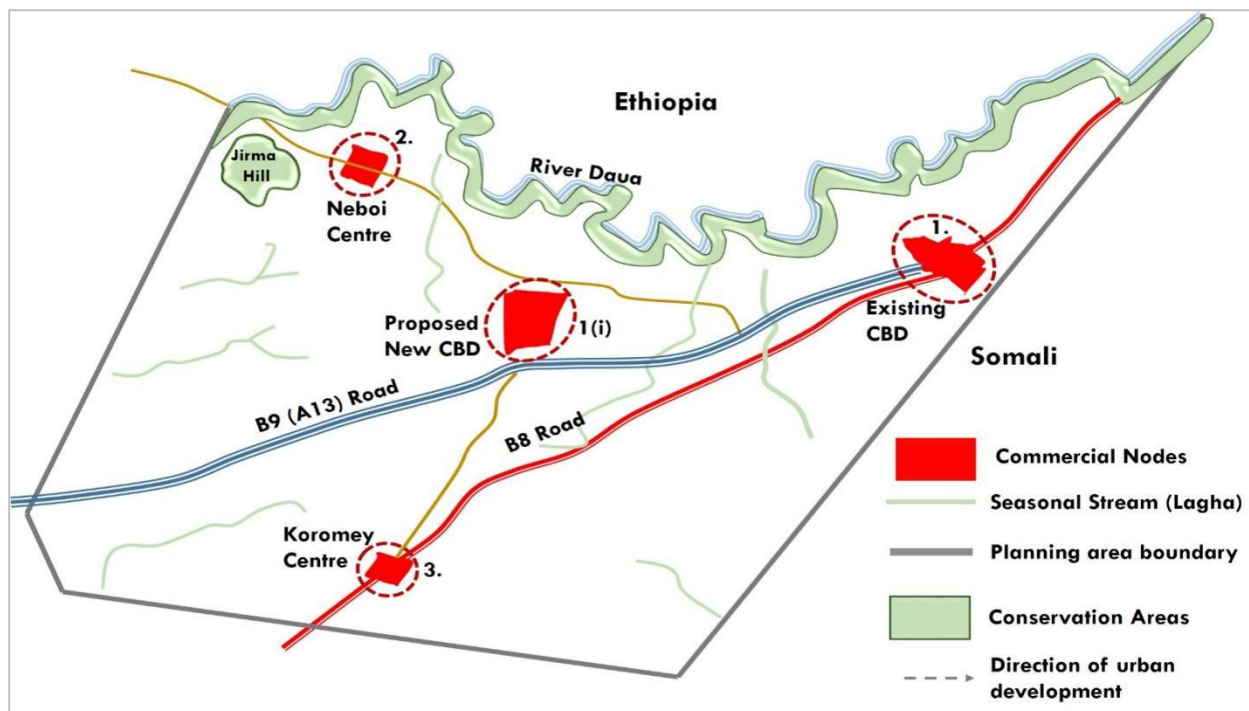


Figure 14: Nodal System

4.1.2 The planning vision

The second factor that has been considered in formulating the Structure Plan is the planning vision. The vision is stated as ***“to be a well-inclusive and safe town that safeguards its resources and promotes investments with adequate facilities for prosperous population.”*** From this vision, there **four** aspects that are of key significance: They include:

- a. Safety
- b. Safeguarding of resources
- c. Promotion of investments
- d. Adequacy of facilities

Each of these aspects has informed the proposed Structure Plan in various ways. The details are discussed herein below.

a. Safety

The nature of insecurity in the planning area is primarily related to international conflict, especially in the areas along the Kenya-Somali border. It has been seen to discourage major investments in the town because of fear of loss of property. In response, it is proposed that a buffer zone be provided along this border. This zone is proposed to be a green zone with no settlements at all. It is envisaged that it acts as a transition zone through which an enemy has to pass before Mandera residents are reached. It is further that the zone is put under constant surveillance.

b. Safeguarding of resources

The resources in Mandera have been identified to include vast developable land, River Daua and potential oil deposits. Neighbouring areas like Elwak also have a great potential for limestone and gypsum mining. In regard to the high prospect for mineral exploration and manufacturing, an industrial zone has been proposed in the Structure Plan. It is envisaged to house manufacturing industries. The industrial zone can also house a meat processing plant because animal rearing (pastoralism) is a

major economic activity which has a high potential to yield a lot of meat. The processed meat can then be sold locally and internationally.

Additionally, in order to utilize and protect the River Daua waters, an agricultural zone has been proposed along its shores so that irrigation can take place thereon. The agricultural farms are also expected to act as a buffer zone between the river and the urban developments located in the vicinity. The buffer zone is expected to help in prohibiting encroachment into and pollution of the river.

c. Promotion of investments

The Structure Plan provides for commercial nodes, one of which is a new CBD. These nodes are expected to be zones of intensified commercial investments. The proposed industrial zone will also accommodate huge industrial investments whose positive economic impacts are expected to be great.

d. Adequacy of facilities

From the situational analysis conducted in the planning area, it was noted that Mandera is generally deficient of most of the social facilities. In response, projections have been done in order to establish the quantity of facilities needed both presently and in future. Consequently, the proposed Structure Plan has given room for zones that will adequately accommodate the needed facilities.

4.1.3 Existing land use pattern

Given that the planning area is settled, there is already a distinct land use pattern. For instance, there are up to 29 residential neighbourhoods and the people cannot be displaced. As such, such neighbourhoods have been maintained in the proposed Structure Plan.

4.1.4 Future demands for various activity spaces

The amount of land allocated for various land uses in the Structure Plan has been informed by the projected demand for housing, social facilities and infrastructural networks. This has further been guided by the projected population growth.

4.2 GUIDING PRINCIPLES

The Structure Plan has been prepared based on the following principles:

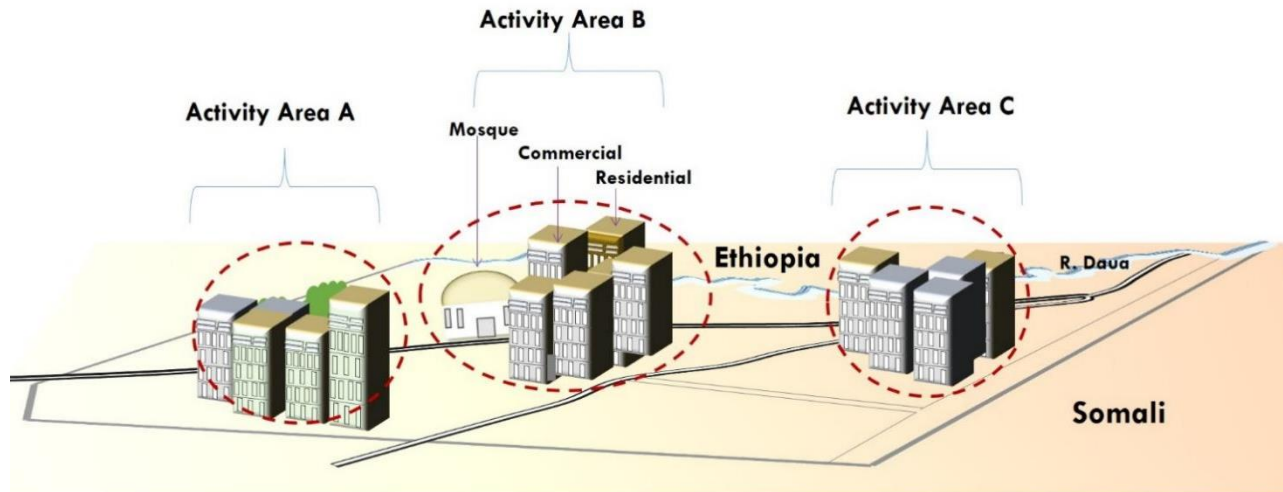
- Integrated development
- Sustainable development
- Compact Growth
- Strategic approach

Each of these principles are elaborated on herein under.

4.2.1 Integrated Development

It is proposed that space is provided for all activities and that coordination between such spaces be enhanced by providing adequate connectivity. It is further proposed that complementary land uses be situated in close proximity so that there is efficiency in human operations.

The figure overleaf illustrates this principle.



Note: Activity Areas A, B and C are interconnected and so none operates independent of another. This connotes coordination and integration

Figure 15: An Illustration of Integrated Development

4.2.2 Sustainable Development

There are three major factors that are considered at under this principle. They include:

- Environmental quality
- Intra-generational and
- Inter-generational equity

Environmental quality is mainly going to be achieved by creating green spaces and preventing pollution of River Dava. A major green space has been proposed along the Kenya Somali border. Its width from the border is 200m. This space will act as a carbon sink from the proposed industrial activities in the planning area. It is noteworthy that consideration has been made for the arid conditions prevalent in Mandera and so the tree species to be planted in the green areas must be those that can thrive in such conditions.

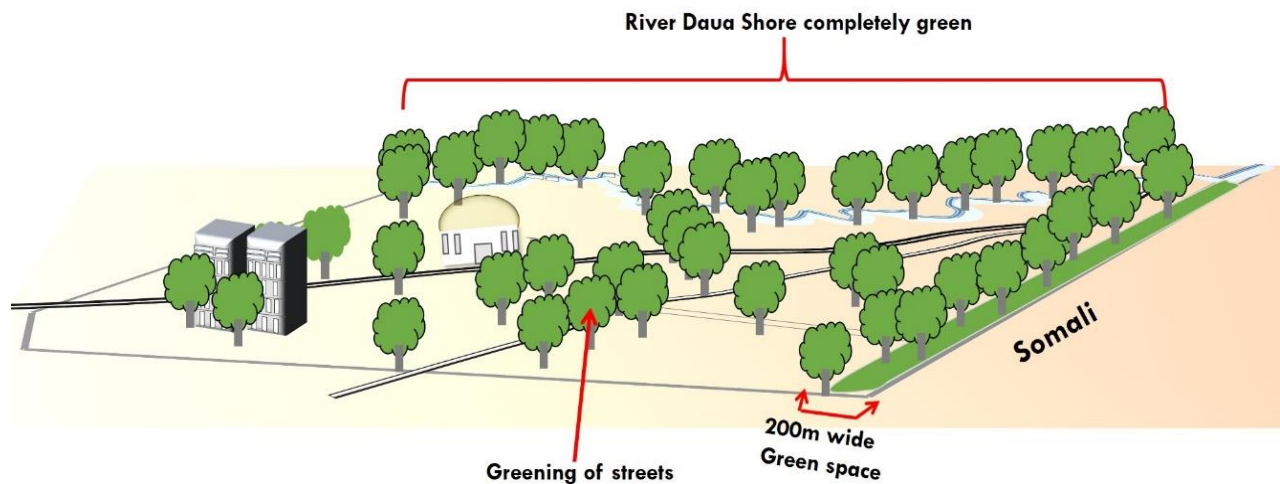


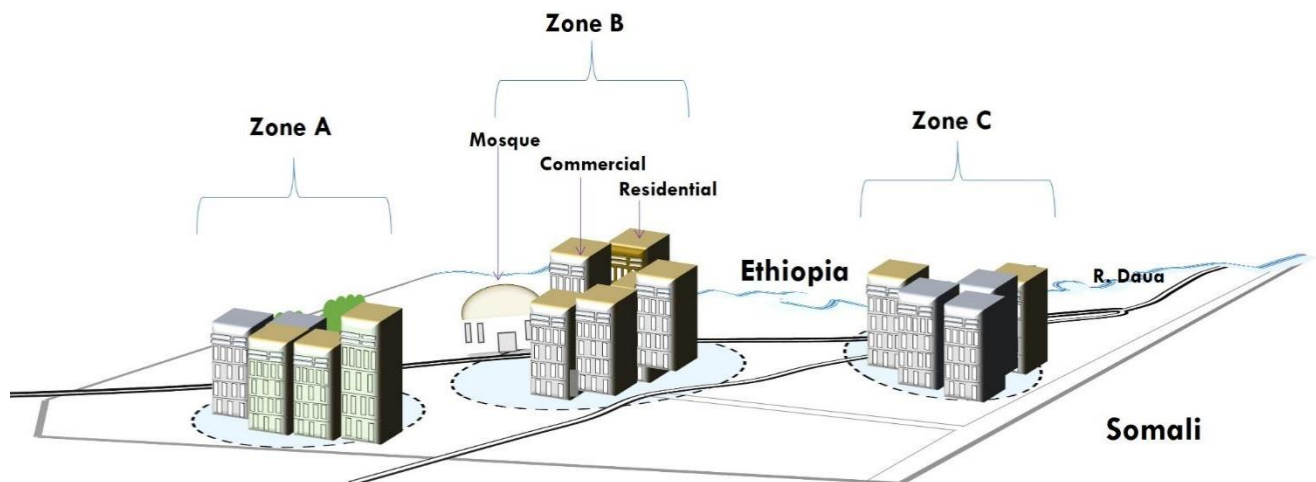
Figure 16: Environmental Sustainability

The concepts of intra-generational and inter-generational equity connote equitable access to resources and facilities by everyone both in the current and future generations. One way in which this has been promoted in the Structure Plan is that adequate amount of land has been deferred so that the future generations can utilize it in the best way possible. Additionally, the projected demands for various facilities and the consequent provision of the same is an indication that both the current and future generations have been considered.

In addition, the planning process has been participatory and so this plan can be said to belong to the people of Mandera. As such, it is envisaged that they will be part of the implementation process and the resultant projects will be protected by them so that all people can enjoy the benefits for a long period of time.

4.2.3 Compact Growth

Compact growth is one that takes place within a defined region and is controlled so that developments do not spread out horizontally beyond the defined region. It tends to promote densification of developments and vertical rather than horizontal expansion. It is thus envisaged to promote the protection of agricultural land and environmentally sensitive zones from development encroachment. The figure below illustrates some of the sections within which it is proposed that urban developments be densified and contained.



Note: Zones A, B and C have concentration of urban developments so that the rest of the planning area can be used for farming Moreover, it is envisaged that this kind of development will prevent urban sprawl



Figure 17: Compact Growth Illustration

In order to achieve compact growth, the following are further proposed:

- Transit Oriented Development
- Mixed use development

Transit Oriented Development is expected to locate activity areas within reasonable distances from transport corridors. This will in turn promote accessibility to and connectivity between various activity spaces. Mixed land use on the other hand will make it easy to concentrate all many activities in close

proximity hence promoting one-stop urban operations. This scenario would in turn minimize movements and wastage of time while people are in search of different services located miles apart.

In order to have mixed land uses which are compacted, it will be necessary that high density developments are prioritized. Nonetheless, it is worth noting that only compatible land uses will be located close to each other.

4.2.4 Strategic Approach

Given that this is a strategic plan; it is essential that strategic proposals are made. Such proposals will give rise to multiple benefits to as many people as possible all at the same time. Some of these proposals include:

- i) Promotion of Industrial developments in the proposed industrial zone
- ii) Provision for adequate room for mega commercial investments in the commercial zones
- iii) Provision for commercialized agricultural activities which are proposed to take place in the agricultural zones along R. Daua and Koromey area
- iv) Development of major infrastructural networks to facilitate easy and timely production and movement of goods and services.

4.3 STRUCTURE PLANS

As mentioned earlier, the Structure Plan entails two major proposals:

- A growth strategy
- A land use structure which shows broad land use zones

Further details of these proposals are discussed herein after.

4.3.1 Proposed Growth Strategy

The foregoing discussions point to that fact that Mandera town can neither grow northwards nor eastwards. Additionally, it currently has a CBD that is located towards the North Eastern edge of the town. The CBD can also not grow to the East because of the Kenya Somali Border. It cannot grow northwards either because it would then encroach into the agricultural farms along River Daua. Moreover, its current location is not central and so most of the people residing on the southern parts of the planning area have to cover a significant distance in order to access the services at the CBD.

In consideration to the above factors, it is proposed that the direction of growth of the town takes place along three main corridors i.e.

- B9 (A13) Road
- B8 (Arabia) Road
- Neboi Road

This kind of growth promotes Transit Oriented Development. However, in order to reduce chances of urban sprawl and improve equitable access to services by all residents, it is proposed that a nodal kind of development be encouraged. In this regard, four major nodes (which are evenly distributed) have been proposed. It is envisaged that these will be zones within which densified urban developments will be contained. The growth strategy will help in fighting against emergence of slum areas.

The proposed nodes include:

a. The existing CBD/old

This node is currently the busiest part of the planning area. It houses many activities including commercial, educational and public purpose. It is served by major roads and other local

access roads. The zone is sandwiched between high density residential zones and is bordered by Isiolo –Mandera road to the south.

b. A new CBD in Busley

The proposed New CBD will serve the residents of the southern part of Mandera since it is centrally located. It is characterised by well-defined road system. The New CBD will accommodate commercial plots, office blocks and central recreational park. It is proposed adjacent to the County headquarters and along the Isiolo-Mandera Road.

c. Neboi Centre

This centre is located north west of the old CBD along Mandera-Neboi road. It is proposed to enhance collection of agricultural produce in the nearby farms along the shores of River Daua. It is also proposed in order to achieve regional balance in terms of development in the planning area.

d. Koromey Centre

This zone is located along Arabia road south west direction from the old Mandera Town. Located in an area dominated by agricultural farms (Koromey and Banyole farms), the node is expected to act as a collection point for the agricultural produce and also as a trading centre.

e. County headquarters- This is located North of Isiolo-Mandera road in Shafshafey area. It is earmarked for public purpose and execution of county duties. It accommodates the office of the Governor, county assembly offices and other government departments.

f. Garbaqoley Centre is proposed along Isiolo-Mandera Rd. It is an upcoming centre which is expected to act as gateway town to Isiolo town from Mandera. The Centre is surrounded by agricultural farms and also it is expected to function as an agricultural centre.

g. Suftu Centre-this proposed centre will function as a gateway node to Ethiopia. Its location is key due to the agglomeration of activities between the two Countries. It is proposed along 30m wide suftu road that connects Mandera town to Ethiopia.

It is expected that a combination of Transit Oriented Growth and Compact development will work well for Mandera town. The figure below illustrates the proposed growth strategy and the proposed nodes.

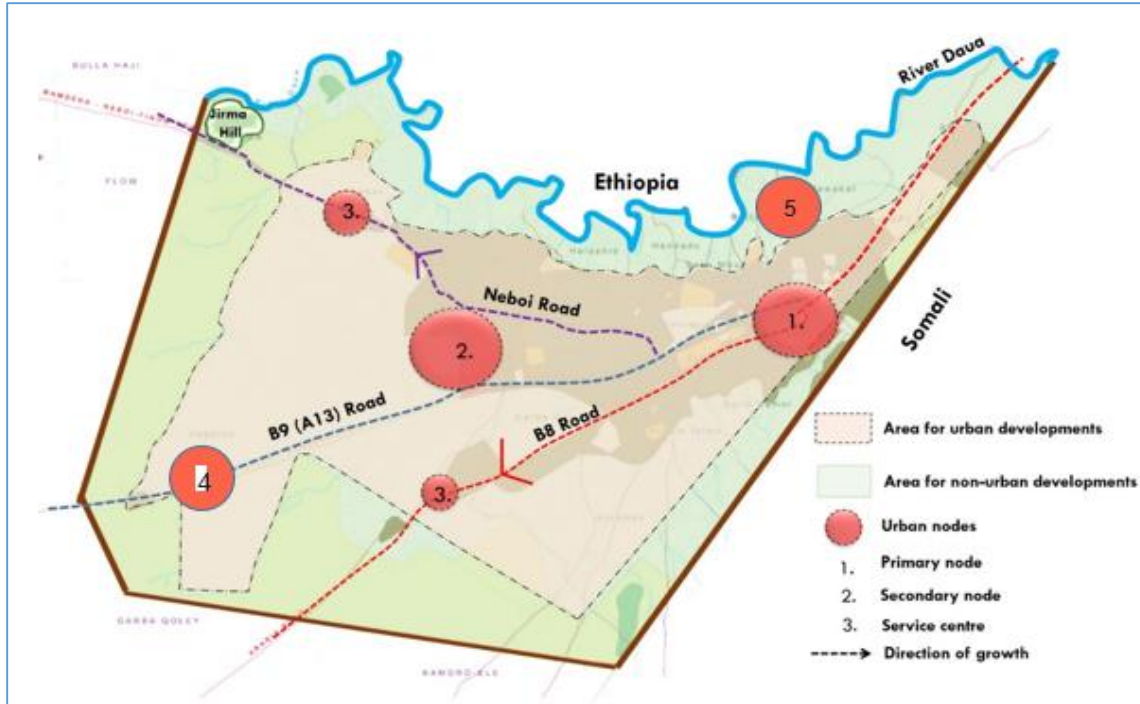


Figure 18: Proposed Growth Strategy

4.3.2 Proposed Structure Plans

The proposed land use structure covers the entire area and makes provisions for all land uses. Two alternatives had been proposed.

1. Alternative One: Cluster Model

This option proposes a cluster of land use zones in various parts of the planning area such that zones that fall under the same cluster will be expected to have uniform densities of developments. A total of 12 clusters had been proposed and each cluster is constituted by a number of land use zones. The total numbers of land uses were 23.

It is noteworthy that this model has adopted and appropriately modified the existing land use structure. As such, the plan manifests certain land use zones as they currently exist. The adoption of the existing land use structure is opted for in order to prevent cases of displacement in the already developed neighbourhoods.

1. Commercial Zones

The commercial zones are demarcated to include the current CBD and a new CBD which is proposed in Busley. These are Zones 1 and 2 respectively. The model also proposes a third commercial zone (Zone 15) which is the Livestock Market. Zone 2 is bound by Isiolo-Mandera Rd to the south and Mandera-Neboi-Fiqow Rd to the North. The zone is almost centrally located between the Old CBD and the upcoming/growing Garbaqoley Center which is a gateway center to Isiolo as well as a service Centre. The zone however, is characterized by unique features such as a central park, commercial plots; office blocks and well defined and outlined Road structures. The livestock market is proposed south of the Isiolo-Mandera Rd towards the south west part of the planning boundary from the old CBD. It is traversed by a seasonal river. The proposed New CBD is expected to reduce over reliance on the existing CBD, which is not only located far north but has also little room for uniform expansion

because of its proximity to the Kenya-Somali border. The commercial zones together measure 1318.84Ha, which is 9.9% of the planning area.

2. Residential Zones

A total of 7 residential zones have been proposed in this model. They include high, medium and low density zones covering 50.43% of the Mandera town. Residential land use takes up the highest percentage of land because all people operating within the town need to be housed. The details of residential zones are discussed further below.

a. High Density Residential Zones

High density residential areas are meant for relatively high population per unit area of land. They thus house high rise residential buildings. A total of three zones have been demarcated as high density residential namely zones 3, 4 and 5. They cover areas that are already settled, especially those near the existing CBD such as Bulla Central, Geneva, Buruburu, Jamuhuria, Tawakal, Power, Mpya, Duse, Busley and Shafshafey. They cover a total of 1909.42Ha which accounts for 14% of Mandera town.

b. Medium Density Residential

The zones (zone 6, 7 and 8) are earmarked for Medium density residential purpose. They are expected to house less population than that accommodated in the high density area. Typically, medium density residential zones are expected to have multi-dwelling developments of up to four floors on the higher side and single family dwelling units on the lower side.

The three zones proposed for medium density residential developments cover Bulla Custom, New Border Point 1 and Border Point 1 (Zone 6), a section of Garba Qoley (Zone 7) specifically to the north of Arabia Rd and South of Isiolo-Mandera Rd; and Neboi (zone 8). this zone (8) proposed on both sides (North and South) of Mandera-Neboi-Fiqow Rd towards the north-western edge of the planning area and abuts Jirma hill and zone 20 stretching along river Daua. The residential zones altogether cover 29.5% of the planning area, equivalent to 3934.07Ha.

c. Low Density Residential

The Structure Plan proposes 2 zones for low density residential use namely zones 9 and 10, located in a section of Garbaqoley and Koromey respectively. From the old CBD, zone 9 is proposed almost to the western edge of the planning boundary and north of Isiolo-Mandera Rd. It is also found on both sides of the Road linking Isiolo-Mandera. Zone 10 is as well proposed north off the 200m transitional zone and south of Isiolo-Mandera Rd. Three major roads transit the zone linking it to other zones. Zone 10 is proposed for this kind of use to avoid accommodating high Kenyan population near the Kenya-Somali border. It is also close to agricultural farms which would be otherwise encroached into if high density developments were allowed therein. The 3 zones cover an area of 2934.62Ha, equivalent to 22.05% of Mandera town.

3. Educational Zone

The proposed educational zone 16 is anchored along two major roads (Mandera-Neboi-Fiqow Road). It covers the area Mandera University has been proposed. It takes approximately 25.10Ha (0.19%) of the planning area.

The zone serves as an educational Centre and it borders zone 5 (high density residential) to the north, zone (low density dwelling) to the south and zone 8 (medium density) to the west. Cumulatively, educational zones cover an area of approximately 412.08ha representing 3.09% of the planning area.

4. Public Purpose Zones

Four in public purpose zones are earmarked by the model including: zones 11, located both to the north and south of Isiolo-Mandera Rd within the old CBD; zone 12, situated to the northeastern edge of the old CBD; zone 13 which is an airstrip located a few meters west of the CBD and Zone 14 is found north along the Isiolo-Mandera Rd and west of the new proposed CBD in Busley. The zones currently harbor Public offices in the CBD, Custom/KRA offices in Bulla Custom, the military airstrip and the new County Headquarters in Busley. They cover an area of 502.31Ha (3.77%).

5. Industrial Zone

This has been proposed as zone 23, located in Garba Qoley within proposed low density residential zone 9 and borders zone 19 to the west. The area currently has very few developments and so it is deemed fit for industrial activities. Furthermore, it is proposed that it be located adjacent to a low density residential zone where there will be few people and activities. It is further proposed that a green buffer zone be created between the industrial zone and the surrounding residential areas. The zone measures 85.31Ha, accounting for 0.64% of the planning area.

6. Public Utility Zone

One Public Utility Zone (zone 21) is established by the Plan as a water treatment plant. It is located in Border Point 1 to the northeastern edge of the Mandera town, approximately 200m from the Kenya-Somalia border to the north. The zone measure 169.65Ha which represents 1.27% of Mandera town. The zone is accessed through two major roads, one leading from old CBD and the other from Somalia. The roads converge within the zone before extending far north east towards Kenya-Ethiopia border.

7. Transportation Zone

There are several proposed transportation zones including bus parks, lorry parks and roads. This is meant to promote convenience in terms of movement of people as well as goods and services in each zone. The zone is required to be kept free of encroachment especially settlements so as to minimize traffic conflict. The zone is marked as zone 22 and it measures 610.3Ha, which is equivalent to 4.58% of the planning area.

8. Conservation Zones

Conservation zones refer to the areas that need to be protected from urban developments because of their natural significance. They tend to be natural environments which need to be kept as such for environmental, recreational and economic reasons. The Structure Plan has two such zones including Jirma Hill (Zone 17) and the green zone proposed adjacent to the Kenya-Somali border (Zone 18). Jirma Hill is a natural feature which has a potential significance in tourism, and is located north of Mandera-Neboi-Fiqow Rd and it stretches across the planning area boundary to the west at Fiqow and northwards to river Daua along the Kenya-Ethiopia Border. The latter has been proposed to act as green space where recreational activities can take place. It stretches from the south eastern part of the old CBD along the 200m transitional zone and ends at the planning boundary south west direction towards Kamoro-ele. A number of rivers traverse this zone. The conservation zones take up 892Ha (6.7%) of the planning area.

9. Agricultural Zones

Two agricultural zones have been proposed, including zones 19 and 20. Zone 19 is proposed in Koromey area south of the Isiolo-Mandera Rd south western edge of the planning area towards Kamoro-Ele and Garbaqoley while zone 20 is located along the shores of River Daua found at the

northern part of the planning area along Kenya-Ethiopia Border. Arabia Rd cuts through Zone 19 as it snakes towards the old CBD. The zones have adequate land fit for crop farming and it is expected that with increased farming innovation thereon, food insecurity issues can amply be dealt with. The agricultural zones make up 29.18% of the planning area. This is equivalent to 3887.16Ha.

10. Differed Land

This is an area that has been set aside for land banking and for future developments. It is located on the on the western edge of the planning area and to the north and south of Isiolo-Mandera Rd and Mandera-Neboi-Fiqow Rd respectively. It is marked as Zone 19 and measures 1328.74Ha (9.97% of the planning area). The area is also known as taskforce area.

The map overleaf illustrates option one of the proposed Structure Plans.

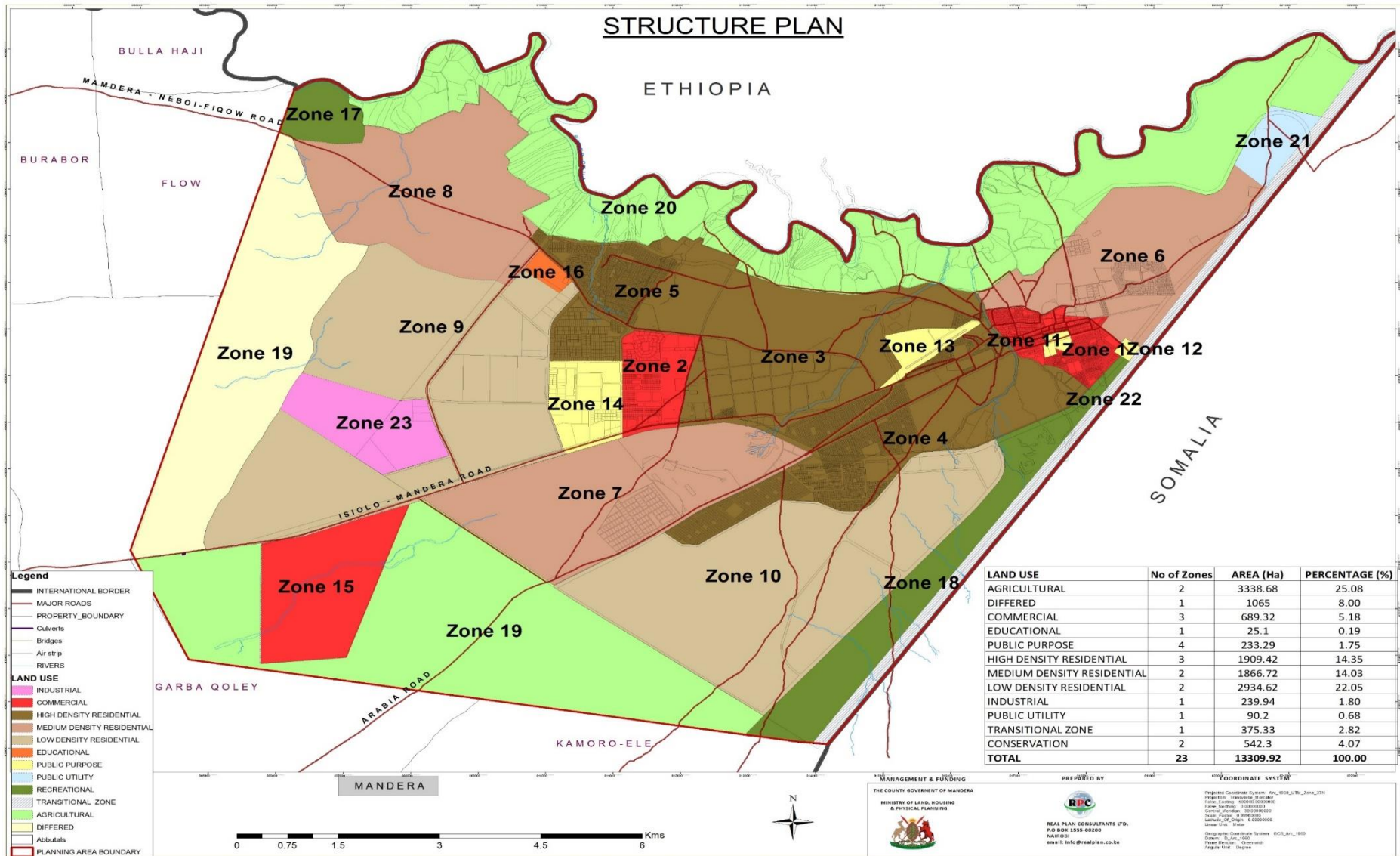


Figure 19: Alternative One of the Proposed Structure Plans

These clusters and zones are further summarized in the table below.

Table 11: Land Use Distribution for Structure Plan Option 1

No.	Land Use Cluster	No. of Zones	Area (Ha)	Percentage
1.	Commercial	3	689.32	5.18
2.	High Density Residential	3	1909.42	14.35
3.	Medium Density Residential	2	1866.72	14.03
4.	Low Density Residential	2	2934.62	22.05
5.	Industrial	1	239.94	1.80
6.	Agricultural	2	3338.68	25.08
7.	Educational	1	25.10	0.19
8.	Public Purpose	4	233.29	1.75
9.	Public Utility	1	90.20	0.68
10.	Transitional Zone	1	375.33	2.82
11.	Conservation	2	542.30	4.07
12.	Differed	1	1065.00	8.00
	Total	23	13309.92	100.00

2. Alternative Two: A Combination of Cluster and Nodal Development Models

The second Structure Plan demarcates the town into 67 zones. It introduces three additional commercial zones (20, 28 and 44) to the ones in option one above. These are service centres (nodes) proposed in Neboi and Koromey. These centres are meant to perform urban functions to those who will reside on the Southern sections of the planning area. They are thus expected to reduce over reliance on the current CBD.

The details of the plan are summarized in the table below. They are also spatially illustrated in the map overleaf.

Table 12: Land Use Distribution for Structure Plan Option 2

No.	Land Use Clusters	No. of Zones	Area (Ha)	Percentage
1.	Commercial	7	1318.84	9.20
2.	Residential	14	3,801	28.56
3.	Agricultural	5	3887.16	29.3
4.	Educational	12	274	2.06
5.	Public Purpose	8	185	1.39
6.	Public Utility	5	185	1.39
7.	Industrial	4	86.0	0.65
8.	Recreational zone	2	211	1.59
9.	Conservation	5	586	4.4
10.	Deferred	5	1386	10.41
	Total	67	13309.92	100.00

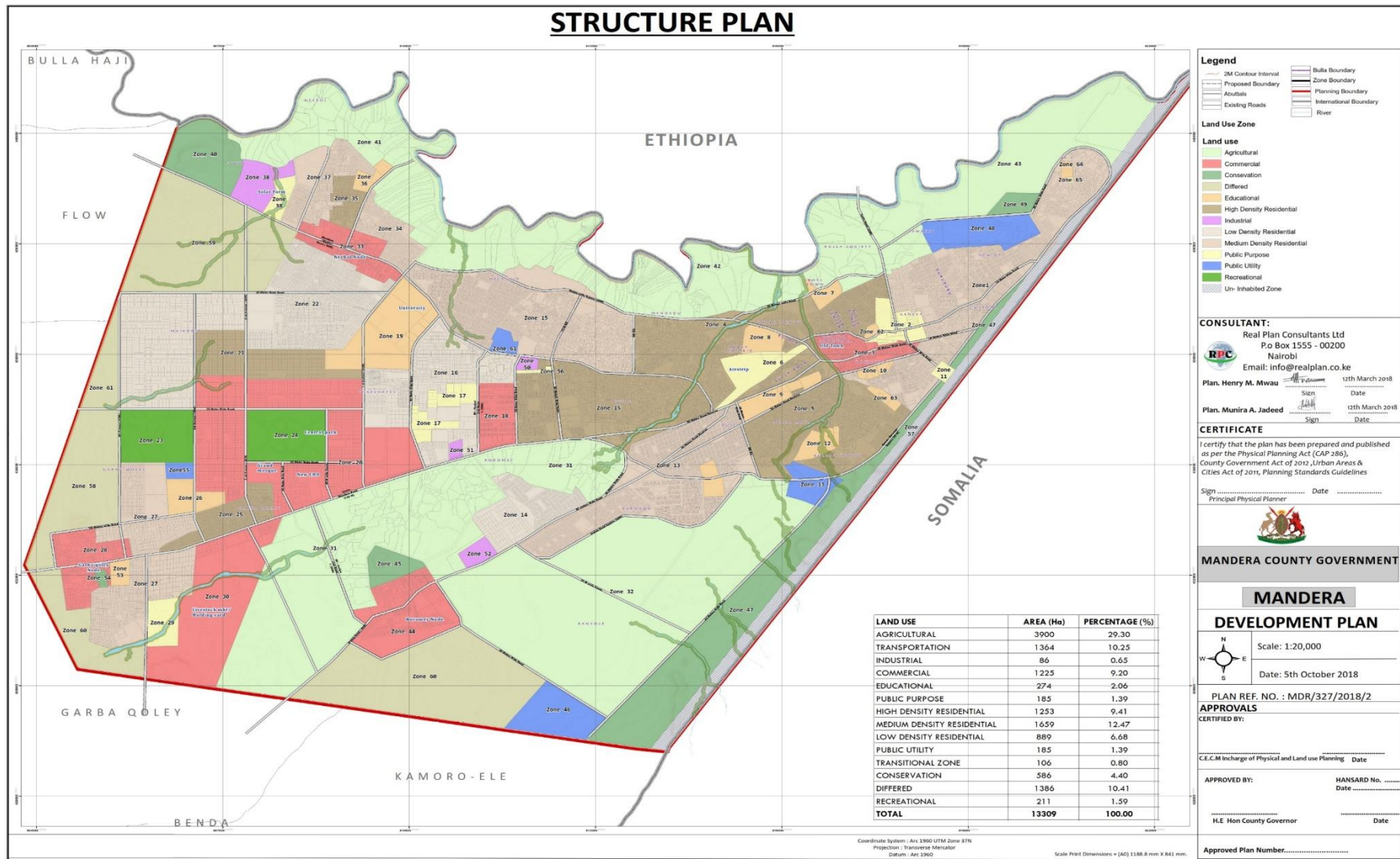


Figure 20: Alternative Two of the Proposed Structure Plan

4.3.3 Preferred Alternative

The preferred alternative is the **second Structure Plan**, which is a combination of Cluster and Nodal Development Models. This is because it outweighs the first option in the following ways:

1. It better improves access to urban services than the first Structure Plan. While the first plan introduces the new CBD only (one additional node), the second plan adds two other commercial nodes for those cannot easily access both the existing and the new CBDs. This in turn promotes uniform distributing urban services and facilities in the entire planning area.
2. It promotes higher chances of compact growth in pre-determined commercial zones. Introduction of the uniformly distributed urban nodes will reduce chances of organic formation of such centres in areas where they are lacking. In the first Structure Plan, people in Neboi and Koromey may not have these services and so they would be tempted to provide them for themselves in an unplanned way.

Other than the above points, it is worth noting that the second Structure Plan also maintains the land uses in the already settled areas thus minimizing chances of displacement of people and activities. This is however a feature that is manifested in the first plan.

4.4 CONCLUSIONS

The Structure Plan has been proposed after an in-depth evaluation of the existing development situation. Also considered are the projected development trends in the area. It is envisaged that the preferred alternative will give rise to a harmonized kind of development structure and the residents of Mandera will yield maximum returns from the proposed activity areas.

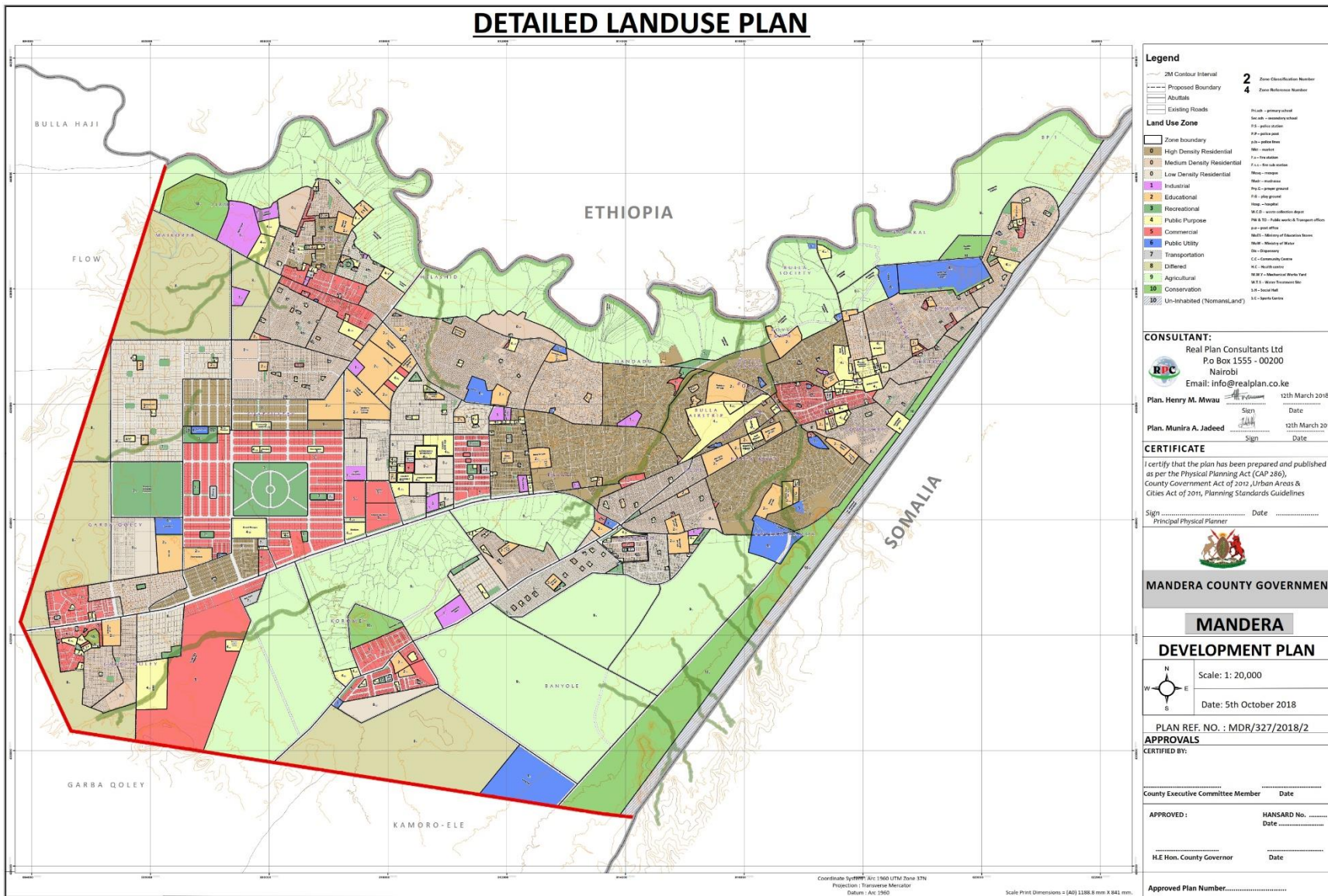
CHAPTER FIVE

DETAILED LAND USE PLAN

A Detailed Land Use discusses the proposed land use zones as per the proposals in the Structure Plan. It elaborates on the density, plot coverage, plot ratios, minimum plot sizes, the permitted developments per zone and other relevant details. The Detailed Land Use Plan coupled with the respective regulations and guidelines per zone helps to address the challenges such as land use conflicts, urban sprawl, social conflicts as well as spatial disorder.

To address these potential challenges a detailed planning process has therefore been identified various zones that are distinct, unique and provided development guidelines and regulations to each.

DETAILED LANDUSE PLAN



Legend

2M Contour Interval	2	Zone Classification Number
Proposed Boundary	4	Zone Reference Number
Abutals		
Existing Roads		
Land Use Zone		
Zone boundary		
High Density Residential		Public - primary school
Medium Density Residential		Sec. sch. - secondary school
Low Density Residential		P.S. - police station
Industrial		P.P. - public park
Educational		Public - health centre
Recreational		P.O. - fire station
Public Purpose		P.O. - fire station
Commercial		P.O. - fire station
Public Utility		Public - mosque
Transportation		Public - mosque
Diffract		Public - mosque
Agricultural		Public - mosque
Conservation		Public - mosque
Un-inhabited ('Nomansland')		Public - mosque

CONSULTANT:
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 Nairobi
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Plan. Henry M. Mwaug 12th March 2018
 Date

Plan. Munira A. Jadeed 12th March 2018
 Date

CERTIFICATE
 I certify that the plan has been prepared and published as per the Physical Planning Act (CAP 286), County Government Act of 2012, Urban Areas & Cities Act of 2011, Planning Standards Guidelines

Sign: _____ Date: _____
 Principal Physical Planner



MANDERA COUNTY GOVERNMENT

MANDERA DEVELOPMENT PLAN

Scale: 1: 20,000
 Date: 5th October 2018

PLAN REF. NO. : MDR/327/2018/2

APPROVALS

CERTIFIED BY:

County Executive Committee Member _____ Date _____

APPROVED: _____ HANSARD No. _____
 Date _____

H.E Hon. County Governor _____ Date _____

Approved Plan Number: _____

Coordinate System: UTM Zone 37N
 Projection: Transverse Mercator
 Datum: AD 1960
 Scale Print Dimensions = (A0) 1188 x mm x 841 mm.

5.0 RESIDENTIAL

A total of 60 residential zones with a total area of approximately 3934.07 are proposed. High-density dwellings take up the biggest portion of land dedicated to residential in Mandera. Areas designated for high-density purpose include Bulla Mpya, Bulla Kamor, Duse, Busley, Barwaqo, Helashid and Neboi. Minimum plot sizes in high density zones are recommended at 0.045ha. Most of the plots within the high density areas are expected to accommodate multiple dwelling units, where denser forms of development have been proposed. It is hence of the essence to optimize provision of housing and achieve compact growth of the town in order to control urban sprawl.

Areas zoned for medium density residential include Geneva, Buruburu, Customs, New Border Point 1, Koromey areas, Garbaqoley and Neboi. The proposed minimum land size in these areas is 0.045 Ha.

The zones earmarked for residential purposes are elaborated below.

Zone 0₁

The zone is a proposed high density residential area. It straddles 4 Bullas namely; Bulla Central, Boys Town, Power and Society. Its location is along Bypass and bound by a 9M road. The plan has earmarked the area to have plot sizes of a minimum of 0.045 Ha with a plot ratio and ground coverage of 100% and 50% respectively. The total area covered by the zone is approximately 81.06Ha.

Zone 0₂

It is located in Bulla Nguvu along Bypass bound by a 9M road to the west. It is also bordered by riverine farms to the north. Its current use is residential which correlates with the proposed use. The high density residential zone will have a minimum plot size of 0.045 Ha with a ground coverage and plot ratio of 50% and 100% respectively. The total area covered by the zone is approximately 63.92 Ha.

Zone 0₃

The zone lies along road in Old town which is in Bulla Tawakal. To the north, the zone is bordered by Daa Integrated Primary School. An AP Camp is also located within the zone to the southeast. The zone will occupy 39.70ha with a plot ratio and ground coverage of 70% and 35% respectively. The plan has proposed it to a medium density residential zone with a minimum lot size of 0.1 Ha. Plot ratio is set at 70% while coverage is 35%.

Zone 0₄

Zone 0₄ is located in Bulla Buruburu. Buruburu Primary School is also located within this zone. It is situated along an 18M road and abuts Bulla Geneva to the west. It is bound to the north by 30m riverine farm road, to the west by zone 0₅ and to the south is Bulla Custom. The zone is a proposed medium density residential area with a minimum plot size of 0.045 Ha. It covers approximately 157.4ha.

Zone 0₅

The plan earmarks this as medium density residential zone. It is situated northeast of the old town in Bulla New Border Point 1. The zone is bound by zone 0₄ to the west, 18m road to the South, a proposed sewer treatment plant to the north and 12m riverine farm road to the North. Plot ratio and coverage are established at 70% and 35% respectively. On the other hand, minimum plot sizes are proposed at 0.045 ha with the whole zone occupying approximately 78.56Ha.

The area is served by two primary schools and two nursery schools and several open spaces for recreational purposes. It is also served by a public space and a mosque.

Zone 0₆

This zone, located in Bulla Customs, is set aside for medium density residential purposes. It lies between 21.34m Isiolo – Manderla Highway and 18m roads to the south and north respectively. Minimum plot sizes are recommended at 0.045ha with plot ratio and ground coverage of 70% and 35% respectively, covering 11.88 Ha. The total area covered by the zone is approximately 16.30ha

Zone 0₇

The proposed medium density residential area is located in Border Point 1 east of the planning area. It lies to the north-east of the old CBD and north of Kenya-Somalia Border. This zone is currently under residential use. Therefore, the plan has set it aside for the regularization of the land parcels to provide regular shaped plots and adequate access roads. Minimum plot sizes recommended at 0.1 ha, plot ratio of 50% and ground coverage of 35%. This area will cover approximately 132.7Ha

Zone 0₈

The zone is bound by 18m road to the north and borders zone 0₆ to the east and 0₉ to the west. It falls within Bulla Custom and it is earmarked for medium density residential purpose. The plan has set plot ratio and ground coverage at 100% and 50% respectively. The minimum recommended plot size is proposed at 0.045 Hectares.

Zone 0₉

It lies in Bulla Custom along Isiolo - Manderla Highway and 18m road forming a triangle. A customs office is also located within this zone. The plan has established it as a medium density residential area with minimum plot sizes of 0.045ha. Plot ratio is proposed at 70% while ground coverage is 35%. This area will cover approximately 35.32Ha

Zone 0₁₀

It is located in Bulla Kamor and Bulla Mpya, which is South West of the old town along the Bypass. The zone is sandwiched by Zone 0₃₄ to the west and Zone 9₇ and Zone 10₄ to the south-west. Currently the zone is under residential use but is characterized by irregular parcel boundaries and inaccessibility. As a result, the plan has recommended regularization and re-planning of the zone as a remedy. It is further earmarked high density residential area where plot ratio and coverage are permitted at 100% and 50% respectively. Minimum plot sizes are allowed

at approximately 0.045ha.

The zone is served by Kamor Primary and Secondary school. It is also served by an existing Cemetery to the extreme South. This zone area will cover approximately 313.30Ha

Zone 0₁₁

The proposed high density residential zone is situated along B9 road in Bulla Mpya. It is bound by Bulla Cereals Board to the North and Zone 0₁₀ to the South. The plan recommends minimum plot sizes at 0.045ha, plot ratio at 100% and coverage at 50% and will cover 15.04 Ha.

Zone 0₁₂

It lies in Bulla Amar, to the West of old town and borders the Military Airstrip (zone 4₁₂) to the North at Bosnia. The zone also accommodates Mandera Stadium. Currently, the zone is under high density residential use. The plan proposes to maintain the same with minimum plot sizes at 0.045ha. Plot coverage and ratio are allowed at 50% and 100% respectively. This area will cover approximately 30.5Ha

Zone 0₁₃

The zone is situated adjacent to the Military Airstrip and Mandera Secondary School and west of zone 0₁₄. It is bound by Mandera-Neboi Road to the West. The zone is habited and has been earmarked for re-planning where it will be a high density residential area, plots boundaries have been re-aligned where minimum plot sizes are set at 0.045ha. Plot ratio is allowed at 100% while coverage is 50%. Two educational facilities are situated within the zone including Mandera Secondary and a proposed primary school. This area will cover approximately 59.24Ha.

Zone 0₁₄

This zone lies along Neboi Road in Bulla Handadu. To the north is the Neboi Bypass while it borders zones 0₁₃ and 0₁₅ to the east and west respectively. The high density zone has been set aside for re-planning. Access roads at the plot level are at least 9m wide while minimum plot sizes are allowed 0.045 ha. The permitted plot ratio and coverage is 100% and 50% respectively.

Zone 0₁₅

This is a proposed medium density residential zone situated along the Neboi- Road in Bulla Handadu. Currently, the zone has established settlements where accessibility and parcel boundaries are irregular. As a result, the plan has earmarked this residential zone for parcel boundary realignment. Minimum plot sizes are allowed at 0.045ha, plot coverage of 50% while plot ratio is 100%. Two educational facilities and a cemetery are located within the zone. It is proposed to cover approximately 122.12ha

Zone 0₁₆

It is a high density residential zone located along Neboi- Road to the south and Neboi- Bypass to the North, in Bulla Helashid. It lies to the northwest of the proposed university. The plan has permitted minimum land sizes, plot coverage and ratio at 0.1ha, 50% and 100% respectively. Numerous facilities are situated within the estates including a cemetery, 2 proposed primary schools, open spaces and mosques.

Zone 0₁₇

It is bordered by Mandera-Arabia road to the North and Mandera-Duse road to the South in Bulla Duse. Taking into account its proximity to the old town, the zone is currently settled. However, it is characterised by irregular and inaccessible land parcels. Therefore, the plan has proposed the high density area for re-planning as a medium density residential zone. The minimum plot size will be 0.045 ha with a ground coverage and plot ratio of 50% and 100% respectively. It is also served by an educational facility, Moi Girls. This area will cover approximately 29.30Ha

Zone 0₁₈

The proposed high density residential zone is situated to the east of the new CBD in Bulla Shafshafey. It borders Neboi-Mandera Road to the north and Mandera-Isiolo Highway to the south. The plan provides minimum land sizes at 0.045ha with plot ratio and ground coverage set at 100% and 50% respectively. The zone is served by a number of facilities consisting of a primary school, nursery school, playgrounds, mosques, municipal market, workshops, juakali centre and a health facility. The proposed area coverage is approximately 80.28Ha

Zone 0₁₉

The zone is bordered by Mandera-Isiolo Road to the South and Neboi-Mandera Road to the north. It also abuts Zones 0₁₄ and 0₁₅ to the north. It is set aside for high density residential area with the minimum plot sizes being 0.045 Ha. The ground coverage, plot ratio and total zone area are 50%, 100% and 252.05 Ha.

Zone 0₂₀

The zone is located to the south of residential zone 0₁₉ along the Mandera-Isiolo road in Bulla Duse. To the east is zone 0₂₁ and agricultural zone 9₄ lies to the west. This zone is earmarked for high density residential purposes where minimum plot sizes of 0.045 are allowed. This zone will cover approximately 23.82Ha while the ground coverage and plot ratio are established at 65% and 200% respectively.

Zone 0₂₁

This zone is located in Duse between Mandera-Isiolo Road and Mandera-Arabia Road and abuts 0₂₀ to its north. The proposed medium density residential zone lies to the south of zones 0₁₇ and 20. Minimum plot sizes are set at 0.045ha, plot ratio at 100% and coverage of 50%. The plan has provided 1 educational facility and a mosque in the estate. This zone is proposed to cover approximately 57.28Ha

Zone 0₂₂

The proposed low-density residential zone covers 9.45ha and is located along the Arabia Bypass to the south of Barwaqo Secondary School. The plan established plot ratio and coverage at 35%. Minimum plot sizes are allowed at 0.045ha.

Zone 0₂₃

This zone is situated along the proposed Arabia Bypass in Bulla Barwaqo. It falls to the west of Barwaqo Secondary School and Zone 0₂₂. The zone is set aside for low-density residential

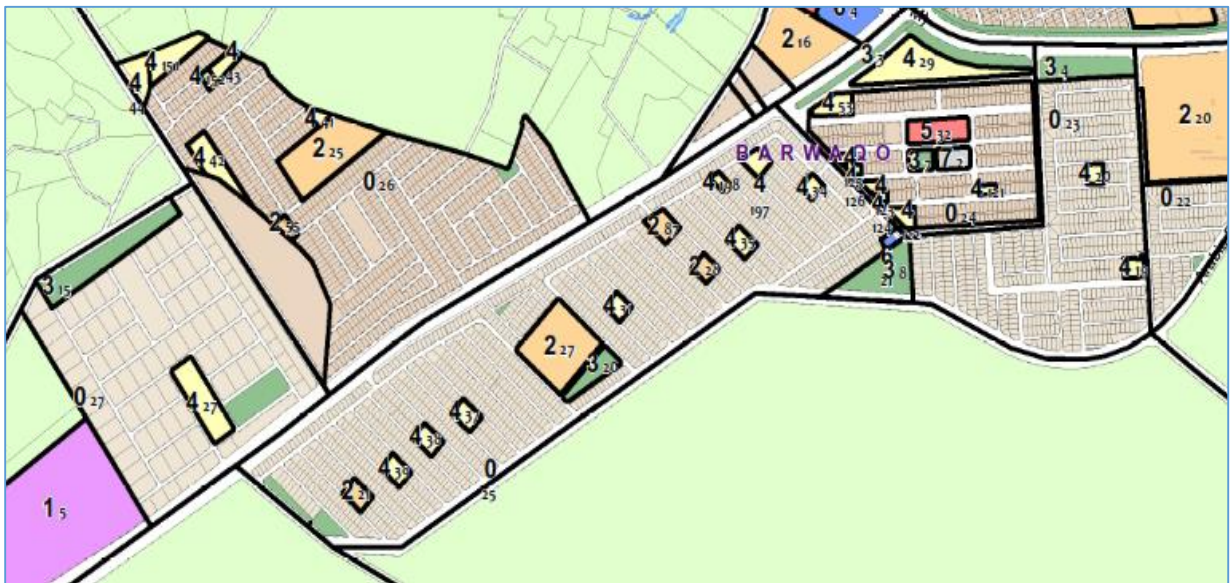
purposes where plot ratio and coverage are allowed at 35%. The plan has also demarcated two mosques in the zone. This zone covers approximately 40.88Ha

Zone 0₂₄

It is a proposed medium density residential zone situated to the east of 0₂₃ and is bordered by 0₂₅ to the west. Facilities provided in the zone include library, theatre, fire station, mosque, police station, market, Green Park and health centre. Minimum plot sizes in the plan are set at 0.045 while plot ratio and coverage are 100% and 50% respectively. The total area coverage of the zone is approximately 21.84ha.

Zone 0₂₅

This has been established as a low-density residential zone in Bulla Barwaqo node. It covers approximately 97.5Ha and is sandwiched between the proposed Arabia Bypass and the Arabia road. To the south of the zone is the vast agricultural zone 9₆. Plot ratio and coverage are allowed at 35% while minimum plot size is 0.045ha. Facilities provided in the zone include community centre, mosques, nursery schools, playground and primary school.



Zone 0₂₆

The zone is bordered by Mandera-Arabia Road to the south and zone 9₄ to the north. The zone covers 57.18ha and it has been established as medium density residential zone with minimum plot sizes of 0.45ha. Plot coverage and ratio are proposed at 50% and 100% respectively. Facilities provided in the zone include proposed primary and secondary schools, health centre, community centre and mosque.

Zone 0₂₇

The proposed low-density residential zone fronts Arabia road (80m) in Koromey area. It is adjacent to the Koromey farms (zone 9₃) to the north and Industrial Park 1₅ to the west. It is bound by a 25m road to the north and east. Minimum plot size is set at 0.4ha while plot ratio and

coverage are 70% and 35% respectively. This zone covers approximately 50.05Ha.

Zone 0₂₈

This zone is located in Shafshafey along Mandera-Neboi road. It is found north of the proposed County headquarters and west of the new CBD in Shafshafey. It is proposed as a low density residential estate where minimum plot size is 0.2ha. Plot coverage and ratio allowed are 35% and 70% respectively. Facilities provided in the zone include a primary school, mosque and community hall. The estate also situated in close proximity to the proposed university, hospital, County Government headquarters and secondary school. It is proposed to cover an area of approximately 99.12Ha.

Zone 0₂₉

It is located in Bulla Shafshafey adjacent to the new proposed County Government headquarters off Isiolo-Mandera road. The zone is bordered to its west by zone 0₅₁. It is proposed to cover an area of approximately 43.88Ha. This plan proposes this zone as a low density residential zone with minimum plot sizes of 0.1Hectares. Plot coverage and ratio allowed are 35% and 70% respectively.

Zone 0₃₀

It is located along Isiolo-Mandera road to the North of the proposed livestock market. It lies adjacent to the new CBD and approximately 500m from the proposed Garbaqoley commercial node. The plan proposes this zone to be a high density residential zone with minimum plot sizes recommended at 0.045 Hectares. The plot ratio of 150% and a coverage of 50% is recommended. The zone is served by a health centre and it is proposed to cover an area of approximately 90.21Ha.

Zone 0₃₁

The zone lies along Isiolo–Mandera road adjacent to the Garbaqoley commercial node. It is bordered by residential zone 0₃₂ to the west and the livestock market to the east and south. The plan earmarks this a low density residential zone with plot ratio and coverage at 70% and 35% respectively. Minimum plot sizes are recommended at 0.4ha. It is proposed to cover an area of approximately 61.02Ha.

Zone 0₃₂

The proposed medium density zone is situated along the Mandera–Isiolo road in Garbaqoley commercial zone. It is bound to the North by the B9 (80m), west by zone 0₃₁. The current use of the land is agriculture. The proposed minimum plot is allowed at 0.1ha, plot ratio 100% and coverages of 50%. It is proposed to cover an area of approximately 66.13Ha.

Zone 0₃₃

The zone is located adjacent to the proposed CBD in Garbaqoley and is currently an agricultural zone. It is bordered by zone 0₃₂ to the east and 8₆ to the south. This area is set aside for medium density residential purpose and is proposed to cover an area of approximately 57.95Ha. The plan has established minimum plot sizes of 0.1ha, plot ratio of 150% and ground coverage of 50%.

Zone 0₃₄

It is located between Duse-Mandera Road and the Bypass. It is also bordered by zone 0₁₇ to the north and 0₁₀ to the east. The zone is proposed as a high density residential area with a minimum plot size of 0.045 Ha. The ground coverage and plot ratio are set at 50% and 100% respectively.

Zone 0₃₅

This zone is located along Isiolo-Mandera road to the East of Garbaqoley commercial node towards the edge of the Mandera. Currently an agricultural zone, it is proposed to cover an area of approximately 99.12Ha. The zone has been proposed for medium density residential with minimum plot sizes recommended at 0.2Hectares, plot coverage and ratio of 50% and 100%.

Zone 0₃₆

This zone is proposed for low density residential zone North East of Garbaqoley commercial node which is a change from its current agricultural use. It is situated to the north of zone 0₃₅ along the proposed 3rd avenue (60m) and east of zone 8₅ and covers 80.18ha. The proposed minimum plot size is 0.4Ha with the ground coverage and plot ratio being proposed at 35% and 70% respectively.

Zone 0₃₇

Currently an agricultural area, zone 0₃₇ is located in the newly proposed CBD in Shafshafey. The proposed high density residential zone is bound by 2nd avenue to the East, Commercial developments to the South and 3rd avenue to the West. The proposed minimum plot size for the zone is 0.2 Ha. The ground coverage and plot ratio are proposed to be 60% and 180%. It is proposed to cover an area of approximately 67.47Ha.

Zone 0₃₈

This zone is located north of the newly proposed CBD in Bulla Shafshafey. It occupies the four strips of the plots. It is zoned for high density residential use and it abuts a differed land. To the south the zone is bordered by a commercial zone. It is proposed to cover an area of approximately 63.77Ha.

Zone 0₃₉

Located in Bulla Maikorebe North of the newly proposed CBD and South of Neboi commercial zone. The zone is currently under agricultural use and this plan proposes that this zone as a medium density residential zone.

The zone is characterised by a commercial zone which is centrally located within this zone, a proposed primary school, and a mosque zone 4₇₂. Within this zone the recommended plot sizes are approximately 0.1 Hectares. It is proposed to cover an area of approximately 164.24Ha with ground coverage and plot ratios of 50% and 150% respectively.

Zone 0₄₀

It is located to the south of Neboi commercial node and it is proposed for low density residential uses. The proposed ground coverage and plot ratio is 35% and 70% respectively while the zone will occupy 25.97 Ha.

Zone 0₄₁

Located along Mandera-Neboi road to the north after the proposed Shafshafey University. It is proposed for medium density residential uses. Initially, this zone was under agricultural use. The minimum plot sizes recommended for this zone is 0.1Hectare. The proposed ground coverage is 35% while the plot ratio is 70%. It is proposed to cover an area of approximately 78.05Ha.

Zone 0₄₂

Located along Mandera-Neboi road next to Neboi commercial node and opposite zone 0₄₁. It is bound to the North by riverine farms. The zone is proposed to accommodate medium density residential purposes, with a minimum plot size of 0.1 Ha. The plot ratio and ground coverage are proposed at 35%.

Zone 0₄₃

Located next to residential zone 0₄₂ near Neboi secondary school in Bulla Neboi. The area is currently agricultural but the plan has proposed to have it as a low density residential zone with a minimum plot size of 0.1 Ha. The ground coverage is 35% while the plot ratio is 70%. It is proposed to cover an area of approximately 37.66Ha.

Zone 0₄₄

Located north of Neboi commercial node and it is bound to the East by zone 0₄₃ and to the West by zone 0₄₅. It is also located to the south of Neboi Secondary school. The plan has proposed it for high density residential use. It is proposed to cover an area of approximately 99.12Ha with recommended plot sizes of 0.1Hectares, ground coverage and plot ratio of 35% and 70% respectively.

Zone 0₄₅

Situated to the west of zone 4₁₂₀ and 4₁₀₂ abutting Riverine farms to the north. The zone is currently agricultural and this plan proposes it for residential use. The recommended minimum plot sizes are 0.1 Hectares.

Zone 0₄₆

The zone is located north of the proposed Neboi commercial Node and west of zone 0₄₄ in Bulla Neboi. The zone is currently residential but the plan proposes conversion to a high density residential zone with a recommended plot size of 0.2 Ha. The ground coverage and plot ratio is proposed at 35% and 70% respectively with the zone occupying 50.83Ha.

Zone 0₄₇

Situated north of zone 8₇ and south of Koromey node. The area is currently agricultural. The plan proposes the area as a low density residential zone with a recommended plot size of 0.2 ha. Plot ratio and ground coverage are proposed at 70% and 35% respectively. It measures approximately 79.56Ha.

Zone 0₄₈

Zone 0₄₈ lies within the proposed county headquarters bounded by Mandera-Isiolo road to the south. Presently, the area is agricultural but the plan proposes to convert it to a low density residential zone. The zone covers an area of approximately 20.69ha and the recommended plot size is 0.2Ha.

Zone 0₄₉

The plan proposes this area as a high density residential zone. It is located to the north of the Military Airstrip, south of zone 0₂ and east Mandera Secondary School (2₉) in Bulla Bosnia. Currently residential area covering approximately 5.8Ha, the plan proposes it as high density residential zone with a minimum plot size of 0.045 Ha. Ground coverage and plot ratio are proposed to be 50% and 100%.

Zone 0₅₀

The zone is located off Neboi- road, bordering zone 9₉ to the north of Bulla Helashid. The area is proposed as a medium density residential zone with a minimum plot size of 0.1 Ha, ground coverage of 50% and plot ratio, 100%. It is proposed to cover an area of approximately 40.35ha.

Zone 0₅₁

It is located in Bulla Shafshafey, west of zone 0₂₉ and south of zone 5₁₄. Presently an agricultural area, the zone covers approximately 28.38ha and the plan proposes it as a low density residential zone. The recommended minimum plot size is 0.2ha with a ground and plot ratio of 35% and 70% respectively.

Zone 0₅₂

The zone is found in Bulla Shafshafey, situated within the new county headquarters. The plan proposes it as a low density residential zone with a recommended plot size of 0.1 Ha. The ground coverage is 35% while the plot ratio is 70%. The zone is proposed to cover an area of approximately 15.79ha.

Zone 0₅₃

The zone is found in Bulla Shafshafey along Mandera-Isiolo road and covers approximately 5.16ha. The plan proposes it as a low density residential zone with a recommended plot size of 0.1 Ha. The ground coverage is 35% while the plot ratio is 70%.

Zone 0₅₄

The zone is found in Bulla Shafshafey, north of the new CBD along Mandera-Neboi road. The plan proposes it as a low density residential zone with a recommended plot size of 0.1 Ha. It is proposed to cover an area of approximately 29.08Ha.

Zone 0₅₅

The zone is found in Shafshafey south of existing county hotel. The plan proposes it as a low density residential zone with a recommended plot size of 0.1 Ha. The ground coverage is 50% while the plot ratio is 70%. It is proposed to cover an area of approximately 8.60Ha.

Zone 0₅₆

The zone is found in Bulla Shafshafey west of the new CBD and covers approximately 12.46ha. It is bound by County Headquarters (4₈₄) to the north and 0₅₅ to the south. The plan proposes it as a low density residential zone with a recommended plot size of 0.1 Ha.

Zone 0₅₇

The zone is found in Bulla Customs south-east of Township Primary school. The plan proposes it as a medium and covers a total area of approximately 71.03Ha.

Zone 0₅₈

The zone is sandwiched between the County hotel and the Governor's residence in the new county headquarters. The plan proposes it as a low density residential zone with a recommended plot size of 0.1Ha. The proposed area coverage is approximately 9.28 while the ground coverage and plot ration is 35% and 70% respectively.

Zone 0₅₉

The zone is situated north of Garbaqoley commercial node and opposite the sports complex. The plan proposes it as a low density residential zone with a recommended plot size of 0.4 Ha. The zone covers an area of approximately 298.07ha.

Zone 0₆₀

The zone is found in Shafshafey south of proposed Islamic university and north-east of the proposed Central Park. The plan proposes it as a high density residential zone with a recommended plot size of 0.045Ha. It covers an area of approximately 10.67ha.

5.1 INDUSTRIAL USE

The plan proposes to earmark land specifically for industrial development. The total area for industrial land is approximately 117.53 hectares spread in three zones in the whole planning area. The proposed zones for industrial development are discussed below:

Zone 1₁

This zone is occupied by Mandera jua kali centre and areas designated for workshops and Godowns. The zone is located along Mandera-Neboi road to the south within the newly proposed CBD denoted as zone 5₂; near Bulla Busle. The zone measures approximately 4.76 Ha with a proposed ground coverage of 15%.

Zone 1₂

This zone represents the proposed Shafshafey workshops and it is situated within Shafshafey area along Mandera-Neboi road. It is proposed to be a light industrial zone. It measures approximately 2.35 Hectares and proposed ground coverage of 15%.

Zone 1₃

Situated within Shafshafey area along 100m Isiolo-Mandera road and bordered by 30m to the west. The zone is proposed to accommodate a garage with a ground coverage of 15%. The zone measures approximately 4.29 Hectares.

Zone 1₄

Located along 60m bypass and bordered by Barwaqo secondary school to the west. The zone measures approximately 1.7Hectares with a proposed ground coverage of 15%.

Zone 1₅

Located along Arabia road next to Koromey commercial zone. The zone is bound by 18m wide road to the West, 25m wide road to the North, Arabia road to the South and to the East by residential zone 0₂₇. The zone is proposed to be an industrial park. The area covers approximately 18.25Ha.

Zone 1₆

Located along Mandera-Neboi road next to Jirma Hill. The zone is proposed to be a solar farm to supplement the existing power sources in the area. It measures approximately 45.2Hectares. The proposed ground coverage is 15%.

Zone 1₇

This is the proposed value addition industrial zone for agricultural produce. It abuts the proposed Jirma solar farm to the west and residential zone 0₄₅ to the East. The area covers 8.25Ha and the plan proposes a ground coverage of 15%.

Zone 1₈

The zone is located within zone 2₃₇ (proposed university) north west of the county headquarters. It measures approximately 4.0Ha. The plan proposes a power substation in this zone.

Zone 1₉

It lies within zone 5₂₆ in Neboi commercial node. The plan proposes a jua kali shades. The area has a proposed ground coverage of 15% and occupies 0.77Ha.

Zone 1₁₀

It lies north east of Neboi commercial node within zone 0₄₃ and the plan proposes a power substation. It measures approximately 0.40Ha.

Zone 1₁₁

The zone is located in Bulla Power, west of Mandera DEB Primary School and Mandera Referral Hospital. The plan proposes a medium power substation occupying 1.15 Ha and ground coverage of 15%.

Zone 1₁₂

The zone is located in Shafshafey and is an existing solar farm south-east of the County headquarters along Mandera-Isiolo road. It measures approximately 5.5Ha.

Zone 1₁₃

The zone is an existing petrol station located in the old town adjacent to Ministry Water offices and north east of Mandera Polytechnic (zone 2₄). It measures approximately 0.30ha.

Zone 1₁₄

The zone is an existing slaughter house located within zone 0₁₄ south of riverine farms. It measures approximately 5.87ha.

Zone 1₁₅

This is the proposed light industrial zones sandwiched by zone 0₅₁ to the north and 5₁₄ to the south. The area covers an area of approximately 7.95Ha and the plan proposes a ground coverage of 15%.

Zone 1₁₆

This is the proposed heavy industrial zone locate within zone 8₂ in Neboi. It is a quarry crushing site covering an area of approximately 6.33Ha and the plan proposes a ground coverage of 15%.

Zone 1₁₇

This is the existing old slaughter located within zone 0₁ south of Boys Town Primary school. The zone measures approximately 0.25Hectares.

Zone 1₁₈

This is the existing petrol station site located in old town and adjacent to the County Assembly. The zone measures approximately 0.21 Hectares.

5.2 EDUCATIONAL

Various educational facilities have been identified. The plot size of each educational facility varies depending on its location, operator and student capacity. The plan proposes adoption of standards as set out in the physical planning handbook.

A nursery school requires a minimum plot size of 0.15-0.25 Ha and plot coverage at 50%. A primary school requires a minimum plot size of 3.25 hectares. Recommended plot coverage at 50%. A secondary school of three streams requires a minimum plot size of 4.5 hectares. Recommended plot coverage at 50%. A university requires a minimum plot size of 26.3 hectares. Recommended plot coverage at 50%.

However, the changing nature of academic environment may in the future necessitate for high rise academic blocks especially for secondary and tertiary level, establishment of colleges and specialized universities. Distance learning and the use of Information Technology are changing the academic environment. The following zones have been discussed below:

Zone 2₁

Located within Bulla Boys Town along bypass. It borders the Riverine farms to the North, East and West. It measures approximately 15.96 Hectares. This plan proposes that the zone remains under educational use as Mandera Boys Town Primary School and Omar Al Faruq Integrated Primary School. The proposed ground coverage and plot ratio is 15% and 30% respectively.

Zone 2₂

Located in Bulla Township, bound by Old Town to the North and East and residential zone O₁₀. It is an existing facility which is occupied by Jowharul Islam secondary school and covers an approximate area of about 6.00 Hectares altogether.

Zone 2₃

This zone is located within Bulla Township to the extreme South-west at the border of Mandera Referral Hospital. The zone is currently under educational use (Mandera DEB Primary) and this plan proposes it remains so. The zone measures approximately 4.38 Hectares with proposed ground coverage and plot ratio of 15% and 30% respectively.

Zone 2₄

The zone is located in Bulla Township west of Jamia Mosque. The area has an existing Polytechnic that occupies 2.33Ha. The plan proposes ground coverage and plot ratio of 15% and 30% respectively.

Zone 2₅

This zone is situated within Bulla Tawakal along the road. The zone is occupied by Daa Integrated primary school and Special Unit and covers an approximate area of 3.04 Hectares and this plan proposes that this zone remains under educational use inclusive of Special Unit.

Zone 2₆

Located within a medium density residential neighborhood zone O₄ in Bulla Buruburu. Currently, the zone is occupied by Buruburu primary school and covers an approximate area of 1.46 Hectares. The recommendation for this zone is that it retains its current use with a ground coverage and plot ratio of 15% and 30% respectively.

Zone 2₇

This zone is located off Duse-Mandera Road in Bulla Mpya near Rest House and covers an approximate area of 6.91 Hectares. Currently, the zone is an educational zone occupied by Bulla Mpya primary school and Bulla Mpya mental unit. The total area for this zone is approximately 6.9 hectares. This plan proposes that the zone remains educational.

Zone 2₈

This zone is located in Bulla Mpya approximately 1.6km west of the old town along the B9 road (Isiolo-Mandera road) to the north and Duse-Mandera road to the South and East of

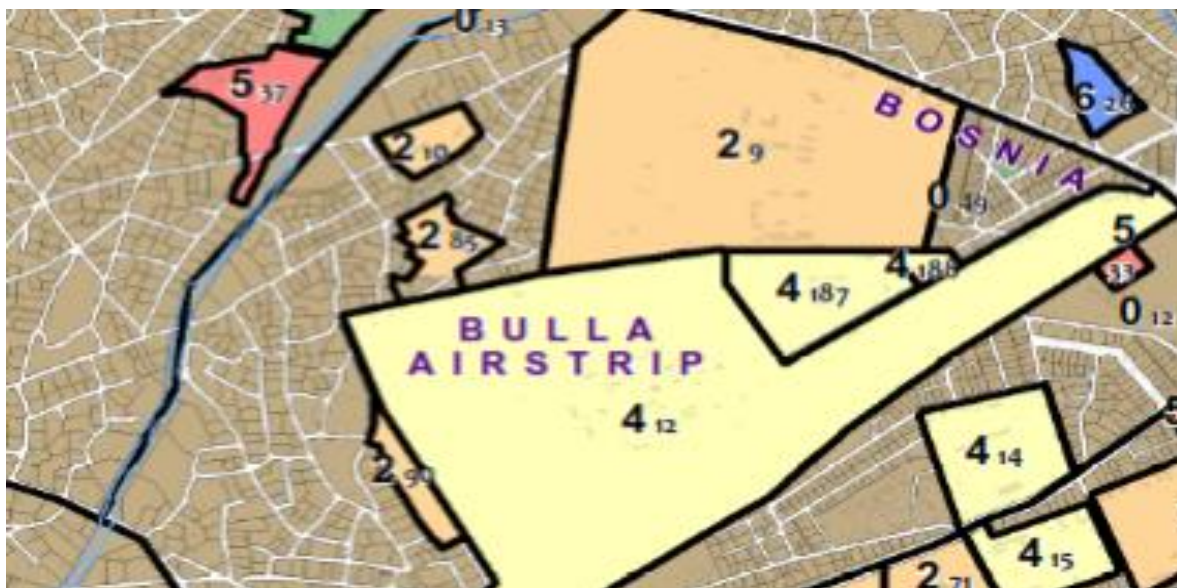
Bulla Mpya Primary School. The zone is currently under educational use with existing Moi girls' secondary school. This zone measures approximately 17.82Hectares and this plan proposes that it retains its current use. The proposed ground coverage and plot ratio are at 15%.

Zone 2₉

Situated in Bulla Bosnia North West direction from the old CBD along Mandera-Neboi road and adjacent to the military airstrip in Bosnia. The zone is located within a high density residential zone and currently it is occupied by Mandera secondary school. The zone measures 27.02Ha and this plan proposes that the zone retains its current use. The proposed ground coverage and plot ratio are at 15%.

Zone 2₁₀

Located in Bulla Bosnia North of the military airstrip and West of Mandera secondary school. Currently, the zone is under educational use occupied by Imam Dahabi Integrated primary school and covers an approximate area of 1.43 hectares. It is found within a high density residential area (zone 0₁₃). This plan recommends that this zone remains under educational use.



Zone 2₁₁

Situated within residential zone 0₁₅ in Bulla Handadu, off Mandera Neboi road. It is an existing primary school and this plan proposes that this zone remains as so with a proposed ground coverage of 15% and plot ratio of 30%. A 9m access road has been provided. The zone measures approximately 1.18Hectares.

Zone 2₁₂

The zone is the existing Shafshafey primary school and the plan proposes that it remains so. It is located at the Northern edge of Bulla Handadu (a residential zone denoted as zone 0₁₅) off Neboi- Bypass, and it is accessed through via a 30m wide link road separating Bulla Handadu and Bulla Helashid. The zone measures approximately 5.39Hectares. It is also proposed that this existing educational land should be protected. Furthermore, in order to accommodate more pupils, the educational land should be densified further by encouraging high rise school premises. The proposed ground coverage and plot ratio are 15% and 30% respectively.

Zone 2₁₃

The zone is situated within residential zone 0₁₉ in Bulla Busle West of the Old CBD and off Isiolo-Mandera road along a 30m wide link road connecting Isiolo- Mandera road to Mandera-Neboi road. The zone is found within a high density residential zone represented by zone 0₁₉ North of Isiolo- Mandera Road and adjacent to the newly proposed CBD.

This zone is currently occupied by Duse Primary, Mandera Dimtu Girls secondary school and Amal Islamic Centre. The total area is approximately 11.20 Hectares and this plan recommends that this facility remains under educational use.

Zone 2₁₄ and 2₁₅

Located within Bulla Shafshafey in a residential zone 0₁₈. It is an existing Duse Secondary school. The zone measures approximately 3.98Hectares and it is deemed enough to carry this use. The proposed plot ratio is 30% while the ground coverage is 15%. Zone 2₁₅ is a nursery school bordering zone 2₁₃ to the east. Zones measure approximately 3.98ha and 0.28Ha respectively

Zone 2₁₆

Located in Duse, next to 6₄, along Arabia road. The zone is the existing Al-Bukhari primary and measures approximately 4.03 Ha. The plan proposes that it retains its current educational use.

Zone 2₁₇

Located in Bulla Duse which is a high density residential area 0₂₁. The zone measures approximately 1.04 Hectares and is expected to accommodate an Integrated primary school.

Zone 2₁₈

Located along Duse-Mandera Road in Bulla Duse, within residential zone 0₃₄. The zone is currently an existing Madrassa and this plan proposes that it remains as so. The zone measures approximately 1.2 Hectares with existing ground coverage and plot ratio of 15% and 30% respectively.

Zone 2₁₉

The zone is located in Bulla Barwaqo, along the Bypass and covers 4.43 Hectares. Located in the midst of high density residential zones (0₃₄). It is an existing Barwaqo Primary school. The facility is expected to serve the growing population in the neighborhood.

Zone 2₂₀

This zone is also situated within zone 0₂₂ in Bulla Barwaqo, along the Bypass. The zone is an existing Barwaqo secondary school and measures 12.67 Hectares. It is proposed that this zone remains under educational use.

Zone 2₂₁

Located in a high density residential neighborhood zone 0₂₅ in Bulla Barwaqo, off Arabia Bypass. It is found at the Central point of the Bulla and the zone measures approximately 0.5Hectares. It is proposed to accommodate a Nursery school.

Zone 2₂₂

This zone is located within Koromey node in Bulla Banyole, off Arabia road and next to zone 2₂₆ to the north and 5₈ to the South. It is a proposed secondary school measuring 3.57 Hectares. The facility is proposed to bridge the gap of the limited educational facilities in the planning area.

Zone 2₂₃

Located within Garbaqoley node and is bordered by Mandera-Isiolo road to the north, zone 0₃₂ to the east and 0₃₃ to the South. It is the existing primary school occupying 13Ha. The proposed ground coverage and plot ratio are 15% and 30% respectively.

Zone 2₂₄

The zone is a proposed nursery school within zone 0₄₅ and measures approximately 0.18Ha in Neboi north-east of zone 0₄₅.

Zone 2₂₅

The zone is located in Bulla Koromey, within residential zone 0₂₆ and bordered by zone 9₄ to the east. It is a proposed primary and secondary school that is proposed to occupy 3.62 Ha.

Zone 2₂₆

This zone is located within Koromey Node, along Arabia road south of zone 5₇ and measures approximately 6.0Hectares. The zone is currently under educational use (Koromey Primary). The zone however has a plot ratio of 30% and ground coverage of 15%.

Zone 2₂₇

Located in Bulla Barwaqo, the zone is within residential zone 0₂₅. It is also sandwiched between Arabia road and Arabia Bypass. The plan proposes a primary school and occupies 4.20 Ha with a ground and plot ratio of 15%.

Zone 2₂₈

Located in Bulla Barwaqo, the zone is within residential zone 0₂₅. It is also sandwiched between Arabia road and Arabia Bypass. The plan proposes a nursery school and occupies 0.41 Ha with a ground coverage and plot ratio of 15%.

Zone 2₃₀

Located along Isiolo-Mandera road in Garbaqoley commercial node towards the edge of the planning area, within zone 5₁₁. The zone is a proposed nursery school measuring approximately 0.66Hectares.

Zone 2₃₁ and 2₃₂

This zone is located South West of the new CBD near Garbaqoley node. It borders a high density residential zone to the South and medium density residential to the West and covers a total area of 25.65Ha for 2₃₁ (proposed secondary school) and 12.85 Ha for 2₃₂ (Proposed Polytechnic).

Zone 2₄₁

Situated within residential zone 0₄₁ southwest of Neboi commercial node. It is a proposed primary school and measures approximately 1.18 Hectares.

Zone 2₄₂

Located North of Neboi commercial node within residential zone 0₄₄ (Southern edge). It is proposed to accommodate a nursery school. The zone measures approximately 0.43 Hectares.

Zone 2₄₃

Located approximately 850M North of the newly proposed Neboi commercial node. Currently, this zone is earmarked for educational purposes and it is occupied by Neboi secondary school. The zone is adjacent to high density residential zone 0₄₄. This plan proposes that this remains an educational zone occupying an area of 9.29ha with a proposed ground coverage and plot ratio of 15%.

Zone 2₄₄

Located North of Neboi commercial node approximately 1.0km from Neboi node. Currently, the zone is occupied by Neboi primary school which serves the neighbouring population. The zone measures 4.7 Hectares.

This plan proposes that this zone remains under educational use and that it must comply with the planning standards as outlined in the physical planning handbook.

Zone 2₄₅

Located South of Neboi Node in zone 0₄₁. The zone is proposed for a nursery school with a plot ratio of 30% and ground coverage of 15% and an area measuring approximately 0.10 Hectares.

Zone 2₄₆

The zone is located northwest of the proposed New CBD in Bulla Shafshafey. To the east, it is bordered by Medical Training College, to the west zone 0₃₈ while to the North zone 0₃₉. The zone is proposed Islamic University that occupies 25.0Ha with a plot ratio of 30% and ground coverage of 15%.

Zone 2₄₇

The zone is the existing Tawakal Madrassa located in Tawakal within zone 0₄. It occupies an area of approximately 0.67Ha and the plan proposes that it retains its current use with a plot ratio of 30% and ground coverage of 15%.

Zone 2₄₈

It is a proposed nursery school located in zone 0₄₆ abutted by 0₄₅ to the Northeast and 0₄₄ to the East. It occupies 0.21Ha with a plot ratio of 30% and ground coverage of 15%.

Zone 2₄₉

It straddles residential zones 0₄₆ to the West and 0₄₄ to the East in Bulla Neboi. The plan proposes this as a madrassa school occupying 0.78 Ha.

Zone 2₅₀

The zone is located in Bulla Kamor within zone 0₁₀ and is the existing Mandera Township Primary school. the existing school occupies an area of approximately 3.25 with a ground coverage and plot ratio of 15% and 30% respectively.

Zone 2₅₁

The zone is located in Neboi area within zone 0₄₅ north west of Neboi secondary school. The proposed school occupies an area of approximately 0.91ha with a ground coverage and plot ratio of 15% and 30% respectively.

Zone 2₅₂

The plan proposes a nursery school within zone 0₄₅. The zone borders a proposed health centre (4₁₅₀) to the north. The school will occupy 0.18Ha. The plan proposes a ground coverage and plot ratio of 15% and 30% respectively.

Zone 2₅₃

It is located directly above Neboi Commercial node, within residential zone 4₄₃ within Bulla Neboi. The proposed primary school will be approximately 1.19 Ha that will serve the surrounding residents.

Zone 2₅₄

The area is situated off Mandera-Neboi road, within residential zone 0₂₈. It is also located east of the proposed University in Bulla Shafshafey. The plan proposes for the area to be a primary school from its current agricultural use. The school will have 3.61 Ha

Zone 2₅₅

The zone is located in Bulla Koromey, within residential zone 0₂₆. This is off Arabia road. To the east it borders 2₂₅, to the west recreational zone 3₁₄. The site is a proposed nursery school occupying 0.19 Ha. The proposed ground coverage and plot ratio are 15% and 30% respectively.

Zone 2₅₆

Located in New BPI, the existing Girls Secondary school abuts zone 5₂₂. with a plot ratio and ground coverage of 30% and 15% respectively and will occupy 1.91 Ha.

Zone 2₅₈

The zone is a proposed madrassa within zone 0₅ and adjacent to the proposed sewage treatment plant in BP1. The proposed plot ratio and ground coverage is 30% and 15% respectively and will occupy 0.35Ha.

Zone 2₅₉

It is situated in Neboi within residential zone 0₃₉. The nursery school is also located North of the Proposed Islamic University with a plot ratio and ground coverage of 30% and 15% respectively and will occupy an area of 0.26Ha.

Zone 2₆₀

It abuts the sewage treatment plant to the north and is located within residential zone 0₅. Currently under agricultural use the plan proposes to convert the area to a nursery school whose size is 0.16Ha.

Zone 2₆₁ and 2₆₂

Zone 2₆₁ is the proposed nursery school while 2₆₂ is the existing BP1 primary school. The zones are located in Border Point1 within residential zone 0₇. The nursery school will occupy 0.71 Ha while BPI primary school occupies 5.47Ha.

Zone 2₆₃

It is located in Koromey centre and the plan proposes the area as a nursery school. The size of the school is 0.34Ha and will cater for the neighboring residential zones. The proposed ground coverage and plot ratio are 15% and 30% respectively.

Zone 2₆₄

It is located in Bulla Buruburu, Northeast of the old town, and abuts Buruburu Primary School to the north. The existing secondary school will occupy 1.84 Ha and has a proposed ground coverage and plot ratio of 15% and 30% respectively.

Zone 2₆₅

This is a proposed primary school located to the north west of GSU camp in Border Point1 and measures approximately 0.94Ha.

Zone 2₆₆ and 2₆₇

They are located in Bulla Kamor, abutting the cemetery to the south and Kamor Dispensary to the North-East. They are also located within residential zone 0₁₀ off the Bypass. Zone 2₆₆ is Kamor Boys Secondary school occupying 7.74 Ha while 2₆₇ is Kamor Primary School whose size is 14.86Ha. Both schools have proposed ground coverage and a plot ratio of 15% and 30% respectively.

Zone 2₆₈

The zone is located in Bulla Kamor adjacent to Kamor Boys Secondary School. It is an existing Girls Secondary School and madrassa. It measures approximately 2.44Ha.

Zone 2₆₉

This is an existing ECD training centre located in the new county Headquarters in Shafshafey. It measures approximately 1.73Ha.

Zone 2₇₀

The zone is located north west of the New County headquarters adjacent to the KMTTC in Shafshafey area and is currently the existing Teachers Training College. It Measures approximately 19.56Ha.

Zone 2₇₁

The zone is the existing Khadija Girls Secondary School located in Bulla Mpya along Mandera-Isiolo Road. It Measures approximately 2.0Ha

Zone 2₇₂

It is the existing Khadija Girls Primary School located in Bulla Mpya along Mandera Isiolo Road. It Measures approximately 4.18Ha

Zone 2₇₃

This is the existing Khalalio Book Sellers School located in Heleshid along Mandera-Neboi Road. It measures approximately 8.86Ha

Zone 2₇₄

The zone is located north-east of commercial node within zone 0₅₉. It is a proposed nursery school and measures approximately 1.17Ha

Zone 275

The zone is located north-east of commercial node within zone O₅₉ and north of residential zone O₃₇. It is a nursery school and measures approximately 1.09Ha

Zone 276

The zone is located north-east of commercial node within zone O₅₉. It is a proposed primary school and measures approximately 3.5Ha.

Zone 277

The zone is located north-east of commercial node within zone O₅₉. It is a proposed nursery school and measures approximately 1.41Ha

Zone 278

This is the existing Nurul Islam Madrassa sandwiched between Jamia Mosque and transport offices south of old town CBD. It measures approximately 2.22Ha.

Zone 279

The zone is located along Mandera-Neboi road and is adjacent to Mandera Technical Training College. It measures approximately 4.17Ha.

Zone 280

The zone is located in Shafshafey north-west of the new county headquarters and adjacent to the Teachers Training College. The zone is the existing Medical Training College and occupies approximately 18.75Ha.

Zone 281

The zone is a proposed nursery school located in zone O₃₉ in Shafshafey. It is also located northwest of the Islamic university and occupies approximately 0.16Ha.

Zone 282

The zone is a proposed madrassa located in zone O₃₉ in Shafshafey. It is also located northwest of the Islamic university and occupies approximately 0.3Ha.

Zone 283

The zone is an existing Saad Academy located in O₁₉ and along B9 road in Busley. It occupies an area of approximately 1.1Ha and the plan proposes that it retains its current use to serve the neighborhood population.

Zone 284

The zone is an existing Al-Kowthar Academy situated North of zone O_r along the Neboi by-pass. The zone measures approximately 0.9 Hectares.

Zone 285

The zone is an existing Border Point Secondary school within zone O₁₃ and adjacent to the Military Camp. The zone measures approximately 1.54 Hectares.

Zone 286

The zone is a proposed nursery school situated within Neboi zone O₄₁ south of neboi commercial node. The zone measures approximately 0.26Hectares.

Zone 2₈₇

The zone is a proposed primary school situated in Barwaqo within zone 0₂₅ along Mandera-Arabia road. The zone measures approximately 0.52 Hectares.

Zone 2₈₉

The zone is a proposed nursery school adjacent to zone 0₄₄ in Neboi. The zone measures approximately 0.18 Hectares.

Zone 2₉₀

The zone is an existing Tawakal primary located within zone 0₁₃ and adjacent to military airstrip. It measures approximately 1.51ha.

5.3 RECREATIONAL

Recreation is the sum total of all human social-cultural and economic activities that enhances the therapeutic status of the mind. It brings a relaxation of the body and mind. Recreational areas can be private or public.

The zone provides for hospitality, leisure and recreational service providers. They include public parks, play grounds, stadiums among others with a total area of approximately 266.58 ha. The plan has set aside various recreational zones as discussed below.

Zone 3₁

The zone covers the proposed public park is centrally located within the newly proposed CBD in Shafshafey area. The zone is defined by 1st and 2nd avenue to the East and West respectively. The zone measures approximately 101.0 Hectares. This plan proposes this area be designated for recreational purposes and that the surrounding commercial blocks face the park.

Zone 3₂

Located within residential zone 0₁₇ in Bulla Duse sandwiched between Arabia road and Mandera-Duse road. The zone is currently under residential use and this plan proposes it for recreational purposes. This zone is more of a triangular shape. It measures approximately 0.81 Hectares. The zone will accommodate Duse Public Park. Apart from recreational use, the zone is expected to hold prayer sessions by the residents within this residential neighborhood.

Zone 3₃₋₈.

These zones are located in Bulla Barwaqo Southwest of the old town. Located within a high density residential neighborhood. However, zone 3₄ is located in Malka Punda along Neboi-Mandera Road. The zones are therefore designated to perform recreational purposes as well as playing fields. Below is a caption of the detailed land use showing the zones:

No.	Zone No.	Existing Use	Proposed Use	Size (Ha.)
1.	3 ₃	Residential	Proposed buffer	0.89
2.	3 ₄	Residential	Playground	2.05
3.	3 ₅	Residential	Proposed open space	1.66
4.	3 ₇	Residential	Proposed open space	0.50
5.	3 ₈	Residential	Recreational park	2.6
6.	3 ₉	Open Space	Open Space	0.09

Zone 3₆

Located in Bulla Shafshafey, within residential zone 0₂₈ off Mander- Neboi road. It is also north of the county headquarters. The area is proposed as an open space that will occupy 1.74Ha. The park will serve the surrounding residential, public purpose and educational zones within its vicinity.

Zone 3₁₀

This zone is occupied by a proposed town park which is located in Koromey commercial node near the proposed bus park. It is sandwiched between a fire station and a bus park which is off Arabia road. The park will occupy 0.98 Ha.

Zone 3₁₁

Located within residential zone 0₃₁ in Garbaqoley area, this park is L-shaped and is occupied by a proposed recreational park (7.33Ha). It is unique in that; a *lagha* cuts across it. The park is also found to the north of the livestock market.

Zone 3₁₂

Situated in Neboi, the park is sandwiched between 2₅₃ and 4₁₄₅ south-east of Neboi secondary school. It measures approximately 0.15Ha.

Zone 3₁₃

Situated along 3rd Avenue, north of the proposed central park in Bulla Shafshafey, the park is sandwiched between a residential zone 0₃₇ and commercial plots. The park is adjacent to a water pan. The park will occupy 8.68Ha.

Zone 3₁₄

Located in Bulla Barwaqo, within residential zone 0₂₅, off Arabia road. The zone is currently under agricultural use and the plan proposes a green park which will occupy 0.07Ha.

Zone 3₁₅

Located within proposed residential zone 0₂₇ in Bulla Koromey, opposite zone 9₃. Currently, the zone is under agricultural use and this plan proposes it as a recreational park, occupying 2.97Ha.

Zone 3₁₆ and 3₁₇

Both zones are located within residential zone in Bulla Helashid along Bypass. They are proposed for parks. They measure approximately 0.46 and 1.00 Hectares respectively.

Zone 3₁₈ and 3₁₉

The zones are located in commercial zone 5₂ which is east of the proposed county headquarters, off Mander-Isiolo Highway. The plan proposes both of them as town parks from the current commercial purpose use. The size of the parks is 1.28 and 2.5 Ha respectively.

Zone 3₂₀

The zone is located along Arabia Bypass and abuts zone 2₂₇ to the North, within residential zone 0₂₅. The area is currently under agricultural use and the plan proposes to have a park that will occupy 1.05 hectares.

Zone 3₂₁

The proposed playground is located within residential zone 0₄₁ north of zone 0₃₉. This is south of the Neboi Commercial Node. The playground measures approximately 0.46Ha.

Zone 3₂₂

The proposed park is located within zone 0₄₅ north of Neboi-Mandera road and Neboi Commercial Node. Currently, the space is under agricultural use. The park will occupy 0.74 Ha.

Zone 3₂₃

It is situated within residential zone 0₄₅, North of Neboi Commercial Node. The area, currently under agricultural use has been proposed into a park that will occupy 0.39 Ha.

Zone 3₂₄

The zone is situated within zone 0₄₅. It has abutted a proposed primary school (2₅₂) to the north and is located north of Neboi Commercial Node. The park is proposed to occupy 0.43 Ha.

Zone 3₂₅

It is situated in Bulla Neboi, within residential zone 0₄₃ next to riverine farms. It is also located to the east of a power substation. The park's size is proposed at 0.49 Ha

Zone 3₂₆

The proposed park is situated within zone 0₁₈ in Shafshafey adjacent to zone 1₃. The park is proposed to occupy 0.44Ha.

Zone 3₂₇

Lies along Neboi- Bypass, in Bulla Handadu. It also borders Riverine farms to the north and residential zone 0₁₄ to the south. The area of the park is proposed to be 2.30 Ha.

Zone 3₂₈

It is located within residential zone 0₇ and borders GSU camp to the South East in BPI. The park will occupy 1.05Ha.

Zone 3₂₉

The recreational park is located in commercial node and will occupy 0.65Ha.

Zone 3₃₀

The zone is an existing green space located south of the sewage treatment plant within zone 0₅. It occupies an area of approximately 0.07Ha.

Zone 3₃₁

The zone is a proposed green park located in zone 5₁₈ north of Mandera Regional Livestock Market and will occupy an area of approximately 2.58Ha.

Zone 3₃₂

The zone is a proposed green park located in zone 5₁₈ adjacent to the proposed Central Park in Shafshafey. It is proposed to occupy an area of approximately 3.15Ha.

Zone 3₃₃

The zone is a proposed green park located in zone 0₅₉ north of Sports Complex and Stadium. It is proposed to occupy an area of approximately 0.94Ha.

Zone 3₃₄

The zone is a proposed green park located in zone 0₁₆ opposite the existing Mandera Technical Training College in Neboi. It is proposed to occupy an area of approximately 0.35Ha.

Zone 3₃₅

The zone is a proposed green park located in Heleshid (zone 0₁₆) and west of zone 4₁₇₄. It is proposed to occupy an area of approximately 0.57Ha.

Zone 3₃₆

The zone is a proposed green park located in zone 5₁₈ north of Mandera Regional Livestock Market and north-west of the proposed bus Park (7₉) and will occupy an area of approximately 2.58Ha.

Zone 3₃₇

The zone is a proposed open space located in zone 5₁₈ north off Mandera-Isiolo road and south-east of the proposed central park. It will occupy an area of approximately 2.0Ha.

Zone 3₃₈

The zone is a proposed stadium and sports complex located northwest of Garbaqoley node. It is sandwiched by zone 0₅₉ to the north and 0₃₆ to the south. It will occupy an area of approximately 106.8Ha.

Zone 3₃₉

The zone is a proposed green park located in zone 0₂₈ north of the new county headquarters in Shafshafey. The park will occupy 0.89 ha.

5.4 PUBLIC PURPOSE

These are areas set aside for public uses such as hospitals, administrative offices, police posts and other government institutions. Other facilities in the public purpose areas include community social halls, Ministry of Works land, churches, and land for administration and cemetery. There are 14 public purpose zones which covers 417.37Ha of the planning area. The zones have been discussed below.

Zone 4₁

Located in old town opposite technical college and adjacent to Nurul Islam Madrassa. The zone is the existing Jamia Mosque and the plan proposes that it retains the current use. It measures approximately 1.61ha.

Zone 4₂

This zone is the existing fire station located next to mechanical works yard along Duse-Mandera Road. It is also located opposite the current County Headquarters. It measures approximately 0.92Ha and the plan proposes that it retains its use as a public purpose.

Zone 4₃

This is the existing mechanical works yard located between the madrassa and the fire station in old town along Duse-Mandera road. It measures approximately 2.9Ha and the plan proposes that it retains its use as a public purpose.

Zone 4₄

It is situated in Bulla Geneva along Mandera-Isiolo road. The area borders zone 0₃ to the north, 3₂₆ to the south, 4₇ to the west and 0₈ to the east. The zone is an existing police line occupying approximately 7.29 Ha.

Zone 4₅

The zone is currently occupied by the Customs point. It is situated near the Kenya –Somalia border and straddles zones 0₉ and 0₅₇ south east of the old town CBD. The zone serves residents entering into Somalia and those visiting Kenya. The zone is accessed through the Isiolo-Mandera road. This plan proposes that this zone remains under public purpose use. It is approximately 8.0 Hectares.

Zone 4₆

Situated within old town next to commercial zone 5₁ and abuts an 18m wide road junction and Mandera Referral Hospital to the North. The zone is occupied by National and County Government offices including County Commissioner's office, police station, Children's department office, judiciary, livestock and agriculture, education, co-operative and treasury among others. This plan proposes that this zone retains its current use. It measures approximately 3.7 Ha

Zone 4₇

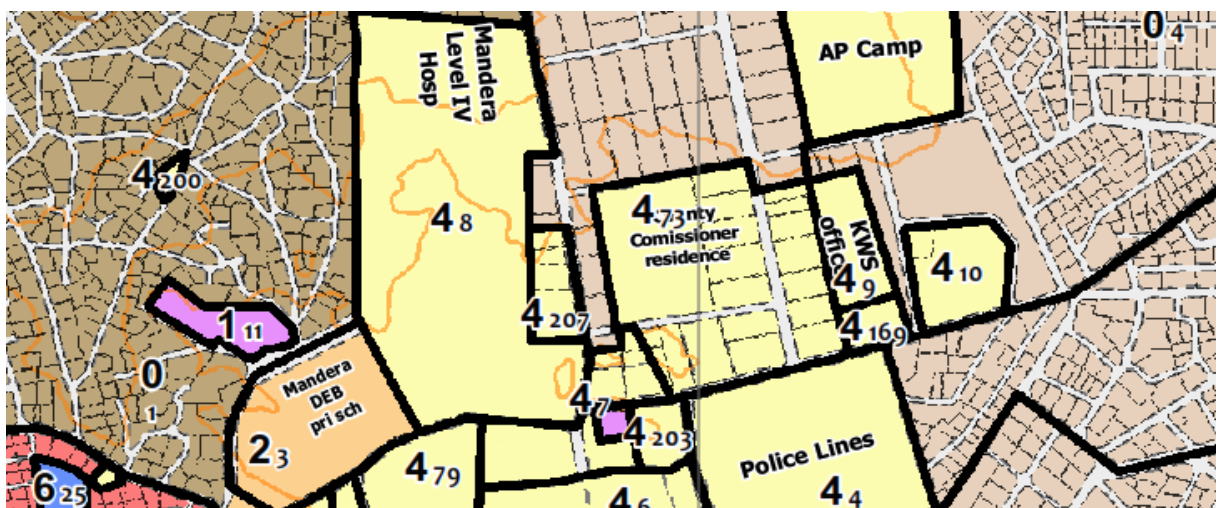
This zone is situated within residential zone 0₃ with 18 m wide road to the South and 30m road to the West. The zone is occupied by NDMA offices, Ministry of Social Services and peace hall. Owing to its location next to the old CBD and accessible from the major transport corridors and surrounded by residential zones on either side of the road, the land is suitable for its current use and thus this plan proposes that this zone remains a public purpose zone. It measures approximately 0.78 Ha

Zone 4₈

The Zone has also been designated for public purpose use since the land is occupied by the Mandera level four hospital and it measures approximately 16.5 Hectares. It abuts road to the east within residential zone 0₁.

Zone 4₉

The zone is located in Bulla Geneva approximately 300 meters from the County assembly offices. The zone is adjacent to Geneva sports stadium North East of the old town (4₁₀). It is currently housing the KWS offices and this plan proposes that it remains so. The zone measures approximately 1.66 Hectares.



Zone 4₁₀

Located North East of the old town, within Bulla Geneva along an 18M road. It is also adjacent to the KWS Offices. It is where the Geneva Sports stadium and Youth social Hall are located and measures approximately 1.89 Hectares. The zone is found within a medium density residential zone 0₄.

Zone 4₁₁

This zone is currently occupied by an AP camp located North of Geneva sports stadium in Bulla Buruburu, a residential zone (0₄). The zone measures approximately 5.64 Hectares which is deemed sufficient for a police camp. This plan therefore proposes that this zone remains so.

Zone 4₁₂

Zone 4₁₂ which is the existing military camp and airstrip has been proposed to retain the same use. The zone is sandwiched between residential zones 0₁₂ and 0₁₃ and covers a reasonable piece of land approximately 53.1 Hectares and is adjacent to Bulla Amar and Bulla Bosnia.

Zone 4₁₃

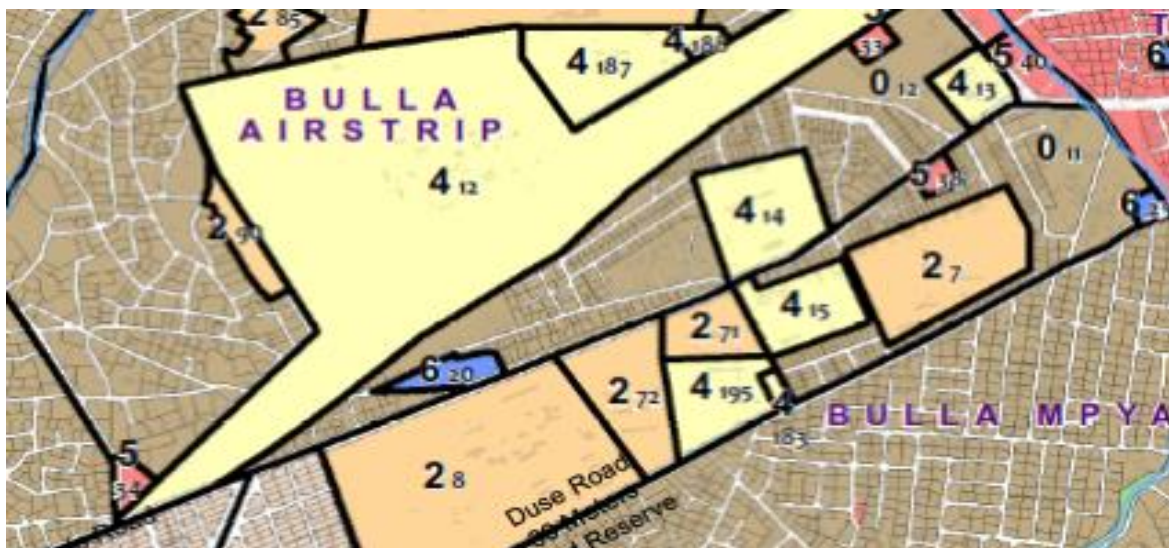
It is located at the confluence of Mandera-Neboi road and Mandera-Isiolo road within residential zone 0₁₂ in Bulla Amar. It measures approximately 1.58 Hectares and is currently occupied by the Cereals Board stores. This plan thus proposes this zone to retain its current use.

Zone 4₁₄

It is located in Bulla Amar, a high density residential zone (0₁₂) along the Mandera-Isiolo road. Currently, the zone is occupied by the Mandera Moi stadium and measures approximately 4.61 Hectares. This plan proposes that this zone remains under its current use. Immediate developments include residential and the Military Airstrip.

Zone 4₁₅

This zone is located in Bulla Mpya along the B9 road, with Mandera-Duse road being to the south. Currently the zone is occupied by Mandera Rest House and is sandwiched between Khadija Girls Secondary School (2₇₁) and Bulla Mpya primary school (2₇) which are both located west of the old Town approximately 0.9 kilometers away. The zone measures approximately 3.15 Hectares.



Zone 4₁₆

Located within zone 9₂ along 30m wide road at the confluence of road and river Daa along the Kenya-Ethiopian border. Currently is under agricultural use and this plan proposes this zone as a public purpose. It is proposed to accommodate the new customs point and will occupy 4.13Ha.

Zone 4₁₇

Located within zone 0₅₇ west of technical training college in old town. Currently, it is the disability centre and this plan proposes that it retains its current use. It measures approximately 0.09Ha.

Zone 4₁₈

This zone is located within a high density residential zone 0₂₂ adjacent to Barwaqo Secondary School in Bulla Barwaqo, off Arabia Bypass. It's centrally located within this zone. It is proposed to be occupied by AP Camp which is approximately 1.65 Hectares.

Zone 4₁₉ and 4₂₀

These zones are located within a high density residential zone 0₂₃, West of Barwaqo Secondary School. Zone 4₁₉ is proposed to be occupied by a Grand mosque which is approximately 0.41 Hectares while 4₂₀ is currently proposed to be a mosque occupying 0.32Ha.

Zone 4₂₁

This zone is located within a high density residential zone 0₅ west of GSU camp along Mandera-Isiolo road in New BPI. It is a proposed public space which is approximately 2.41Hectares.

Zone 4₂₂ - 4₂₅

Zone	Facility	Location	Size (Ha)
4 ₂₂	Mosque	Situated within zone 0 ₅ in New BPI	0.13
4 ₂₃	Mosque	Situated in zone 0 ₆ in Bulla Customs	0.13
4 ₂₄	Mosque	Located within zone 0 ₉ in Bulla Customs	0.1
4 ₂₅	Mosque	Located within zone 0 ₉ in Bulla Customs	0.24

Zone 4₂₆

The zone is located within residential zone 0₂₂, next to 3₉ along Arabia Bypass in Bulla Barwaqo. The area is currently under agricultural use. The plan has however proposed the zone to be used as a public space. It will occupy 0.19 Ha.

Zone 4₂₇

It lies within residential zone 0₂₇, off Arabia road in Bulla Koromey. The zone is currently agricultural land. The plan proposes a public space on the area that will occupy 2.09 Ha.

Zone 4₂₈

This is an existing mosque situated at eastern edge of zone 5₁ in old town. It also lies within south of the existing police line. It measures approximately 0.17Ha

Zone 4₂₉

Situated at the apex of Isiolo-Mandera road and Arabia road in Bulla Barwaqo. It is proposed to be occupied by Grand mosque and Idd prayer ground. The zone measures approximately 3.55 Hectares. This plan proposes it for public purpose use.

Zone 4₃₀

These zones are located north of commercial zone (5₂), adjacent to the newly proposed CBD in Bulla Shafshafey. The zones are proposed in order to improve living in this area. It is proposed to accommodate a mosque and it measures approximately 1.53 Hectares.

Zone 4₃₁

This zone is located within a high density residential zone 0₂₅ sandwiched between Arabia road and Arabia Bypass. The zone is proposed in order to improve lives in this area. It is proposed for a community centre and measures approximately 0.41 Hectares.

Zone 4₃₂

This zone is an existing health centre in Shafshafey adjacent to Saad Academy in residential zone 0₁₉. It measures approximately 0.62 Ha

Zone 4₃₃

This zone is an existing mosque situated within zone 0₂₁ south east of Integrated Academy. It measures approximately 0.4 Ha

Zone 4₃₄ to 4₃₉

These zones are located within residential zone 0₂₅ in Barwaqo area. This zone is bound by 60m wide Arabia road to the North, 30m wide road to the West, to the south by the proposed Arabia Bypass and a 30m wide road to the East. Zone 4₃₄ is a proposed space for SDA church which measures approximately 0.32, zone 4₃₅ is a proposed mosque measuring 0.5 hectares, zone 4₃₇ is a proposed community center and measures 0.5, zones 4₃₈ and 4₃₉ which are proposed to accommodate a mosque and community center all which measure approximately 0.5 Hectares respectively.

Zone 4₃₆ is located within Node, off Mandera-Isiolo Road. The zone abuts 0₃₃ to the south, 4₁₀₇ to the west and 4₄₀ to the north. Currently, the land is under agricultural use. The plan proposes madrassa on the area that will occupy 0.6 Ha.

Zone 4₄₀

Zone 4₄₀ is located within Node, off Mandera-Isiolo Road. The zone abuts 0₃₃ to the south, 3₂₉ to the west and 10₉ to the north. Currently, the land is under public use. The plan proposes a fire station on the area that will occupy 1.27 Ha.

Zone 4₄₁, 4₄₂, 4₄₃ and 4₄₄

These zones are located within a medium density residential zone 0₂₆ adjacent to Koromey farms. The zones are proposed to accommodate a mosque represented as zone 4₄₁ measures approximately 0.15 Hectares. a proposed health facility denoted by zone 4₄₂ and which measures approximately 0.94 Hectares, zone 4₄₃ which is set aside for a mosque and SP measuring 0.34 Hectares and zone 4₄₄ which measures 0.73 Hectares and is zoned for a police post.

Zone 4₄₅

It is located in Koromey commercial node, Southern section of the node, in Bulla Banyole. The zone is adjacent to a town park which is also situated next to the proposed bus park represented as zone 7₄. The zone is proposed to accommodate a fire station which is approximated to be measuring about 0.8 Hectares.

Zone 4₄₆

It is located in Koromey commercial node, Southern section of the node, in Bulla Banyole. The zone is within commercial block 5₈. The zone is proposed to accommodate a police station whose area is approximated to be about 1.1 Hectares.

Zone 4₄₇ and 4₄₈

It is situated along Arabia road in Koromey commercial node. These zones have been proposed to accommodate Madrassa and a mosque (zone 4₄₇). Zone 4₄₈ is retained as a dispensary. They measure approximately 5.01 and 1.67 hectares respectively.

Zone 4₄₉

Located in Koromey commercial node along Arabia road, in Bulla Banyole. It is next to Koromey primary school (zone 2₂₆). The zone has been earmarked for public purpose, and it is expected to be occupied by health centre. The zone measures approximately 5.52Hectares.

Zone 4₅₀

The zone is a mosque situated within residential zone 0₂₁ in Bulla Duse. It measures approximately 0.76Hectares.

Zone 4₅₁

The zone is a proposed disease control centre situated within Mandera regional livestock market in Garbaqoley within the existing regional livestock market. The proposed area measures approximately 5.34Ha

Zone 4₅₂

It is a proposed public purpose zone located within residential zone 0₁₈, East of the proposed CBD in Bulla Shafshafey. The zone measures approximately 0.63 Hectares and is proposed to accommodate a mosque.

Zone 4₅₃

This zone is situated along Arabia road next to residential zone 0₂₄ in Bulla Barwaqo. The zone is currently under public use and this plan proposes it for public purpose. It is proposed to accommodate a police post and it measures approximately 0.71 hectares.

Zone 4₅₄

This is a public purpose land located in Koromey Commercial node in zone 5₈ and measures approximately 0.87Ha.

Zone 4₅₅

Located within Garbaqoley commercial node next to Garbaqoley hill and adjacent to commercial zone 5₉. The plan proposes it for public purpose use from its current agricultural use. The zone

will be occupied by Health Centre and it is envisaged to take approximately 1.54Hectares of Land.

Zone 4₅₆

This is a public purpose land situated in residential zone 0₂₈ north of the new County Headquarters in Shafshafey. The zone is planned for a mosque measuring approximately 1.60Ha

Zone 4₅₇

The zone is located within zone 0₁₈ in Bulla Shafshafey. Currently under residential use, the plan proposes to have the area as a health center. The area will occupy approximately 1.21Ha

Zone 4₅₈

The zone is currently occupied by Huduma Centre and AP central camp in zone 5₁. It measures approximately 0.38ha.

Zone 4₅₉

The zone is a mosque situated within residential zone 0₁₈ in North-west of Duse primary in Shafshafey. It measures approximately 0.35Hectares.

Zone 4₆₀ to 4₆₆

The zones are found within residential zone 0₁₈ abutting Mandera-Neboi road. They are summarized in the table below. All the zones have a ground coverage of 15%.

NO.	ZONE	PROPOSED FACILITY	SIZE (HA)
1.	4 ₆₀	Mosque	0.35
2.	4 ₆₁	Community Center	0.92
3.	4 ₆₂	Theatre	0.39
4.	4 ₆₃	Library	0.38
5.	4 ₆₄	Post office	0.36
6.	4 ₆₅	Fire station	0.35
7.	4 ₆₆	Grand Mosque	1.07

Zone 4₆₇ to 4₇₁, 4₇₃ to 4₈₈

This whole zone is a public zone within the proposed County Government Offices and the CBD. The zone has various facilities that support the functioning of the administrative zone. The zones all have a ground coverage of 15%. The details are summarized in the table below:

ZONE NO	PROPOSED FACILITY	SIZE(Ha)
4 ₆₇	Rehabilitation resource centre	0.42
4 ₆₈	Survey Office	0.65
4 ₆₉	Government offices and staff quarters	1.0

Zone 4₇₀

The zone is a proposed mosque situated within residential zone 5₂ in Shafshafey. It measures approximately 0.59Hectares.

Zone 4₇₁

The zone is situated within Mandera Regional Livestock Market. It is the proposed KEMRI site and measures approximately 43.22Hectares.

Zone 4₇₂

It is located within residential zone 0₃₉ to the West of the proposed University and north of Islamic University. The zone is currently under public use and is proposed to be a mosque occupying 0.15Ha.

Zone 4₇₃

The zone is situated in old town within zone 0₃. Currently the zone accommodates the County Commissioner's residence, OCPD's residence, Red Sea Resort and County treasury among others. The zone measures approximately 8.95Ha

Zone 4₇₄ to 7₆ and 4₈₀ to 8₂

The zones are located in the new county headquarters in Shafshafey area.

ZONE NO	PROPOSED FACILITY	SIZE(Ha)
4 ₇₄	County Assembly	4.01
4 ₇₅	Fire Station	0.92
4 ₇₆	County Store	1.24
4 ₈₀	Governor's Residence	7.80
4 ₈₁	Deputy Governor's residence	0.84
4 ₈₂	Speaker's residence	0.84
4 ₈₄	County Government Headquarters	13.04
4 ₈₇	County Hotel	5.24
4 ₈₈	Mosque	2.0

Zone 4₇₇

This zone is the existing County offices located in old town opposite mechanical works. It measures approximately 2.90Ha and the plan proposes that it retains its use as a public purpose.

Zone 4₇₈

This zone is the existing community church situated in old town adjacent to GK prisons. It measures approximately 0.43Ha and the plan proposes that it retains its use as a public purpose.

Zone 4₇₉

This zone is the existing GK Prisons situated in old town adjacent to community church. It measures approximately 1.89Ha and the plan proposes that it retains its use as a public purpose.

Zone 4₈₃

This zone is the existing water offices located within the old town (zone 5₁) and adjacent to the current County Headquarters. It measures approximately 0.66Ha and the plan proposes that it retains its use as a public purpose.

Zone 4₈₅

The zone is a proposed mosque located within residential zone 0₂₈ in Bulla Shafshafey. It measures approximately 0.7Ha

Zone 4₈₉

The zone is located within Bulla Heleshid and is an existing mosque. The plan proposes that it retains its current use. The zone occupies 0.89 Ha with a ground coverage of 15%.

Zone 4₉₀ to 4₉₂ and 4₉₆ and 4₉₇

These zones are all located within residential zones 0₃₉ and 0₄₁. The breakdown of the specific uses is summarized in the table below:

NO	ZONE	PROPOSED USE/FACILITY	SIZE(Ha)
1.	4 ₉₀	Mosque	0.09
2.	4 ₉₁	Mosque	0.11
3.	4 ₉₂	Mosque	0.08
4.	4 ₉₃	Mosque & Madrassa	0.5
5.	4 ₉₅	Community Centre	0.28
6.	4 ₉₇	Mosque	0.16

The zones were initially under agricultural use and this plan proposes them for public purposes.

Zone 4₉₄

Located next to the proposed University, the zone is currently under public purpose use as a sports complex. It occupies approximately 3.95Ha shall have a ground coverage of 15%.

Zone 4₉₈

The Grand Mosque is located south of the Central Park and West of the New CBD. This is North of Isiolo-Mandera road. This mosque occupies 18.1 Ha and has a ground coverage of 15%.

Zone 4₉₉

Located within New CBD, zone 5₁₈, the social hall will occupy an area of 2.42 Ha. The social hall is also located off Isiolo-Mandera road.

Zone 4₁₀₀

The zone is located off Isiolo-Mandera road, within commercial zone 5₄ and west of the proposed new CBD. The zone is a proposed Health center which will occupy 0.73 Ha.

Zone 4₁₀₂ to 4₁₀₄

The three zones are proposed to be mosques. Zone 4₁₀₂ is located within zone 0₄₅, off Mandera-Neboi road. The zone is proposed to occupy 0.38Ha. Zone 4₁₀₃ is an existing mosque situated

within commercial node along Isiolo-Mandera road. It is set to occupy 0.60 Ha. Zone 4₁₀₄ is a social hall also located within commercial node and is proposed to occupy 0.72Ha.

Zone 4_{105, 107 & 108}

The zones are all located within commercial node and new county headquarters. This node is south of Isiolo-Mandera road and west of the proposed livestock market zone 5₅. The table below outlines the zones' specific use and acreage:

SN/No	ZONE	PROPOSED FACILITY	AREA (HA)
1.	4 ₁₀₅	Baraza Park	2.36
2.	4 ₁₀₇	Mosque	0.53
3.	4 ₁₀₈	Social Hall	0.89

Zone 4₁₀₉

Located within residential zone 0₃₈ North of the newly proposed CBD and west of the Islamic University. It is proposed to accommodate a community Centre to serve the residential zone and the commercial plots to its South. It will occupy 3.67 Ha.

Zone 4₁₁₀

Situated within residential zone 0₄₁ in Neboi north-west of the proposed university and south of Neboi-Mandera road. It is proposed to accommodate a mosque. It measures approximately 7.2Hectares.

Zone 4₁₁₁ and 4₁₁₂

The zones are situated within zone 5₁₈ in New CBD, north of the proposed central park. Zone 4₁₁₁ is proposed to accommodate a madrasa and a mosque while zone 4₁₁₂ will accommodate a fire station. The zones will occupy 1.93 Ha and 2.82 Ha respectively.

Zone 4₁₁₃

It is situated within commercial zone 0₄₁ south of Neboi commercial node. The plan has proposed the zone as a police post that will occupy 0.36 Ha.

Zone 4₁₁₄ to 4₁₁₆

The zones are located within commercial zone 5₂₆ within the proposed Neboi commercial node. The zones are also north of the Neboi-Mandera road. The table below outlines their specific uses and acreage;

S/No	ZONE	PROPOSED FACILITY	AREA (HA)
1.	4 ₁₁₄	Fire station	0.54
2.	4 ₁₁₅	Social hall	0.71
3.	4 ₁₁₆	Police post	0.38

Zone 4₁₁₇

It is located along Manderia-Neboi road opposite the existing technical institute. It is surrounded by a high density residential zone 0₁₆. It is proposed to be occupied by a mosque and measures approximately 0.57 Hectares.

Zone 4₁₁₈

Located approximately 850m North of the newly proposed Neboi commercial node. Currently, this zone is earmarked for agricultural purposes. This plan proposes this zone as a public purpose zone which will be occupied by a library. The library which is next to Neboi Secondary School measures approximately 2.17 Hectares.

Zone 4₁₁₉

The zone is situated within commercial zone 0₄₁ within Neboi commercial node, off Neboi-Manderia road. The area is currently under agricultural use and the plan proposes a health center that will measure 0.47 Ha.

Zone 4₁₂₀

The zone abutts the solar farm to the west, riverine farms (9₁) to the south and fire station (4₁₆₈) to the south. The area is zoned to be a public land measuring 8.46 Ha.

Zone 4₁₂₁ to 4₁₂₆

These zones are situated within residential zone 0₂₄. Currently, the zones are under agricultural use and this plan proposes public purpose zones. The details of the zones are described below.

NO.	ZONE NO.	EXISTING USE	PROPOSED USE	SIZE (Ha.)
1.	4 ₁₂₁	Residential	Mosque	0.17
2.	4 ₁₂₂	Residential	fire station	0.41
3.	4 ₁₂₃	Residential	theatre	0.13
4.	4 ₁₂₄	Residential	library	0.16
5.	4 ₁₂₅	Residential	Health center	0.16
6.	4 ₁₂₆	Residential	Mosque	0.19

Zone 4₁₂₇

Located along Isiolo-Manderia road, the zone is situated within node. It is proposed to have a police post and occupy 0.48 Ha.

Zone 4₁₂₈ and 4₁₂₉

These zones are located along Isiolo-Manderia road approximately 200m from the proposed County Headquarters. Zone 4₁₂₈ is the proposed stadium while 4₁₂₉ is the proposed judiciary. They are located next to the proposed shopping mall (zone 5₁₅). The zones are proposed to accommodate a stadium and judiciary and both measures approximately 7.36 Ha and 1.56 Ha respectively.

Zone 4₁₃₁

This zone is situated in along 2nd Avenue. It's North-West of central park, on the southern edge of zone 0₃₇ and Western side of the planning boundary. The zone is proposed to accommodate

a social hall and has an area of 1.74Ha and ground cover of 15%. In spite of the current use in the area; agriculture, this plan recommends public purpose in form a social hall as the use within this zone.

Zone 4₁₃₂ to 4₁₄₁

These zones are situated within zone within Neboi node. The timely land use within these zones is agriculture and residential, however, this plan advocates for change of this use to public purpose.

ZONE NO.	EXISTING USE	PROPOSED USE	ZONE	GROUND COVERAGE (%)	SIZE(Ha)
4 ₁₃₂	Residential	Public Purpose (public space)	041	15	0.26
4 ₁₃₃	Residential	Mosque	044	15	0.18
4 ₁₃₄	Agricultural	Public Purpose (mosque)	045	15	0.23
4 ₁₃₅	Residential	Public Purpose(mosque)	044	15	0.67
4 ₁₃₆	Agricultural	Public Purpose(mosque)	045	15	0.13
4 ₁₃₇	Residential	Public Purpose(mosque)	044	15	0.21
4 ₁₃₈	Residential	Public Purpose(mosque)	044	15	0.11
4 ₁₃₉	Agricultural	Public Purpose(mosque)	039	15	0.17
4 ₁₄₀	Agricultural	Public Purpose(mosque)	043	15	0.15
4 ₁₄₁	Agricultural	Public Purpose(Mosque)	043	15	0.13

Zone 4₁₄₃ to 4₁₄₆

These zones are located within residential zone 0₄₃, south of Riverine Farms and Western direction of Jirma Hill. Presently, the uses within these zones are agriculture, nonetheless, this plan propounds for public use within these zones. Their ground coverage, proposed use and area are as follows:

ZONE NO.	EXISTING USE	PROPOSED USE	GROUND COVERAGE (%)	SIZE(Ha)
4 ₁₄₃	Agricultural	Public Purpose (police station)	15	2.5
4 ₁₄₄	Agricultural	Public Purpose(mosque)	15	0.09

4 ₁₄₅	Agricultural	Public Purpose(public space)	15	1.24
4 ₁₄₆	Agricultural	Public Purpose(mosque)	15	0.19

Zone 4₁₄₇ and 4₁₄₈

The zones are located within Shafshafey in zone 0₂₈ and North of the proposed County Headquarters. The zones are presently occupied by residential land use, nevertheless, this plan advocates public purpose in form of a Community Hall (4₁₄₇) mosque (4₁₄₈) to serve the population in residential zone 0₂₈. The two zones have an area of 0.80 Ha and 0.69 Ha respectively, with ground coverage of 15% each.

Zone 4₁₄₉ and 4₁₅₀

They are located within Neboi, South of Riverine Farms, North-West of zone 1₇, Northern edge of zone 0₄₅ and North Western side of the planning area. Presently, the zones are under agricultural use while this plan proposes public purpose (4₁₄₉ as mosque and 4₁₅₀ as health centre) within the zones. They are proposed to measure 0.35Ha and 0.50 Ha respectively with each having ground coverage of 15%.

Zone 4₁₅₁

It's located in Bulla Koromey within zone 0₂₆. The zone is projected to be inhabited by a community centre to serve the residents of Bulla Koromey, it has an area of 1.15 Ha and ground coverage of 15%. It's currently occupied by agriculture land use but this plan proposes the zone to be occupied by public purpose.

Zone 4₁₅₂

It's located within zone 0₂₆ in Bulla Koromey. The zone is projected to be inhabited by a mosque to serve the population of Bulla Koromey. It has an area of 0.15 Ha and ground coverage of 15%. It's currently occupied by agricultural use but this plan proposes the zone to be occupied by public purpose.

Zone 4₁₅₃

The zone can be pinpointed within the New CBD, off the 2nd Avenue in Gabraqoley and North of the proposed Central Park on zone 3₁. The zone is currently under agricultural land use while this plan recommends for a madrassa in this zone. The plan, therefore, recommends the zone to have an area of 1.40 Ha and ground coverage of 15%.

Zone 4₁₅₄ and 4₁₅₆

These zones are located in Bulla Customs within zone 0₈ and west of the planning boundary. The zones are occupied by residential land use but this plan recommends a mosque (4₁₅₄) and public purpose (4₁₅₆) within these zones. The zones have an area of 1.21 Ha and 0.28 Ha respectively with 15% ground cover.

Zone 4₁₅₅

This is an existing mosque situated along Neboi road within Neboi commercial node zone 5₆ and the plan recommends that it retains its current use. It measures approximately 0.21Ha

Zone 4₁₅₈

This zone is situated within zone 0₇ New BPI and on the western side of the planning area. The zone is proposed to be occupied by a mosque. Currently, the zone is under agricultural land use but this plan recommends public purpose land use. It's proposed to occupy approximately an area of 0.35 Ha and ground coverage of 15%.

Zone 4₁₅₉

This zone is situated at the edge of zone 0₅ within New BPI and South of Tawakal Sewer Treatment Site. Its present land use is agricultural and this plan proposes the introduction of public purpose land use. It's recommended it to have 0.24 Ha with a ground coverage of 15%.

Zone 4₁₆₀

The zone is off the bypass and lies on the within zone 0₇ and south east of the sewage treatment plant in BPI. The zone is proposed to be inhabited by Baraza Park which is a public purpose land use. It's to take up an area of 0.79 Ha and ground coverage of 15%. The current land use in this zone is residential but this plan comes up with public purpose as the new land use in the zone.

Zone 4₁₆₁

This is a proposed public zone is situated within zone 0₇, south of GSU Camp and adjacent to the proposed park on zone 3₂₈. It has an area of 0.64Ha and ground coverage of 15%.

Zone 4₁₆₂

It's situated within BPI in zone 0₇ and North-west of the Planning Area. The zone is to occupy ground coverage of 15% and an average area of 0.87 Ha. It is to be taken up by a mosque. The current land use is agriculture, even so, this plan proposes public purpose use in the zone.

Zone 4₁₆₃

The zone is situated within BPI in zone 0₇. It's adjacent to the proposed BPI Node on zone 5₂₉ and North-east of the proposed Planted Forest on zone 10₁. The zone is proposed to have an approximate area of 0.64 Ha and ground coverage of 15%. Agriculture land use is timely use in the zone, however, this plan recommends the change of this use to public purpose (mosque).

Zone 4₁₆₄

This zone is located within BPI in zone 0₇. It's North- East of the proposed BPI Primary School on zone 262, south of Riverine Farms and East of Tawakal Sewer Treatment Site. The zone is proposed to be occupied by a mosque and it measures an average area of 0.86 Ha and 15% ground coverage. Currently, the zone's land use is agriculture. Nonetheless, this plan propounds for public purpose land use.

Zone 4₁₆₅

The zone is situated within BPI within zone 0₇, North-Eastern direction of the planning boundary, North of Transition Zone and South of Riverine Farms. Presently, the land use in the zone is agriculture. Nonetheless, this plan advocates for public purpose. The proposed use is a mosque which is to occupy an area of 0.75 Ha with a ground coverage of 15 %.

Zone 4₁₆₆

This zone is a proposed mosque within on the South-eastern side of centre. The zone has an area of 0.36Ha, and ground coverage of 15%. Its current land use is agriculture, even so, this plan recommends public purpose use.

Zone 4₁₆₇

This zone is a proposed mosque within zone 034 northwest of Barwaqo primary school. The zone has an area of 0.39Ha, and ground coverage of 15%. Its current land use is residential, even so, this plan recommends public purpose use.

Zone 4₁₆₈

It's located in Neboi along Neboi Road and adjacent to solar farm zone 1₆. The zone is proposed to have an area of 13.28ha and ground coverage of 15%. It's currently under agricultural land use, nevertheless, this plan proposes for public purpose in form of a fire station to respond to any emergencies within the area.

Zone 4₁₆₉

This zone is located within Geneva adjacent to KWS offices. It has ground coverage of 15% and an approximate area of 0.53 Ha. Timely, its land use is public purpose, nonetheless, this plan recommends for public purpose land use.

Zone 4₁₇₀

This zone is located within Bulla Central along Huduma centre-Neboi road. It is existing Quraale mosque and measures approximately 0.15 ha.

Zone 4₁₇₁

This zone is the existing Neboi Chief's office located adjacent to Neboi dispensary. It has ground coverage of 15% and an approximate area of 0.06Ha. This plan recommends that it retains its current use.

Zone 4₁₇₂

This zone is located within the new county headquarters north of the County Assembly. The plan proposes the zone to be occupied by security camp with a ground coverage of 15%. Timely, its land use is public purpose, nonetheless, this plan recommends to retain its use as public purpose land. It measures approximately 1.65Ha

Zone 4₁₇₃ to 4₁₇₅

These zones are located within zone 0₁₆ and 0₅₀ in Heleshid. They are off the Neboi-sufsu bypass, South of Riverine farms and the Northern side of the planning boundary. They are proposed to inhabit different kinds of public purpose. Zones' ground coverage and area are as follows:

ZONE	EXISTING LAND USE	PROPOSED LAND USE	GROUND COVERAGE (%)	AREA (Ha)
4 ₁₇₃	Public Purpose	Public Purpose (Dispensary)	15	2.62

4 ₁₇₄	Public Purpose	Public Purpose (Mosque)	15	0.26
4 ₁₇₅	Public Purpose	Public Purpose (Mosque)	15	0.15

Zone 4₁₇₆

It's located in BPI within zone 0₇, North- West of the proposed planted forest on zone 10₁ and it's adjacent to the proposed BPI Node on zone 5₂₉. The land use in this zone is public purpose while this plan advocates for public purpose land use in form of a dispensary to serve the residents of BPI. It is complemented by other uses such as residential, institutional and recreational. It's proposed to have ground coverage of 15% and an area of 0.95 Ha.

Zone 4₁₇₇

This zone is a long transition zone in BPI within residential zone 0₇ and South-West of the proposed planted forest on zone 10₁. This plan propounds public purpose to this zone, in spite of the current public land use. The zone is proposed to be a GSU Camp with an approximate area of 5.29 Ha with 15% ground coverage.

Zone 4₁₇₈

The zone is situated within Bulla Kamor, North of Banyole Farms and adjacent to proposed Kamor Secondary on zone 2₆₆. Its current use is a public purpose and this plan recommends its endurance. The use is a dispensary which is expected to serve Bulla Kamor's locality. It measures approximately 1.01Ha

Zone 4₁₇₉

The zone is located in BPI within zone 0₇ and on North Eastern side of the planning area. It is under public land use, even so, this plan initiates public purpose land use in form of a mosque in this zone. The zone is proposed to measure an average of 0.10 Ha and ground coverage of 15%.

Zone 4₁₈₀ and 181

The zones are located in the old CBD opposite Mandera DEB Primary school and consist of the Catholic church (zone 4₁₈₁) and Post Office (zone 4₁₈₀) respectively. They occupy approximately 0.39 and 0.71 respectively.

Zone 4₁₈₂

The zone is an existing Farmers' Cooperative Hall situated in old town within zone 5₁ and adjacent to the cemetery zone 6₂₅. The zone measures approximately 0.09 Ha

Zone 4₁₈₃

This is the existing Khadija Dispensary located along Mandera-Arabia Road and adjacent to Khadija Mosque. The facility currently occupies an area of approximately 0.2ha.

Zone 4₁₈₄

This the existing Mosque located within zone 0₃₀ in along Mandera-Isiolo Road. It measures approximately 0.29Ha.

Zone 4₁₈₅

This is the existing site for Municipality enforcement offices located within residential zone 0₅₄ in Shafshafey. It measures approximately 0.29Ha.

Zone 4₁₈₆

The is an existing mosque located within zone 0₃₄ in Duse. It measures approximately 0.39Ha.

Zone 4₁₈₇

It is an existing public space with an orphanage and mosque (Mandera Education Development Society-MEDS) situated opposite Mandera Airstrip. It measures approximately 4.25Ha.

Zone 4₁₈₈

The is an existing public land accommodating the Schools Feeding Programme store and adjacent to the existing orphanage opposite Mandera Airstrip. It is located along the airstrip road and measures approximately 0.35Ha.

Zone 4₁₈₉

The zone is located along Mandera-Isiolo road within zone 0₁₈ in Shafshafey and is proposed to accommodate Police Post. It measures approximately 0.62Ha

Zone 4₁₉₀

The zone is located north of the proposed mosque (zone 4189) within zone 0₁₈ in Shafshafey and is a proposed mosque. It measures approximately 1.0Ha

Zone 4₁₉₁

The is a proposed mosque located within zone 0₃₇ along 2nd Avenue in and north-west of the proposed central park. It measures approximately 2.48Ha.

Zone 4_{192 to 194}

The zones are proposed mosques within zone 0₅₉. The zones measure approximately 0.83ha, 0.34ha and 0.40 respectively

Zone 4₁₉₅

This is an existing public space in Bulla Mpya adjacent to Khadija Girls Primary and secondary schools accommodating Khadija Mosque and Idd prayer ground. It measures approximately 3.19Ha.

Zone 4₁₉₆

This is an existing public space in Duse (zone 0₂₁) west of Moi Girls Secondary school. The zone is an existing mosque and its access is through the 40m Mandera-Arabia Road. The plan proposes that the current use be retained to serve the religious needs of the residential zone and its neighborhood. It measures approximately 0.43Ha.

Zone 4₁₉₇

The zone is located in Barwaqo within zone 0₂₅ and along Mandera-Arabia road and northern side of Koromey farms (9₆). The current dominant land use around the zone is agricultural and

this plan initiates public purpose land use in form of a mosque in this zone. The zone is proposed to measure an average of 0.41Ha and ground coverage of 15%.

Zone 4₁₉₈

The zone is located in Barwaqo on the eastern side of zone 0₂₅ and along Mandera-Arabia road. The current dominant land use in the area is agricultural and this plan initiates public purpose land use in form of a community centre. It is proposed to measure an average area of 0.14Ha

Zone 4₁₉₉

The zone is an existing Mosque located in Helashid within zone 0₁₆ and north east of Neboi Khalalio Booksellers school (zone 2₇₃). The current dominant land use in the area and its neighborhood is residential and this plan proposes to retain the current use (mosque) to serve the local population. The zone measures approximately 0.10Ha and the proposed ground coverage is 15%.

Zone 4₂₀₀

The zone is an existing public purpose (society) land situated in Bulla Society west of Mandera County Referral Hospital. The zone measures approximately 0.12Ha.

Zone 4₂₀₁

The zone is a proposed mosque located within zone 0₄₁ in Shafshafey and west of the proposed University. The current dominant land use in the area is agricultural and this plan proposes a mosque to serve the local population. The zone measures approximately 0.12Ha and the proposed ground coverage is 15%.

Zone 4₂₀₂

The zone is located south of the New County Headquarters in Shafshafey. Since the area is developing as an administrative centre, the plan initiates the provision of land reserve for future need of additional County and National Government offices. The zone measures approximately 6.13Ha and the proposed ground coverage is 15%.

Zone 4₂₀₃

This is the existing County Assembly located in old town and abuts Mandera Level Four Hospital. It measures approximately 0.64Ha

Zone 4₂₀₄

This is the existing mosque situated in Baale Market (old town) within zone 5₁. It is also located west of the bus park and the plan proposes that it retains its current use. It measures approximately 0.09Ha

Zone 4₂₀₅

This is a proposed health facility situated in Neboi within zone 0₄₅. It is also located northwest of Neboi commercial node and measures approximately 1.15Ha.

Zone 4₂₀₆

The zone is a proposed Chief's Camp located in Shafshafey and is sandwiched between the Town Park (3₁₉) and Municipal Market (5₃₁). Apart from hosting the office block, the zone will also have a Baraza park.

5.5 COMMERCIAL

Commercial areas are part of an urban area whereby the primary land uses are commercial developments such as shops, offices, restaurants among others. The minimum size for commercial plots should be 0.045Ha and the plot length versus the width should not be more than 1:3.

The most dominant commercial zones in the planning area are the old CBD, the new proposed CBDs in Shafshafey and other nodes such as Neboi. According to the plan the total area of land dedicated to commercial use is 1030.84Ha, representing 9.9% of the total planning area.

In this regard 41 commercial zones have been proposed including the Old town which is the current major commercial centre. The zones are discussed below:

Zone 5₁

It's located within Bulla Township and also covers part of Bulla Jamhuri. To the West it is bound by a lagha, to the East by 9m wide road, to the South by B9 road while to the North it is bound by residential zone 0₁. The zone is currently under mixed use of residential and Business and this plan proposes the use be maintained with a minimum plot size of 0.045Ha, 60% ground coverage, plot ratio of 200 and area of 67.52Ha.

Zone 5₂

The zone is situated along Isiolo-Mandera Road off B9-Neboi Link Road, adjacent to zone 0₁₈ and Eastern side of the County Headquarters. This plan proposes commercial use within the zone in spite of the current BCR zone. It's recommended to measure an approximate area of 72.72Ha with a minimum plot size of 0.045Ha, 60% ground coverage and 300 plot ratio.

Zone 5₃

This zone is located in Bulla Barwaqo (zone 0₃₄) North of Barwaqo Primary. The zone is recommended to measure 0.4Ha with a minimum plot size of 0.2Ha, ground coverage of 60% and a plot ratio of 300. Timely, the use in the zone is residential, however, this plan recommends commercial use. It covers an area of approximately 0.47ha.

Zone 5₄

This zone is situated within the New CBD along Isiolo-Mandera Road, South of proposed Grand Mosque on zone 4₉₀ and adjacent to zone 0₃₀ to the west. The zone is currently under agricultural land use though this plan brings forward business cum residential use as the new land use for the zone. It is represented by 60% ground cover, 0.2Ha as the minimum recommended plot size, 300 plot ratio and an area of 6.4Ha.

Zone 5₅

The zone is along Isiolo-Mandera Road and stretches from Koromey to Gabraqoley on the South-Western side of the planning boundary. The proposed recreation area on zone 3₁₁ is in close

proximity. Its timely land use is commercial and it accommodates the regional livestock market and this plan recommends its perpetuation. The zone measures 288.58Ha and 10% ground coverage.

Zone 5₆

It's located in Bulla Neboi along Mandera-Khalalio Road. It is proposed to accommodate Neboi Node which measures approximately 31.85Ha with ground coverage of 10%, minimum plot size of 0.045 Ha and plot ratio of 150. It's surrounded by complementary uses which include; Residential, Public Purpose, Industrial and Agriculture. Its current use is agriculture, even so, this plan proposes commercial use.

Zone 5₇

The zone lies within Koromey Node along Mandera-Arabia road at the border of Koromey and Banyole Farms. To the extreme North, it is limited by Koromey Hill which lies off Arabia Road North of Koromey Node. The zone is currently commercial cum residential and this plan proposes it for commercial cum residential purposes. It has ground coverage of 60%, a minimum plot size of 0.1Ha, a plot ratio of 180 and an average size of 42.83Ha.

Zone 5₈

It is located along Arabia road to the South and Koromey commercial node at the border of Banyole and Koromey. To the extreme South, it is limited by the differed land. The zone is currently agricultural/residential zone and this plan proposes it for commercial cum residential purposes. It is characterised by public facilities such as police post, fire station, health centre, educational facilities, a bus park and a recreational zone. Has a minimum plot size of 0.045, ground coverage of 60%, plot ratio of 180 and has an area of 61.0Ha.

Zone 5₉

This is an upcoming centre expected to act as a gateway town to Isiolo. The zone is located to the western edge of the planning area on both sides of Isiolo-Mandera Road in Bulla Garbaqoley. The zone is proposed to house educational, religious and commercial functions. Zone 5₁₀ is a proposed open-air market located next to the proposed Barraza Park (zone 4₁₀₅), zone 5₉ is proposed Garbaqoley Market while zone 5₁₁ is Garbaqoley Node. Their plot size, area, ground coverage are as follows;

Zone	Minimum Plot Size	Ground Coverage	Plot Ratio	Zone Area
Zone 5 ₉	0.1	50%	180	11.09Ha
Zone 5 ₁₀		10%		0.9 Ha
Zone 5 ₁₁	0.1	50%	180	43.2 Ha

Zone 5₁₂ and 5₁₃

These zones are located within Neboi off Mandera-Neboi Road, the Southern direction of Riverine farms and East of the proposed Solar Farm on zone 1₆. The minimum size of the plots is 0.1, ground coverage of 50% and plot ratio of 150. Zone 5₁₂ has an area of 12.50 Ha while

zone 5₁₃ has 3.44Ha. Currently, the zone is under agricultural use and this plan proposes it for commercial purposes.

Zone 5₁₄

The zone is bound by 1st avenue to the West in Shafshafey and South east of the proposed County Government Headquarters. The zone is proposed to measure an approximate area of 23.5Ha with ground coverage of 50% and a minimum plot size of 0.1Ha. It is under agricultural use and this plan proposes the zone's use be Small and Medium Enterprises (SMEs) and professional offices.

Zone 5₁₅

It's located along Isiolo-Mandera Road next to the proposed County headquarters. It is bound by 30m wide road to the West and hotel to the North. It is proposed to be occupied by a shopping mall and it measures appropriately 28.54Ha, ground coverage of 60% and a plot ratio of 300. Its present land use is agriculture while this plan proposes mixed use.

Zone 5₁₆

The zone is situated in Shafshafey along 30m wide road within the newly proposed CBD next to the proposed shopping mall. The minimum plot sizes are recommended at 17.1Ha, a plot ratio of 100 and ground coverage of 35%. It's currently an agriculture zone, nevertheless, this plan initiates commercial use in form of a hotel.

Zone 5₁₇

The zone is an existing market located in Barwaqo within zone 0₁₀. The plan recommends that it retains its commercial use in the area. The zone covers an area of approximately 0.52Ha.

Zone 5₁₈

This zone is located within the newly proposed CBD in Shafshafey directly to the North of the Central Park. It's bound by 1st and 2nd avenues to the East and West respectively and it's South of the proposed Islamic University. The zone is also served by public purpose zones such as mosques and fire station. The minimum plot sizes recommended for this zone is 0.045 Hectares. It has an approximate area of 262.5Ha, a plot ratio of 300 and ground coverage of 60%. The zone is currently under agricultural land use, even so, this plan advocates for commercial use.

Zone 5₁₉

The zone is a shopping area within Neboi in zone 0₄₃, North-West of the planning boundary and South of Riverine Farms. Its current land use is agriculture and this plan proposes commercial. The zone is recommended to have a minimum plot size of 0.045Ha, a ground cover of 50%, a plot ratio of 150 and an area of 0.43Ha.

Zone 5₂₀

The zone a shopping area is situated within Neboi in zone 0₄₃, North-West of the planning boundary and South of Riverine Farms. Its current land use is agriculture but this plan recommends commercial use in form of Shopping Centre. The zone is recommended to have a minimum plot size of 0.045Ha, a ground cover of 50%, a plot ratio of 150 and an area of 0.38Ha.

Zone 5₂₁

It's situated within Buruburu area at the boundary of Buruburu and Customs, adjacent to proposed Buruburu Primary on zone 2₆. It has an area of 1.10Ha, ground coverage of 50%, a minimum plot size of 0.045ha and plot ratio of 150. The zone is presently residential though this plan advocates for commercial cum residential use as a shopping centre to serve Buruburu's population.

Zone 5₂₂

This zone is located within New BPI and residential zone 0₅ and south of zone Tawakal Sewer Treatment Site. It is currently a residential zone but this plan recommends commercial cum residential use to serve the population in New BPI. It's approximately 1.0Ha and has area coverage of 50%, plot ratio of 150 and a minimum plot size of 0.045ha.

Zone 5₂₃

The zone is located in the midst of residential zone 0₅ and at the border of New BPI and Customs. It is a proposed commercial centre in form of a shopping centre to serve the surrounding population. The zone measures approximately 1.5 Ha with a minimum plot size of 0.045, ground coverage of 50% and plot ratio of 150. Presently, the zone is a residential zone, even so, this plan posits commercial use.

Zone 5₂₄₋₂₆

The nodes are found on both sides of Manderu-Neboi Road at Neboi area in Bulla Neboi. The zone is approximately 2.5kilometers from Jirma Hill. It is adjacent to residential zones (zone 0₄₁ and 0₄₆) on both sides of the Manderu-Neboi road. Zone 5₂₄ is proposed to measure 39.78Ha with a plot ratio of 150, ground coverage of 50% and minimum plot size of 0.045 Ha, Zone 5₂₅ is proposed to measure 1.59 Ha with ground coverage of 10% while zone 5₂₆ measures 1.5 Ha with minimum plot size of 0.045Ha, ground coverage of 50% and a plot ratio of 150.

The plan proposes the zone as a commercial area. It is necessary to allow for commercial developments in this area as a strategy to open up the planning area, coupled by other reasons such as proximity to the new proposed CBDs and also the availability of undeveloped space. It is characterized by numerous public purpose facilities. Zone 5₂₅ is proposed to accommodate an open-air market while zone 5₂₄ will house Neboi Node consisting of business cum residential.

Zone 5₂₇

It's located within zone 0₇ within the New BPI on the Eastern side of the Planning Area. The zone has a plot ratio of 150 and ground coverage of 50% with a minimum plot size of 0.1Ha and the average area of 1.0ha. The area is presently an agriculture zone; nevertheless, this plan proposes the change in use to commercial so as to serve the residents in zone 0₅ and 0₇.

Zone 5₂₈

It's situated within Koromey along the Bypass, North of Manderu-Arabia Road, East of Koromey Farms and next to the proposed Al-Bukhari School. The zone is approximately 3.44Ha with a

plot ratio of 100 and 35% ground coverage. Currently, its use is commercial and this plan proposes that it retains its current form of a hotel.

Zone 5₂₉

The zone is situated within zone 0₇ on the Easter side of the planning area, South of Riverine Farms and BPI Primary School. It has an approximate area of 3.04Ha, plot ratio of 150, minimum plot size of 0.1 and ground coverage of 50%. Currently, the zone is under BCR use and this plan proposes commercial use in the zone.

Zone 5₃₀

The zone is located within zone 0₃₉ in Neboi and west of the proposed university. It is proposed to accommodate an Estate commercial node of area 0.9Ha, plot size of 150, ground coverage of 50% and minimum plot size of 0.045Ha. The present land use in this zone is agriculture. However, this plan recommends for commercial use.

Zone 5₃₁

The zone can be pinpointed in Shafshafey off Isiolo-Mandera Road within proposed commercial zone 5₂. It is sandwiched between the bus park and town Garden It covers an area of 0.8 Ha and ground coverage of 10%. Timely, the land use within the zone is commercial this plan tables commercial use in form of a municipal market. The commercial centre intends to serve the residents in residential zone 0₁₈ who will be at close proximity.

Zone 5₃₂

This zone is within zone 0₂₄ in Barwaqo off Mandera- Arabia Road, South of Mandera-Arabia Road, Isiolo-Mandera Road and the Bypass confluence, South East of Barwaqo Police Post and South of Grand Mosque & Idd Prayer Ground. It covers an area of 1.43 Ha and ground coverage of 10%. The timely use of the zone is agriculture. However, this plan prefers commercial use which will facilitate the dense population of Barwaqo.

Zone 5₃₃

This zone is within zone 0₁₂ north-west of Cereals Board. The zone is an existing Youth Market measuring approximately 0.46Ha.

Zone 5₃₄

This zone is within zone 0₁₃ at the junction of Mandera-Isiolo road and Mandera Neboi. Road. It is an existing commercial node measuring approximately 0.46Ha.

Zone 5₃₅

This zone is within zone 0₁₉ and 0₂₀ along Mandera-Isiolo road. It is an existing commercial node covering an area of approximately 6.42Ha.

Zone 5₃₆

This zone is within zone 0₁₀ in Bulla Kamor and south-west of Mandera Polytechnic. It is an existing commercial node covering an area of approximately 0.9Ha.

Zone 5₃₇

This is an existing livestock market situated in zone 0₁₄ in Handadu. It is an existing commercial node covering an area of approximately 2.95Ha.

Zone 5₃₈

This is an existing Milk market located within zone 0₁₁ in Bulla Mpya. It is an existing commercial node covering an area of approximately 0.51Ha.

Zone 5₃₉

This is the ESP market situated along airstrip road opposite zone 0₁₂. It is an existing commercial node covering an area of approximately 1.41Ha.

Zone 5₄₀

This is the existing Miraa market situated along airstrip road opposite NCPB. It is an existing commercial node covering an area of approximately 1.46Ha.

Zone 5₄₁

The zone consists of proposed offices located in new county headquarters north of County Assembly. It is an existing commercial node covering an area of approximately 1.74Ha.

5.6 PUBLIC UTILITY

Public utilities are the facilities that a population needs to function efficiently. They include water treatment facilities, sewer treatment works, power stations and other such facilities. These areas provide the opportunity for a system or utilities that are used to benefit the public, such as water, sewage disposal, electric power, heating, waste management, drainage, public transportation and telecommunications. There are twenty-three (23) existing and proposed public utility zones in Mandera covering a total area of approximately 241.7 ha as discussed below.

Zone 6₁

It is located within Bulla Tawakal to the North-East of the old town and adjacent to the sewage treatment plant. It is currently an existing cemetery and this plan proposes to retain the status. It also proposes landscaping of the facility to improve the aesthetics of the area. It covers an area of 14.0Ha.

Zone 6₂

This is an existing water intake point situated along Suftu road at the bank of River Daua covering an area of 1.20Ha

Zone 6₃

This is an existing public utility zone covering an area of 13.3 Ha. The proposed public utility is a cemetery. The zone is situated on the northern side of the Bypass within Bulla Kamor. It's adjacent to Kamor Primary which lies on zone 2₆₇ and on the Southern direction of Bosnia Airstrip. The existing land use of this zone is a public utility as well as the permitted use.

Zone 6₄

This is a public purpose zone located in Barwaqo area. It is located at the confluence of Isiolo-Mandera Road, Arabia-Mandera Road and Bypass near Bulla Duse. The zone is currently under agricultural land use and it's on the Eastern side of Koromey farms. The plan proposes the zone be utilized for the establishment of public utility zone as the permitted use is public utility. The zone is proposed to accommodate Barwaqo water plant which measures approximately 2.0Ha.

Zone 6₅

This is a proposed waste collection depot located south-west of Koromey centre along Arabia-Mandera road. It measures approximately 1.30Ha.

Zone 6₆

This is a proposed waste collection depot. It measures approximately 0.20Ha.

Zone 6₇

This zone is located in Kamor-Ele area at the Southern edge of the planning area. It's located on the Western and Northern side of Banyole Farms, North-Eastern side of proposed planted forest on zone 10₄ and southern side of the proposed Industrial park on zone 1₅. The zone is trapezium in shape and measures approximately 91.3Ha. The current land use is agriculture. However, the permitted use is public utility which is a dump site.

Zone 6₈

It is a proposed public utility within zone 5₁₈ located off Isiolo-Mandera road North in Garbaqoley commercial Centre. The zone is a proposed waste collection depot. The zone measures approximately 0.41Ha.

Zone 6₉

This zone is located in Garbaqoley area within zone 5₁₈. It's adjacent to the proposed green park facility and on the north- western direction of Central Park. The current use is agriculture while the permitted use is public utility and the proposed use is a water pan of an area 3.7Ha.

Zone 6₁₀

It is a proposed waste collection depot situated within zone 5₂₄ in Neboi commercial node with an average area of 0.38Ha.

Zone 6₁₁

Situated within a high-density residential zone 0₁₆ and it is currently occupied by residential use whereas the permitted use is public utility. It is located on South-West of Neboi Dispensary and on the northward direction of Mandera-Neboi Road. This plan proposes that the zone accommodate cemetery and that it will be well fenced and landscaped to improve on the aesthetics of the area. The zone measures an area of 15.14Ha.

Zone 6₁₂

It is occupied by an existing cemetery and it is located within residential zone 0₁₅ along Mandera-Neboi Road. It measures approximately 0.76Hectares Ha and this plan proposes it remains under this use for the planning period.

Zone 6₁₃

It's a water treatment site located on the Eastern side of Boys Town, north-Eastern side of Bulla Society and adjacent to Riverine farms. It occupies an average area of 1.0 Ha.

Zone 6₁₄

The zone is located within zone 0₁₅ and adjacent to Shafshafey Primary school. It occupies an area of 4.4Ha which is situated along Neboi- Bypass and adjacent to Riverine farms in Handadu area and on the western side of zone 0₂₀. Its current proposed use is a Water Treatment Site.

Zone 6₁₅

The zone straddles Bulla Tawakal and BP1 and covers an area of 67.50Ha. It is located on the North Eastern side of zone 0₁. It is occupied by a sewer treatment site which is a public utility and located between Bulla Tawakal and New BPI.

Zone 6₁₆

It is a public utility zone covering an average area of 3.4 Ha. The proposed land use is a public purpose in form of a cemetery. The zone is situated on the northern side of the Bypass within Bulla Kamor.

Zone 6₁₇

It is an existing cemetery located in Bulla Jamhuria in Old Town. It covers an area of approximately 0.37Ha.

Zone 6₁₈

It is the existing old Komor cemetery located in Bulla Kamor. Measures approximately 4.23Ha

Zone 6₁₉

It is a proposed waste collection depot situated in BP1 within zone 0₇ with an average area of 0.29Ha.

Zone 6₂₀

This is an existing cemetery situated opposite Moi Girls Secondary school along Mandera-Isiolo road. The zone measures approximately 1.0Ha.

Zone 6₂₁

It is a proposed waste collection depot situated in Barwaqo within zone 0₂₅ with an average area of approximately 0.1Ha.

Zone 6₂₂

It is a proposed public utility within zone 0₃₆ located off Isiolo-Mandera road North in Garbaqoley commercial Centre. It is sandwiched between the sports complex and the proposed secondary school. The zone is expected to serve the surrounding residential developments as well as the urban dwellers. The zone is zoned for a general cemetery with an average area of 12.37Ha.

Zone 6₂₃

It is a proposed waste collection depot situated within zone 0₁₁ in Bulla Mpya with an average area of 0.01Ha.

5.7 TRANSPORTATION

The plan has made various transportation proposals in regard to road expansion, provision of link roads and secondary accesses. It also proposes link bridges to connect the areas. It also proposes bus parks in every urban node as discussed below. A transport management strategy has also been developed. A detailed account of the same is explained in the Sector Plans. This plan has therefore proposed several transportation zones in the proposed commercial nodes.

Zone 7₁

This zone is the current Mandera bus park. It is located within the old CBD and it serves as transport terminus. It is located in Bulla Jamhuria area and southern side of Mandera DEB

Primary School. The zone is approximately 1.63Ha. This plan proposes to maintain the zone as a transportation zone but with a redesigned layout.

Zone 7₂

Located within zone 0₂₄ in Bulla Barwaqo next to the newly proposed market centre. It lies on the South of Isiolo-Mandera, Mandera- Arabia and Bypass confluence, South-East of Barwaqo Police Post and North of Arabia Road Bypass. The zone is presently under agricultural use with a proposed change of use to transportation. It generally occupies an approximate area of 0.7Ha.

Zone 7₃

The zone is located within zone 5₂ approximately 400m off Isiolo-Mandera road within the newly proposed CBD in Bulla Shafshafey. It is on the Eastern side of the Proposed County Government Headquarters offices. Currently, the zone is under residential use and this plan proposes that it is zoned for transportation use. The zone measures approximately 2.1Ha.

Zone 7₄

This zone can be pinpointed within zone 5₈ in Koromey commercial node off Arabia road approximately 100m from the main road. Currently, the zone is under agricultural use and this plan proposes that the zone is occupied by a bus park to serve the local population and vehicles heading to different destinations. It is located in Koromey Node and measures an area of 1.4 Ha.

Zone 7₅

The zone is located next to the proposed livestock auction yard, along the Isiolo-Mandera Road and opposite the new proposed CBD in Garbaqoley area. The zone has been proposed in this area to serve the proposed New CBD and also the adjacent agricultural farms in Koromey. Currently the zone is under agricultural use and it is estimated to occupy an area of approximately 56 Ha. The plan proposes the zone as a transport zone which will accommodate a lorry park and a bus park at an area of 7.9Ha.

Zone 7₆

This is a proposed parking area located within zone 5₁₈ west of central park in Shafshafey. The current use is agricultural and the plan proposes a parking area to serve the larger commercial area and the central park. The zone measures approximately 1.29Ha.

Zone 7₇

It is situated within zone 5₁₁ off Isiolo-Mandera Road on the Northern side, North of the proposed Baraza Park on zone 4₁₀₅ and on the western side of the Plan Boundary. It is expected to serve those vehicles heading to Mandera and the Northern sections of the planning area. The land use in the area is agriculture whereas the plan proposes it to be transportation use and it occupies an average area of 0.6Ha.

Zone 7₈

This zone is within zone 5₉ in Gabraqoley area along the Isiolo-Mandera Road, North- Western side of Gabraqoley Hill and within zone 5₁₀. The area is currently under agriculture use. However, the proposed use is transportation with an area of 0.3Ha.

Zone 7₉

Located within zone 5₁₈ in Shafshafey in the newly proposed CBD. It is found off 2nd Avenue West of the proposed Central Park and on North Western side of the Proposed Grand Mosque on zone 4₉₈. The area occupies an average area of 2.4 Ha.

Zone 7₁₀

This zone is situated in Neboi commercial node to the Northwestern edge of the planning area. The zone is currently on residential purpose with the proposed use as transportation covering an approximate area of 1.0 Ha.

Zone 7₁₁

The zone is located off Isiolo-Mandera Road on the opposite direction of the proposed Grand Mosque on zone 4₉₈ and south of the proposed central park. It is adjacent to the New CBD and South Eastern side of the proposed Social Hall on zone 4₉₉. The plan proposes the zone as a car park and measures an area of 1.4 Ha.

Zone 7₁₂

This the proposed Aljazeera Car Park located within new county headquarters in Shafshafey. The zone is currently on public purpose use with the proposed use as transportation covering an approximate area of 1.23 Ha.

5.8 DEFERRED LAND

This is an area that has been set aside for land banking or future developments. It is located on the on the western edge of the planning area and to the north and south of Isiolo-Mandera Rd and Mandera-Neboi-Fiqow Road respectively. This area covers extensive land which measures approximately 1182.0 hectares and it is also known as task force area. The land set aside under this category is divided into six (6) zones as described below.

Zone 8₁ and 8₂

These zones are located in Bulla Neboi to the Western direction of the Planning Area. Together, the zones are bound by Isiolo-Mandera road to the South, Mandera- Neboi road to the North, the planning boundary to the west and the newly proposed CBD in Shafshafey to the East. The location of these zones at this critical position provides an opportunity for Mandera to grow as her growth has been limited to the East, South and North due to the presence of the international boundaries. The total average area of these zones is 430.7 Ha.

Zone 8₄

The zone is located North of Isiolo-Mandera road at the Western edge of the planning area after Garbaqoley commercial node. The presence of the zone near commercial development is key, especially for future developments. The zone occupies an area of 64.5 Ha.

Zone 8₅

It is located to the West of the newly proposed CBD in Bulla Shafshafey. Bound by zone 8₄ to the north, commercial plots to the South, proposed Grand Mosque on zone 4₉₈ to the east and West side of 3rd Avenue and 4th Avenue. It is currently a deferred land and the plan intends to uphold its condition. It covers an average of 140.3 Ha.

Zone 8₆

The zone is on the south of Isiolo-Mandera Road, West of Koromey farms and existing livestock market on zone 5₅ and stretches towards the South-West of the planning boundary. Currently, this zone is not under any major land use and this plan proposes that it is set aside for future development. It covers an area of 122.83 Ha.

Zone 8₇

This zone is situated on the southern direction of Koromey Farms, western side of Banyole Farms, at the border of Banyole and Kamoro-Ele Areas, far southern side of the planning boundary and along a 60m wide road within Banyole. It covers an approximate area of 423.4 Ha. Presently, the zone is undeveloped and the plan purposes to preserve this situation for future developments.

5.9 AGRICULTURAL

Agriculture is crucial to the growth of the town. As such, due emphasis has been put on agricultural land in the town and the entire planning area. Zones designated for agricultural use cover a total of 3463.0 Ha. This plan proposes ten agricultural zones spread evenly across the town. These zones are discussed below:

Zone 9₁

This proposed zone is situated North of Neboi commercial node, Kenya-Ethiopia border from Jirma hill to Neboi. The zone is located within Neboi Area and has an area of 317Ha.

Currently, this stretch consists of small to medium-sized agricultural land parcels and agricultural homesteads. Irrigation farming is common here. The zone is expected to remain agricultural within the planning period and no urban development should be permitted so as to safeguard the agricultural land in a bid to ensure food security.

Zone 9₂

This zone is located along Daa River in BPI. It is on the North-Eastern side of the planning boundary. It is a 401.0 Ha and 2 density zone on agriculture and therefore, this plan proposes this zone to remain under agricultural use.

Zone 9₃

This zone is located in Bulla Koromey South-west of the old CBD. It is defined to the North by Isiolo -Mandera Rd and to the South by B9-Arabia Link Rd. It's situated North of Koromey Node. The zone is under agricultural use and the plan intends to uphold the land use with a density of 2 and area acreage of 359.0Ha.

The zone is characterized by agricultural farms whereby main food crops grown are maize, sorghum and cowpeas. The farms range from small to medium-sized farms.

Zone 9₄

It's located along Isiolo-Mandera Road, North of residential zone 0₂₆, and North of Arabia Road. The average farm sizes are recommended at 153.8Ha with a density of 1.5. The zone is currently an agricultural zone and the plan proposes it remains the same.

Zone 9₅

This zone is located within Banyole Area, bound by Isiolo-Mandera road to the North, East of Koromey Node, South of the proposed Industrial Park and adjacent to the proposed planted forest on zone 10₄ on the southern edge of the planning boundary and it's in close proximity to the residential zone 0₂₅. It has an area of 594Ha and it's currently utilized as agricultural land and the plan proposes to preserve for agriculture use.

Zone 9₆

The zone is located along Barwaqo Bypass on Arabia Road Bypass. It's south of Barwaqo area and bound by a 30m wide road to the East, 60m wide road to the South and 30m wide road to the West. The zone is directly South to the residential zones 0₂₅ and 0₂₃ in Barwaqo area. It is a 397.4 Ha and 2 density zone with current land use as agricultural which the plan proposes for its preservation.

Zone 9₇

It's located next to agricultural zone 9₆. It is bound by 30m wide road to the West, 60m wide road to the South and East respectively, Arabia Road to the North and South West of Kamor Primary. It has a density of 2 and an area of 160.9 Ha. The zone is currently under agricultural use and this plan proposes it to remain as agricultural land.

Zone 9₈

The zone is situated along Isiolo-Mandera Road and B9-Arabia Link Road I. It's on West of Koromey Node and adjacent to the proposed Bus Park on zone 7₅ on the Eastern and Southern side. The zone occupies an extensive piece of land as it stretches from the confluence of Isiolo-Mandera road and Arabia road to the edge of the planning area near Bulla Kamoro-Ele to the Southwest. The area has an area of 436.6 Ha and it is presently under agriculture and this plan proposes to maintain it as agriculture zone.

Zone 9₉

The zone is situated on the Northern side of the planning area. It stretches from Helashid-Handadu to Bulla Society. It's bound by River Daua to the North on Bulla Helashid and its 609.5 Ha with a density of 2. The current use is agriculture and the plan proposes the use to be upheld.

Zone 9₁₀

This zone is located at Tawakal Area, west of the proposed sewage treatment site at zone 6₁₅. The zone is 32.9 Ha with a density of 2. It is presently under agricultural use and the plan proposes preservation of this use.

5.10 CONSERVATION

The plan foresees a town with ample conservation areas. The plan purposes to preserve and protect the natural resources, habitats and wildlife dispersal area for inter and intra-generational benefits. a total of 9 conservation zones are discussed below.

Zone 10₁

This zone is located North-east of the old Town in Bulla Tawakal, North of the proposed sewer treatment plant (Zone 6₁) and adjacent to the riverine farms. Currently, it is occupied by a man-made forest and this plan proposes that it remains as so. It measures approximately 21.98 Ha.

Zone 10₂

The zone is found on the extreme north of the planning boundary and lies along River Daua. Currently, the zone is under conservational use and the plan intends to preserve it under the same use. Preservation of the river riparian will ensure sustainability of River Daua as it plays a vital role in supporting the lives and sustainability of physical, economic and social environment. The zone measures approximately 201.54 Ha.

Zone 10₃

It lies along Kenya-Somalia boundary and along the transition zone in Bulla customs. The zone is currently under agricultural land use and this plan recommends for conservation use in the zone. The zone measures approximately 17.64Ha.

Zone 10₄

The zone covers sections of Bulla Kamor Southwest of the old CBD. The zone stretches from the customs office and runs down to the Southwest direction and culminates at the edge of the planning boundary near Bulla Kamoro-Ele. The zone also neighbors Banyole farms in Bulla Banyole to the North. It is defined by the 200m Transitional zone/Belt to the south along Kenya –Somalia Border. It covers an approximate area of 382Ha. The plan proposes recreational use in addition to the proposed conservancy use. The area should therefore, be restricted from any form of disruption by the human activities and should be planted with native trees/planted forest.

Zone 10₅

This zone represents the conservation area in Jirma Hills along Neboi-Mandera road. Area is approximately 121.45Ha

Zone 10₆

This zone is located south of the sewer treatment site in New BPI, North of zone 0₅ and North of the planning area. It covers an area of 7.3 Ha. The zone is currently an agricultural zone and this plan proposes it to be converted to a buffer zone which is conservation use.

Zone 10₈

The zone is within Koromey area, lies on the north of Arabia Road and Koromey node and East of B9-Arabia Link Road I. It has approximately an area of 37.42 Ha. The current use of the zone is conservation in form of a hill and this plan proposes it be upheld to conserve the physical characteristic of the area.

Zone 10₉

The zone is situated within Gabraqoley Area, South of Isiolo-Mandera Road, east of existing Primary School on zone 2₂₃ and Koromey Farms and Western side of the planning boundary. The zone has an average area of 4.9 Ha. Currently, the zone is a conservation zone and the plan proposes its preservation.

Zone 10₁₀

The zone is situated within BP1 area, east of the planning area. It is marked by the transition zone stretching from BP1 to Kamor-Ele along the Kenya-Somali Border. The zone has an average area of 265Ha. Currently, the zone is a conservation zone and the plan proposes its preservation.

5.11 CONCLUSION

The above proposed land use plan is aimed at achieving the Vision. The guidelines are intended to ensure sustainable urban land use. More emphasis has been put on protection of the vast conservation and agricultural lands as they are key contributors to the environmental sustainability and therefore the economy. The planning area is delineated into several broad planning zones which are further delineated into many planning units. The zones presented have unique development regulations that will guide the plan's implementation. Some of the regulations provided for easier implementation of the plan include minimum plot size, densities and permitted use.

CHAPTER SIX

SECTOR PLANS

Effective development calls for an all-round consideration for the well-being of key sectors such as transport, energy, education, ICT, environment and tourism among others. In this regard, the ISUDP proposes a number of sector plans, including Infrastructure, Environmental, Disaster Management Plan and Tourism, Cultural Heritage Conservation Plan. Each of these have been detailed out in this chapter.

6.1 INFRASTRUCTURE AND SERVICE

Infrastructural facilities and services are vital lubricants of any economy. They are critical to the competitiveness of its economy, the quality of life and the delivery of public services. The ability to build and maintain infrastructure assets ensures Mandera can provide services, remain attractive and affordable to live and do business. The plan provided for the following strategies:

6.1.1 Transport Plan

The Transportation Plan seeks to promote sufficient provision of transport networks by improving access and establishing seamless connectivity. The plan provides for road and air transport as elaborated.

Road Transport

Road that includes motorized and non-motorized means is the main mode of transport. In Mandera town, the sector is faced by critical challenges listed below.

- Poor road networks
- Narrow roads
- Missing links
- Lack of NMT facilities
- Insufficient public transport services
- Lack of designated bus stops and parking facilities

The following strategies have been used to address the challenges in transport network:

- Integration of modes
- Road widening and land acquisition
- Road upgrading and maintenance
- Drainage

1. Transportation Improvement Program in Mandera and its hinterland

It is proposed that the County Government liaises with KURA and KeNHA so that they can roll out a program through which to improve the transport network. The program should cover projects that would involve development of link roads, upgrading of existing roads and development of NMT, terminal and parking facilities. This ISUDP proposes road development projects as follows:

Proposed Road Construction Projects

The road construction proposals cover major roads, link roads and access roads.

New Major Roads

Four major roads have been newly proposed and their details are summarized in the table below.

Table 13: Newly Proposed Major Roads

No.	Road	Origin – Destination Details	Length (km)	Proposed Width (m)
1.	New Road 1	Neboi - Jirma	10.4km	30m wide
2.	New Road 2	Busley – Western Edge of Planning area	4.85km	60m wide
3.	New Road 3	Koromey – New Border Point 1	6.55km	60m wide
4.	New Road 4	New Border Point 1 to R. Daua	9.4km	30m wide

Link Roads

Link roads are those that connect other major road transport facilities, and are often added because of increasing road traffic. Six link roads have been proposed as shown in the table below.

Table 14: Proposed Link Roads

No.	Road	Origin – Destination Details	Length (m)	Proposed Width (m)
1.	Link Road 1	A9-E5025 Link Road	4km	60m wide
2.	Link Road 2	A9-D5011 Link Road	1.7km	25m wide
3.	Link Road 3	D5011 – F5023 Link Road	3.74km	30m wide
4.	Link Road 4	Link Road between G5630 & New Road 3	1.2km	30m wide
5.	Link road 5	D5011—New Road 3	3.26km	30m wide
6.	Link road 6	D5011--- A9	2.4km	80m wide

Proposed Road Tarmacking Projects

All the roads in Mandera have remained un-tarmacked for a very long time. There are however recent efforts that have been made in order to change the status quo. Sections of A9 and B8 roads and the airstrip access road have been tarmacked. It is proposed that all the roads in the town be tarmacked. However, the following roads have been prioritized since they are major arterial streets that serve the town.

Table 15: Roads proposed for tarmacking

No.	Road	Length (km)	Width (m)	Area(km ²)
1.	Road	3km	30m wide	0.09 km ²
2.	Mandera-Neboi Road	10.4km	30m wide	0.832km ²

3.	B9-B8 Link Road	1.62km	40m wide	0.082km ²
4.	Ring Road (Joining Neboi Road	8.4km	30m wide	0.252km ²
5.	Arabia Bypass	4.14km	30m wide	0.124km ²

Since tarmacking is under way on roads A9 and B8, this plan excludes them from the proposals as the project is already awarded. This plan however, has proposed tarmacking of the above roads.

Proposed Road widening/Expansion Projects

There are a number of roads that are currently narrow, especially the access roads. Some of them have not met the recommended minimum width of 9m. Others are encroached into at various sections, making them congested and difficult to maneuver. They have been identified and appropriate widths proposed for each of them. The table below outlines further details.

Table 16: Roads proposed for Expansion

No.	Road	Length (m)	Current Width (m)	Proposed Width
1.	Baale Market Access road	4.5km	9	15m
2.	Mandera- Neboi road	10.4km	18	30
3.	Isiolo- Mandera road	8.6km	110	80

Road widening in the Bulla's (Neighbourhood)

The narrow access roads below 9m wide in each Bulla have been proposed for widening. The discussion is detailed below:

Bulla Mpya

It borders Bulla Township to the East, Bulla Kamor to the South, Bulla Duse to the West and Bulla Amar and Bulla Bosnia to the North. It is marked by B9 (Isiolo-Mandera) Road on the northern edge, a *lagha* (seasonal stream) on the eastern and southern edges and an access road on the western border. It covers an approximate area of 1.57 Km².

Initially, this block was served by 3m to 6m access roads which made accessibility a challenge. The zone also lacked spatial order and thus regularization of the parcels was quite important. This plan therefore proposed for re-planning of this zone whereby all the access roads were widened to a minimum of 9 meters each. Some of the access roads were also closed up to avoid double access to the zone. The total length of the proposed access roads is approximately 40.512km translating to about 365km² in area.

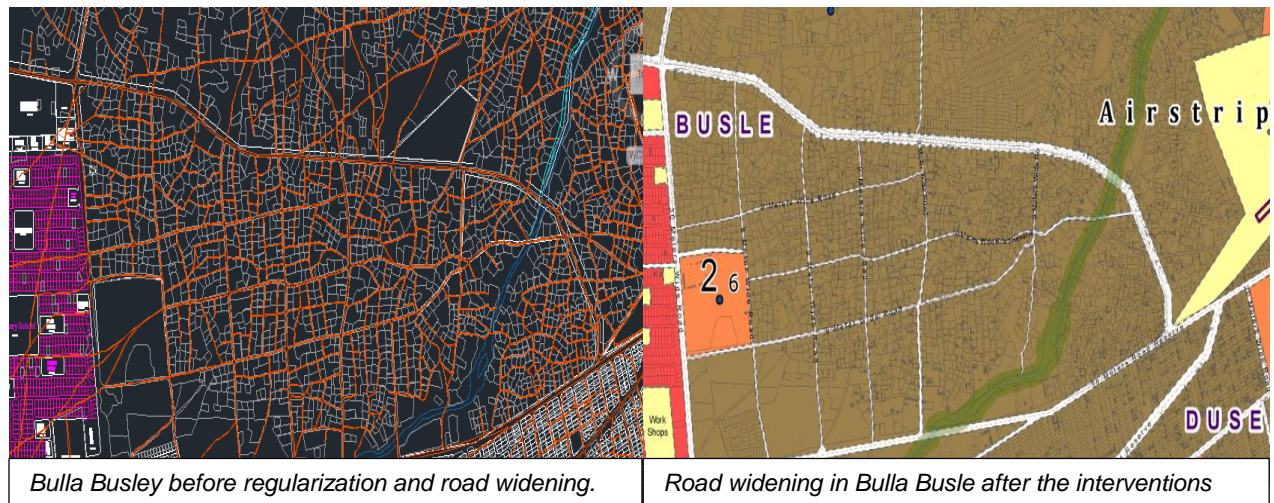
Bulla Busle

In this Bulla majority of the existing roads have been maintained and caution taken to avoid double access to a single plot. In this respect, some of the access roads have been closed up and area shared between the adjacent parcels during the regularization of the parcels.

Initially, these developed areas had access roads ranging between 2.2M to 5M; an aspect that made accessibility a challenge.

Following this, the plan has done regularization and opening up of 9M wide roads within this Bulla. This makes the Bulla easily permeable. It is also worth noting, that all the access roads have been widened to a standard width of 9 Meters. Within this Bulla approximately 151 roads were created. During the regularization and road widening, some plots were affected.

The total length of roads which have been widened is approximately 30.112km with a total area of 271km².



7 roads each measuring 9m have been proposed in this block for better circulation. 9m wide access roads to specific plots have also been provided.

Bulla Amar

This neighbourhood is presently served by 3m and 6m wide roads which make the neighbourhood difficult to access. Therefore, this plan proposes for regularization of this zone. The regularization process proposes that the access roads within this neighbourhood be expanded to a minimum of 9 meters wide.

Bulla Heleshid

This neighbourhood is located along Mandera-Neboi road towards the North-Western side of the planning area. It is characterised by small access roads of approximately 3 to 6 m wide. To achieve the town's vision, the plan therefore has recommended regularization of the Neighbourhood so as to bring spatial order and permeability of the area.

Bulla Bosnia

Located to the North West of the military airstrip. The neighbourhood lacks spatial order and this plan has proposed that the access roads within this neighbourhood be widened from the current 3 and 6M wide access paths to a minimum of 9M.

Bulla Soko Mbuzi

It is situated to the west of Bulla Nguvu and measures approximately 0.68 Km². This zone is currently accessed through 3 and 6m wide roads which limit the permeability of the zone. This

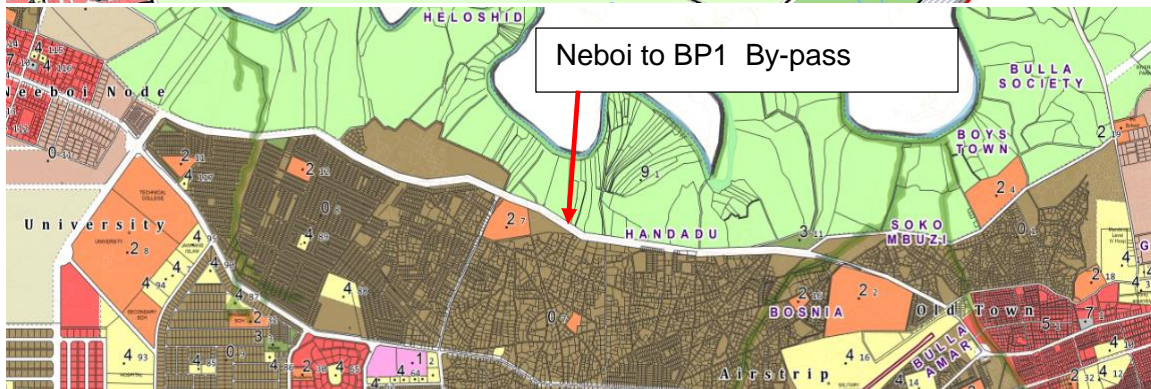
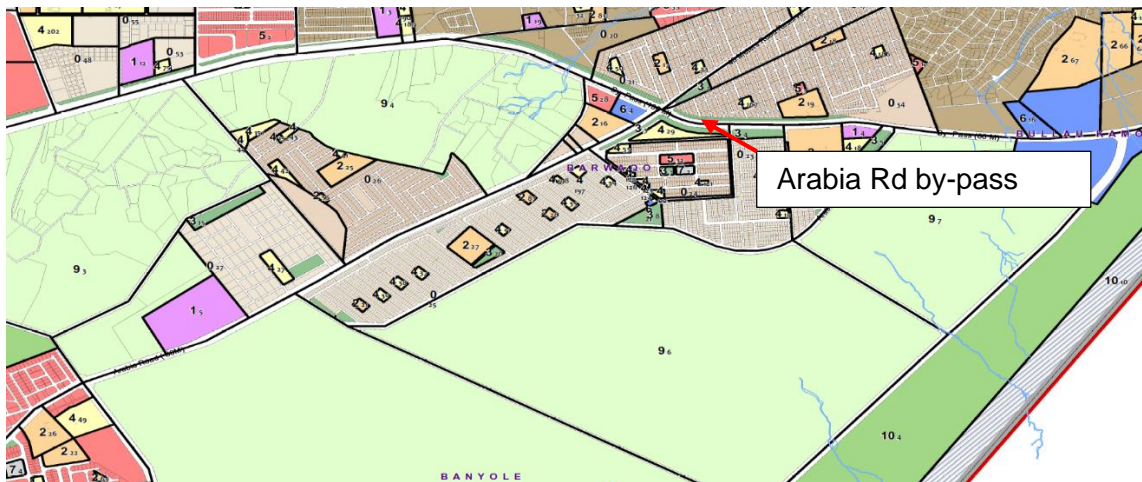
plan has therefore carried out re-planning activities and the minimum proposed access roads have been recommended at 9m wide. The re-planning took in consideration plot accessibility, efficiency and functionality of the respective plots. Some of the access roads have been closed up to avoid double access to as single plot.

Proposed by passes

The plan proposes two By-passes within the planning area to ease vehicular traffic. This is because the plan is for posterity. The details of the By-passes are discussed below.

No.	By pass	Length(km)	Proposed width
1	Arabia bypass	4.14km	30 m wide
2	Neboi to Suftu Rd Bypass	8.4km	30m wide

Below are captions of the proposed by-passes.



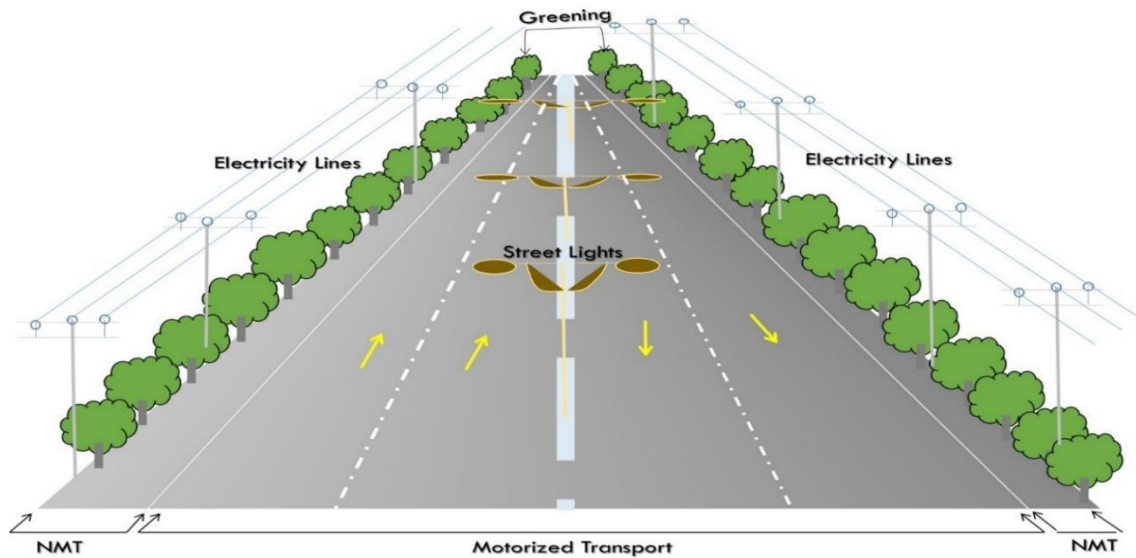
Other Road Development Proposals

Other proposed interventions on the roads are:

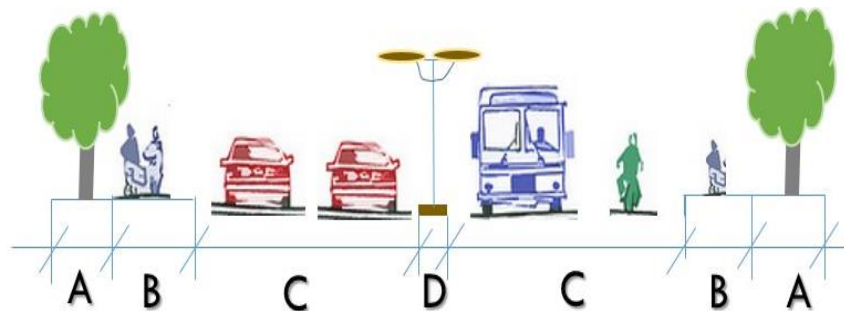
1. Provision of NMT facilities on all roads, including:
 - Pedestrian walkways
 - Cycle lanes
 - Lanes for people with disability
 - Zebra crossings on access roads

- Pedestrian crossing bridges with ramps for PWDs
2. The construction of drainage channels along:
 - All CBD roads
 - A9 road, B8 road, Neboi road, A9-B8 Link road and Ring road
 - All access roads
 3. The construction of an interchange at the junction between A9, B8 and E5025 roads
 4. Greening of all roads and streets
 5. Construction of bridges at points where roads intersect with the seasonal streams (*Laghas*) and River Daua

The figure below illustrates the proposed layout for roads in the planning area.



The Cross-sectional representation of the above layout is represented below.



A - Greening & Infrastructure area B - NMT Space C - Carriageway D - Median

Figure 21: Proposed Road Layout.

Terminal Facilities

Currently Mandera has one bus terminus which may not serve the entire planning area sufficiently if the number of public service vehicles increase to bigger numbers than they are

today. It is thus proposed that the terminus be upgraded and all required facilities be provided. In addition, other 9 bus parks have been proposed in the all Commercial Nodes making a total of 10 bus parks in the New CBDs, Koromey, Neboi, and Garbaqoley as shown in the Detailed Land Use Plan above. It is also proposed that bus stops be provided along all the Public transport routes. The table below shows the proposed terminal facilities.

No.	Terminal Facility	Status	Location	Remarks
1.	Bus terminus	Existing	Current CBD	Proposed for upgrading
2.	Bus Park	Proposed	New CBD and commercial nodes (proposed)	Fresh developments
3.	Bus stops	Proposed	Along public transport routes	To be developed at appropriate points

In regards to the bus stops, it is recommended that they be developed at intervals of between two successive bus stops be between 200m and 500m. This is illustrated in the figure below.



Figure 22: Recommended intervals between successive bus stops

Street lighting.

The proposed street lighting is to be implemented along the major roads such as Neboi road, Garbaqoley, Koromey sections of the B8 and A9. The plan proposes lighting of 38.1 kilometer stretch of roads in total. Following the standard proposals of street lighting intervals of approximately 100m from pole to pole, approximately 3048 street lights will be erected in all major roads.

Parking Facilities

Mandera currently has no parking facilities at all. It is proposed that they be provided based on the guidelines in the Physical Planning Handbook (2008). The guidelines are as shown in the table below.

Table 17: Parking provision guidelines

Usage	One Car space for every usage
Housing	2 houses or lodgings

Specialized market place	50 to 60 sq. m of covered area
Market	30 to 50 sq. of covered area
Office and Administration	50 to 60 sq. m of covered area
Hotel	5 to 8 beds
School	(a) 0.5 classroom/secondary school and above (b) 1.0 classroom/ below secondary school level
Restaurant, Cinema and Theatre	12 seats
Mosque / churches	10 to 12 prayer spaces
Hospital	5 to 10 beds
Sports field	10 to 20 seats or spectators
Industrial establishment and workshops	6 to 10 workers

In regard to the above this plan has proposed parking facilities in each urban node. In total the plan has proposed parking zones distributed evenly in the planning area.

2. Development of a government regulated Public Transportation Service

The public transport system is currently insufficient to a significant level. The public transport routes are in poor conditions and sometimes impassable. This discourages investments in the public transport industry. It is recommended that the system be improved by embarking on the following actions:

- i. The County Government and other relevant authorities to invest developing the public transport routes and making them passable
- ii. Public Private Partnerships to be formed between the County Government and private investors in providing an efficient public transport service. This will ease regulation and control of the market forces by the county government since they'll be part of the system
- iii. The County Government to regulate the operations of the Public transport service by:
 - Licensing private service providers
 - Setting route schedules for various vehicles
 - Standardizing fares charged for various distances
 - Restricting service providers to high capacity vehicles

a. Air Transport

The main issue is lack of a proper air transport terminal facility. The people currently use an airstrip which not only belongs to the Kenya Military but is also not well developed. The cost of air travel is high as well.

An international airport is proposed at Wargadud and it is envisaged that when this is implemented, air transportation services will be improved significantly. Since it is located far from the planning area and the proposed site is served by an access road which is of poor quality: there is need to provide good and passable roads to link the planning area with the airport. The airport is approximately 30km².

6.1.2 Energy

Mandera's main energy sources are kerosene and firewood. These are non-renewal and needs to be supplemented with greener energy sources. On the other hand, there is a very high potential for solar powered energy. The main problems in this sector are;

- Over-reliance on the non-renewable sources of energy
- Insufficient financial capacity for electricity connection
- Inadequate technological support for exploration of the readily available green energy sources

Based on the above, the following strategies are recommended:

- Harnessing solar power: The plan proposes the establishment of a 100Ha Solar Park in Jirma along Mandera – Neboi Road.
- Subsidizing the electricity connection cost to Mandera residents by the service provider through the intervention of National and County Government.
- Training the local community on production of affordable green energy e.g. biogas
- Installation of solar powered street lights

6.1.3 Water and Sanitation

Water sources in the planning area include: boreholes with pump, protected and unprotected dug wells, River Daua, ponds, streams and earth pans. The water quality is poor leading to additional cost to the residents on water treatment. River Daua which is a major water source is seasonal leading to limited water supply.

The piped water network only covers 8km², translating to 6% of Mandera town. According to NWSB, the water demand in Mandera is 5,500m³ /day while the supply is estimated at 720m³ per day. This implied a deficit of 4780m³/day.

Table 18: Projected water demand

Year	2015	2020	2025	2030	2035
Population	122,671	157,086	201,155	257,587	329,851
Total Daily Water Demand (m ³ /day)	12,267	15,707	20,116	25,759	32,985

Evidently, Mandera faces a number of challenges in this sector as listed below.

- Approximately 94% of the residents are not connected to piped water.
- High Water demand against the current supply.
- Water scarcity due to droughts
- Seasonality of streams/rivers
- Long distances to water points (25km) especially the rural hinterland
- Poor quality of water (hard water especially from the boreholes).
- Absence of a sewerage system
- Poor solid waste management

In view of above, there is need to adopt a long term strategy towards adequately providing water in Mandera town as proposed below.

- Establishment of reliable water sources by
 - Drilling of boreholes
 - Rain water harvesting at small and large scale level
- Extension of water trunk line to unserved areas

- Establishment of water treatment plant to mitigate poor water quality and ensure that water is centrally treated before being supplied to the residents.
- Provision of a sewer line in urbanized areas and treatment plant in Border Point 1 which is the lowest lying area
- The County Government to purchase 5 exhausters, one at each urban node.

Further feasibility studies and detailed plans will be undertaken as pre-requisites to execute the proposals above by the implementing institutions which is MANDWASCO.

6.1.4 Solid waste management

Crude dumping of solid waste is a common practice in the planning area. The major dumpsite situated in Border point 1, is not licensed by NEMA nor does it meet NEMA standards. It lacks garbage handling equipment and a fence. Taking this into account, the plan has recommended long and short term interventions.

Short-term

- Provision of litter bins in urbanized areas especially residential, commercial, education, institutional and public places including Old town, Neboi, Koromey, New CBD, Garbaqoley and other source areas
- Provision of 3 standard waste collection and transfer trucks
- Encourage private solid waste management companies involvement
- Empowering garbage collection and sorting staff
- Public awareness on methods of sorting and management of waste and
- Improve the management of Border point 1 dumpsite in the following ways:
 - Fencing of 2174m circumference and plant trees to aerate the site and
 - Promoting sorting, recycling and reusing of waste than burning to reduce air pollution

Long-term

The plan has proposed the establishment of a sanitary landfill along the Arabia road to serve the whole town. A feasibility study should be undertaken for the proposed site putting into consideration the following suitability factors.

- Sufficient land
- Haul distance have impact on operation cost. Although minimum haul distances are desirable, other factors like collection route location, local traffic patterns and access conditions must be considered (100m from the road)
- Climate conditions – wind patterns and local surface water hydrology must be observed in relation to other land uses
- Slope gradient range from 0-5%;
- Geologic and hydrologic conditions – it is to be ensured that the movement of leachates and gasses from the site should not contaminate the surface and groundwater aquifer (300-500m from rivers)
- Compatibility of use of site with present and future uses of adjoining land areas. Buffer zones distance 1.5 km from urbanized areas and human settlements.

The proposed facility shall be licensed by NEMA and adequately equipped. A board shall also be constituted to manage the site.

6.1.5 ICT

Mandera is not well supplied with ICT infrastructure. However, there are 5 telephone and mobile phone networks (three are Kenyan and 2 from Somalia) television, radio transmission stations, print media, internet and postal service. The proximity of the area to Ethiopia and Somalia makes it difficult to make and receive calls as phones get into roaming mode frequently. Postal services are underutilized due to the emergence of courier services which are most preferred by the residents.

To better the sector, the plan proposed the construction of a comprehensive trunk cable channel in the follow areas;

- All urban nodes, Neboi, Koromey, Garbaqoley, Old CBD and County headquarters.
- Public purpose and residential estates

The trunk channel will reduce incidences of frequent excavations in the future as evident in Kenyan urban areas. The channel can also be leased to ICT service operators.

6.1.6 Education facilities

Educational facilities in Mandera consist of ECDEs, nursery schools, primary schools, secondary schools and tertiary institutions. The current number of educational facilities is not sufficient to meet the 2035 population demand. Thus, emphasis should be put to increasing the number and expanding the existing facilities to meet the current and future demands. Other challenges facing these facilities are;

- Un- even distribution of schools
- Congestion of classrooms in some institutions
- Poor designs of classrooms
- High teacher to student ratio standing at 1:100 in some schools
- Lack of interest in schooling by the students
- Lack of quality assurance officers
- Inadequate special unit and learning school facilities

It is desirable that a nursery school is attached to every primary school hence will follow the pattern of distribution of primary school at 4000 catchment population. The recommended distance is 300-500m and land requirement of 0.15 – 0.25ha. Assuming that there will be 40 pupils per class and classes will be from standard 1 -8 and that the school may want to expand facilities in future, an area of 3.9ha may be provided as a minimum. However, schools are encouraged to build storied buildings to optimize on land. The requirements are shown below.

Table 19 : Educational facilities requirements

	Catchment Population	No. of schools	No. of Streams	Area (Ha)	Walking Distance
Primary school	4000	1	1	3.9	500 – 2km

Sec. school	8000	1	1	3.4	500m - 3km
			2	3.5	
			3	4.5	

With the above in account, the table below analyses the education facilities based on population of Mandera town. It assesses the facilities need and the possibility of upgrading/expanding the existing ones to increase capacity.

Table 20: Education facilities analysis based on population

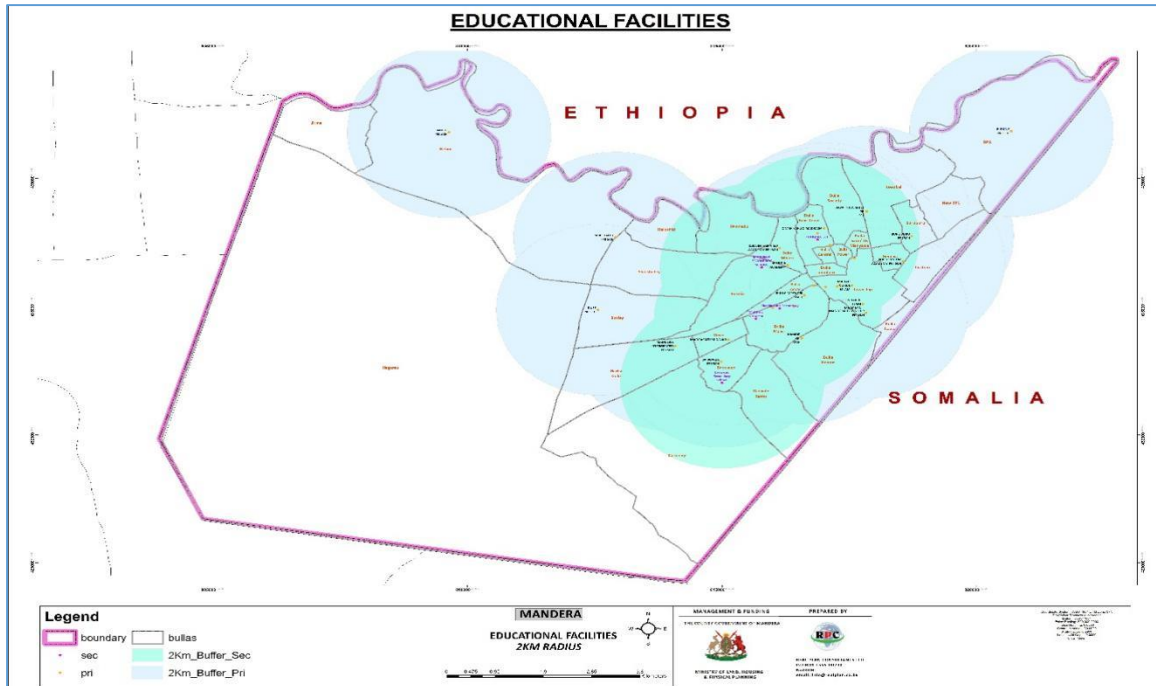
Year	2015			2035	
	Existing facilities	Population	Surplus (+) Deficit (-)	Population	Surplus (+) Deficit (-)
Pri sch & ECDEs	26	102,892	0 (1 stream)	175,304	-18 (1stream) +4 (streams)
Sec. sch	10	102,892	-3 (1 stream) +1 (2 streams)	175,304	-12 (1 stream) -1 (2 streams)

To meet the deficits, the plan proposes upgrading of existing facilities and establishment of new institution to cap uneven distribution based on catchment population and distance.

Proposals to address these issues include:

- Upgrade and densify existing facilities especially those in the developed area
- Construct 26 ECDE centres, 18 primary schools, 12 secondary schools to bridge the future shortage
- Acquire additional space in the peri-urban areas to ensure the standards of institutions are achieved according to the physical planning handbook
- Construction of high-rise schools to optimally utilize available land and more schools
- Construction of more classrooms, renovations and upgrading of the existing ones within the planning boundary
- Provide special schools for the deaf, blind and mentally challenged
- Recruit quality assurance officers in the schools to monitor them
- The County government through the ministry of education, to provide more bursaries to the needy students
- Recruit more trained teachers to harmonize the teacher student ratio and
- Facilitate construction of more private schools to bridge the existing gaps.

A map showing the areas covered by educational facilities (both Secondary and primary schools).



6.1.7 Health facilities

Health services within Mandera are provided by the County government (Ministry of Health), private sectors, Community, and faith based organization. Mandera has health facilities including Mandera County Referral Hospital, Khalalio Health Centre, Society Dispensary, Mandera Health Clinic, Mandera Army Camp Dispensary, Mal Kamari Dispensary, Al Siha Nursing Home, Blue Light Nursing Home, medical clinic and Prime Medical Clinic.

Challenges

- Uneven distribution of health facilities (concentrated around the old Town)
- Inadequate drug supply within the health facilities, to meet the increasing demand
- Inadequate funding due to limited and delayed government allocations
- Failure to afford health services due to prevalent poverty levels
- Inaccessibility of health services due to poor distribution of health facilities
- Inadequate trained personnel and equipment.

Proposals

- Additional health facilities be provided in areas such as New CBD, Neboi, Garbaqoley and Koromey.
- Considering the current and projected demand for health services, and despite resource limitations, the upgrading of Mandera County Referral Hospital is hereby proposed.
- Educate people on good health practices
- Enhance partnership to construct 22 more dispensaries in Bulla Kamor, Barwaqo, Duse, Custom, BP1, New border point 1, Buruburu, Tawakal, Geneva, Society, Power, Central, Boys town, Nguvu, Amar, Bosnia, Soko Mbuza, Handadu, Helashid, Shafshafey and Jirma.
- Employ more trained personnel by the County government to reduce high ratio between health workers and the population.
- Allocate more government funding to health sector.

- Equip the hospitals and health facilities with assorted equipment.
- Establishment of one (1) health information centre at the New CBD for evaluation and monitoring of health matters within the planning area.
- Establishment of a mortuary in all proposed level three and four hospitals due to the presence of Christians in the area.
- Establishment of 9 Health facilities.

6.1.8 Firefighting facilities

Mandera has no fire department and this could lead to great losses in case of fire outbreaks. Therefore, the plan proposes establishment of 7 fire stations, one at each urban node namely; the old CBD, County headquarters, Koromey, New CBD, Garbaqoley and Neboi. The plan further proposes purchase of 12 firefighting equipment as well as recruitment of trained personnel to work in these departments.

6.1.9 Cemetery and crematorium

There are public cemeteries in most of the neighbourhoods but some are full. Existing facilities include; Bulla Kamor, Border Point 1, New Border Point 1, Bulla Tawakal, Bulla Jamuhuria, Bulla Duse and Bulla Nguvu. However, 22 neighbourhoods (Bullas) lack this facility. They include; Bulla Township, Bulla Mpya, Bulla Barwaqo, Bulla Koromey, Bulla, Garbaqoley, Custom, Bulla Buruburu, Geneva, TB Manyatta, Power, Central, Boys town, Amar, Bosnia, Soko Mbuzi, Handadu, Helashid, Shafshafey, Busley, Neboi and Jirma.

Therefore, the plan proposes establishment of 22 Cemeteries; one in each of the above mentioned Bulla's. It recommends discussions at community level to deliberate on areas to locate this facility. The plan also provides guidelines during the establishment of Cemeteries. The following factors are to be considered.

Factors to consider while locating a cemetery

- Sufficient land to meet the current demand and for future expansion
- The site must be free from urban developments and other conflicting land uses
- It must be easily accessible
- The soils should not be rocky nor unstable
- Water table should be considered (at least 4.5m)
- Slope gradient of the site between 2 and 6% to ensure proper drainage, less erosion and efficient mobility
- A reliable water supply

The newly established and existing facilities shall be;

- Approved by the National Environmental Management Authority
- Planned – Detailed plans shall be prepared for each facility before implementation
- managed by a board to be composed by the County Government

6.1.10 Stadia facilities/sports complex and playgrounds.

There are two stadia in Mandera town known as Geneva sports centre and Mandera stadium located in Bulla Geneva and Bulla Amar respectively. The stadia is under construction. There are also few play grounds, most of which are within schools. This plan proposes establishment of two new stadia/ sports complexes as well as improving the existing ones. The stadia are to be

constructed to international standards. Four playgrounds have also been proposed to complement the stadia.

6.1.11 Library facilities

Mandera has one active library located next to the meteorological department; and therefore this hinders education and research. To effectively accommodate the ever-increasing reader-population, the plan proposes that these facilities occupy a quarter acre (0.1Ha) of land. Proposals are to establish five new library facilities in every urban centre and near residential neighbourhoods. The proposed urban centres to accommodate this facility include; old County, Koromey Node, New CBD, Garbaqoley and Neboi. It is also proposed that the facilities will be located near existing or proposed learning institutions.

6.1.12 Community centres, social halls and theatres

The 3 existing social hall in Mandera town are situated in Bullas Soko Mbuji, Duse and Township. Towards enhancing social cohesion, the plan recommends the establishment of 8 social halls and 4 community centres well distributed in Mandera town. It further seeks to establish 2 theatres with an aim of exploring talents.

6.1.13 Security facilities

The existing security facilities include Mandera Police Station, Mandera GK Prison, Law Courts and Military Camp. These facilities are concentrated in the old town. With an aim to improve the security status of Mandera town, the Plan proposes the establishment of 9 police stations and posts distributed evenly. These facilities will be situated in Neboi, Barwaqo, new CBD, Garbaqoley, Border Point 1 and Koromey.

Customs point is also proposed at the convergence of Suftu road and R. Daua to beef up security along Kenya-Ethiopia border by deterring non-Kenyans from illegally accessing the country.

6.2 ENVIRONMENTAL MANAGEMENT PLAN

The EMP considers Environmentally Significant Areas (ESAs) in relation to the anthropogenic activities for the purpose of protection and sustainable resource utilization. The plan pays special attention to the environmentally sensitive areas which include: The Laghas, Jirma Hill and her surrounding, River Daua and the shoreline, the existing man made forest.

The plan has also captured other environmental concerns namely; poor solid waste management, soil erosion as a result of friable soils, insufficient solid and liquid waste management following lack of trunk sewer, hot temperatures and reduced vegetation cover due to harsh climatic conditions and overreliance to wood fuel by majority of households (26.50%).

In response to this, a comprehensive environmental strategy anchored on Article 42 of the Constitution of Kenya (2010) has been developed. Broad proposals are established to conserve and protect the natural environment with efforts to restore degraded ecosystems.

The main objectives of the environmental plan are:

- To determine the major environmental challenges
- To identify environmental management opportunities
- To create synergy and harmony in environmental planning and management and
- To integrate environmental concerns into social-economic planning and development

The various strategies adopted by the plan are articulated in the matrix below

Table 21: Environmental strategy

Problem	Location	Objectives	Strategy	Action plans	Actors
Reduced vegetation cover.	-The entire planning area.	-To protect forests from encroachment and control deforestation -To increase forest cover to 10% as per the forest policy	-Provision of sustainable models of forest protection and conservation	-Reforestation -Restrict physical developments on forest reserves -Reclamation of encroached forest areas -Delineate and fence forest reserve -Public sensitization and campaigns on conservation and management of forests areas. -Implementation of the policy on 10% of individual land/plot for afforestation. -Advocate for alternative energy such as biogas for domestic use to replace firewood, kerosene, etc. -Restrict physical developments on forest reserves -Promotion of non-timber forest dependent economic activities such as bee-keeping and eco-tourism.	-NEMA -Mandera County Government. -Community Forest Associations (CFAs) -Kenya Forest Service (KFS)
Poor solid waste management	- Especially in the	-To resolve poor solid waste disposal and	-Promote waste reuse and recycle and reduction.	-Identification of solid waste sources -Provision of waste collection bins in the town	County Government

	urban centers	management of waste.	<ul style="list-style-type: none"> -Promote waste sorting - Capacity building on waste management - -Improvement of stakeholder involvement in environmental management and conservation -Enforce county by-laws on environmental management. 	<ul style="list-style-type: none"> -Recycling of inorganic waste -Training on composting procedure (all residential areas) -Compositing of organic waste -Establishment of sorting point in the residential estates -Establishment of compost pits Conducting public awareness on waste disposal and management -Establishment of Modern Solid Waste Management facilities 	<p>Local residents</p> <p>Private waste collectors.</p>
Poor liquid waste management	-The entire planning area.	-To provide for efficient and functional sewerage system	-Assessment for need of sewerage treatment plant	<ul style="list-style-type: none"> -Provide sewerage network throughout the planning area especially the urban centers. -Educate rural communities on basic hygiene and sanitation. 	<p>County government</p> <p>MANDWASCO</p>
Soil erosion	-The entire planning area due to friable soils	-To reduce soil erosion.	-Increasing vegetation cover in the planning area	<ul style="list-style-type: none"> -Planting trees to stabilize the loose soils especially on sloppy areas. - Train farmers on contour farming practices and terracing of farm lands to curb soil erosion. -Sensitization and encouragement of farmers to plant 10 per cent tree cover on their lands. 	<p>Local residents</p> <p>The county Government</p> <p>Ministry of Environment and natural resources.</p>

6.3 DISASTER MANAGEMENT PLAN

The Disaster Management Plan involves the identification of disaster prone areas, measures to protect the inhabitants from such disaster and explore the available options for early warning systems. This plan provides guidelines by institutionalizing monitoring systems and enhancing strong coordination and collaboration mechanisms among others.

The potential disasters in the planning area include:

Flooding: It is the main natural disaster in the Mandera caused by the undulating topography. Areas prone to flooding in the planning area include: areas along the river Daua riparian and the shores of the Laghas.

Drought – Mandera town is located in an arid and semi-arid area. This positioning has contributed to prolonged droughts as the area receives very little amounts of rainfall. This aspect has led to food insecurity, depletion of pastures hence reduced household livestock holding due to cumulative livestock mortalities.

Debris/ rock fall - This activity is mostly caused by unstable rocks falling from Jirma Hill. Jirma area and its surrounding is prone to rock fall and thus unsuitable for human habitation.

The matrix below presents a summary of proposed strategies, action plans and actors

Table 22: Disaster management strategy

Problem	location	objectives	strategies	Action plans	actors
Floods	Neighborhoods of River Daua. Along Lagha areas	To prevent loss of lives and property	Enhance disaster preparedness	<ul style="list-style-type: none"> Discourage human settlement in flood prone areas. Develop a flood early warning system by the NDMA. Identify and enhance natural drainage channels. 	County Government Meteorological department NDMA Local residents
Rock falls	Jirma hill and immediate surroundings.	-To prevent the possible loss of lives.	-Gazette the area as a tourism Centre only to be visited under tour guide.	<ul style="list-style-type: none"> Demarcate the area and fence it off from the public unless for tourism purpose. Discourage human settlement in this area. Set up a county disaster fund. Establish emergency coordination centers fully equipped. 	NDMA County Government KFS
Drought	-The entire planning area	<p>-To minimize the effects of drought.</p> <p>-To build resilience to climate related shocks and hazards related to food security</p> <p>-To Strengthen multi Sectoral approach to disaster response</p>	<p>-Map out areas much affected by drought.</p> <p>-Enhance disaster preparedness.</p>	<ul style="list-style-type: none"> Introduction of drought resistant crops and animal folders. Encourage the residents to carry out water harvesting. Establishment of more dams. Do selective damning in various Laghas of the County so as to harvest surface runoff for use during dry spells. Map areas with underground water (aquifers) and come up with regulations to preserve them. 	Local residents Mandera County Government NDMA NGOs/CBOs

6.4 TOURISM AND CULTURAL HERITAGE CONSERVATION PLAN

Culture and heritage allows people of similar mind-sets and backgrounds to identify by providing an automatic sense of unity and belonging within a group. Key elements of culture and heritage include tourism and cultural heritage sites discussed under this section.

Tourism in Mandera is not developed despite the area being endowed with different wildlife species. These animals and birds are found in rivers, bush lands and grasslands. Other tourism destinations are: the old town, Jirma hill and Malka Mari National park.

Jirma hill provides spectacular views to the neighboring countries such as Somalia and Ethiopia. It also offers panoramic views to the surrounding natural features such as river Daua. Despite its great tourism potential, the hill is underutilized.

Malka Mari National Park is located along River Daua and covers an area of 1500km². The park is characterized by unique flora hence high potential for tourist attractions and research experts. Although this park is located outside the planning area, good and smooth road networks are key for linking the two.

Culture: Mandera is a pastoralist area dominated by Islamic religion. The area has 5 main clans. The cultural practices revolve around tribal levels and the objective of this plan is protect the rich culture of Mandera people, promote cultural tourism and preserves the intangible culture as well. Attention has been drawn to conservation of historical and cultural sites. It provides guidelines to be considered in the re-planning, re-development and conservation programs. Cultural heritage and tourist sites include: the old town, Jirma Hill and river Daua.

To enhance the cultural practices of the people of Mandera, the plan has proposed for prayer fields, Mosques, Muslim schools (Madrassa) for effective teaching of the Muslim culture. Livestock markets have also been provided for to cater for selling of livestock. Other measures to promote sustainable utilization of cultural and tourism sites include:

Existing sites	Objectives	Strategies	Action Plans/Areas	Actors	Period
Jirma Hill River Daua The old town Malka Mari National park (outside the planning area).	Create public awareness about the existence of the heritage sites. Promote cultural tourism Preserve the heritage sites.	Protection and preservation of the cultural heritage Encourage PPP branding of the local culture Promote cultural tourism. Promote eco-tourism. Encourage locals to visit the heritage sites.	<ul style="list-style-type: none"> Educate the locals on need to conserve the cultural heritage areas. Protection of existing cultural heritage areas. Conducting of annual cultural shows to sensitize the public on need for heritage sites. Establishment of cultural exhibitions. Establishment of a cultural center. Establish County tourist information centre. Establishment of a tourist circuit within the county. 	Mandera County Government. NGOs Ministry of Tourism KWS Local residents	Continuous

CHAPTER SEVEN PLANNING POLICIES

7.1 ADVERTISEMENT POLICY

Outdoor advertising publicizes a business, product or services. Types of outdoor advertising include billboards, bus stop benches, interiors and exteriors of buses, taxis and business vehicles, hoarding and signage posted on the exterior of private brick-and-mortar locations. The policy provides guidelines on how to assess outdoor advertising applications. It directs the use of urban outdoor space whilst incorporating socio-economic aspirations, visual aesthetics and environmental conservation. Key policy values include:

- Improving and protecting public safety, environmental and physical health
- Enhancing environmental attributes and qualitative neighborhood character
- Increasing choice diversity of products and services in the economy to the public
- Dissemination to the public of approval procedures and
- Introduction of an efficient and reliable revenue collection method for the County.

The types of advertisements that require regulation are listed below.

Table 23: Type of advertisement and requirement

Advertisement type	Location and site requirements
Clock advertisement	<ul style="list-style-type: none"> • To be located at roundabouts, road junctions, bus stops, outside supermarkets, parking etc. • Maximum size: Outer cube (1140 x 1540) mm and inner cube (960 x 1350). • To pay application and license fees as determined by the County Government
Street name advertisement	<ul style="list-style-type: none"> • Location: junction • Size not to exceed 1sq.m (1000mm x 1000mm). • Product advertisement model not allowed. • To pay application and license fees as determined by the County Government
Advertisement on billboards	<ul style="list-style-type: none"> • Not allowed on road reserves. • Maintain 150m between billboards. • Colours of billboards to conform to those of adjacent areas. • No billboards to be allowed in the main commercial area • Billboards to be 5m high (from the ground). • Standard billboards to have a size of 12M x 10 M • Big billboards (20 x 10 m and 10 x 30 m) to be put up in the outskirts • Billboards not to hang on road reserves • Billboard applications be accompanied by structural drawings • Application and license fees to be paid as will be determined by the County Government • Billboard application to be prepared by a registered Physical planner. Planning brief and PPA 1 to accompany application

Advertisement on bus shelter	<ul style="list-style-type: none"> • Minimum size: 5595mm x 1200mm • Two bus shelters are allowed per stage. • Colours of a new bus shelter to conform to those of the existing one. • Application and license fees to be paid as will be determined by the County Government
Sale sticker, decorations on wall, windows, canopies etc.	<ul style="list-style-type: none"> • On stickers per window, only A4 size is allowed. • Colours to conform to those of the building. • Not be less than 8 feet from the ground level. • To pay application and license fees as will be determined by the County Government
Signboards	<ul style="list-style-type: none"> • Different sizes as long as the length does not exceed that of the building. • Not exceed 5ft x 2ft. Different sizes not allowed for the same building • Shall be at least 8ft from the ground level. • To pay application and license fees as will be determined by the County Government
Directional signs	<ul style="list-style-type: none"> • To be located on road reserves of non-classified roads (600mm x 1200mm) • Multi-directional signs allowed on road junctions, 150mm x 1500mm each plate to be paid individually. • Directional signs on road junctions leading to classified roads should be off classified road reserves. • Directional signs side road junctions to be placed inside the plot as free standing.
Sitting on canopy (illuminated and non-illuminated signs)	<ul style="list-style-type: none"> • Different length sizes allowed as determined by the size of the canopy. • At least 12ft from the ground level. • To pay application and license fees as will be determined by the County Government
Sky sign (above canopy and over anything above 12ft properties)	<ul style="list-style-type: none"> • To be 12ft above the ground. • Structural integrity report of buildings to be mounted with the structures to be submitted by registered engineers. • Structural drawings for the proposed advert be submitted to the County Government • Planning brief and PPA 1 to accompany application • To pay application and license fees as will be determined by the County Government
Banners	<ul style="list-style-type: none"> • Banners on road reserves to be 9000mm x 750mm in size. • To advertise events. • To pay application and license fees as will be determined by the County Government
Posters	<ul style="list-style-type: none"> • Maximum size A3

	<ul style="list-style-type: none"> • Designated locations such as bus stop parking, supermarkets, schools, churches etc. • All public buildings, commercial buildings and apartments blocks to provide space for posters board. Preferably, poster board erected on ground shall not exceed 3000mm height by 1500mm in width • To pay application and license fees as will be determined by the County Government
Handbills	<ul style="list-style-type: none"> • Maximum size A5 • Not to be spilled on ground • To pay application and license fees as will be determined by the County Government
Construction site boards	<ul style="list-style-type: none"> • To observe the size of multiple directional signs • To pay application and license fees as will be determined by the County Government
Bridge advertisements	<ul style="list-style-type: none"> • The face of the bridge should not be completely covered by the advert. Gaps of 400mm should be left in between. • Bridge construction for advertisement purpose to be done in consultation with public works classified roads and The County Engineer. • To pay application and license fees as will be determined by the County Government
Airborne adverts i.e. Airplanes, balloons etc.	<ul style="list-style-type: none"> • Application to be made to the County Government • To pay application and license fees as will be determined by the County Government
Display flags	<ul style="list-style-type: none"> • Allowed for public buildings, hotels, international corporate etc. • Should not be below 15ft. • Only cloth material of 1M² is allowed. • To pay application and license fees as will be determined by the County Government
Branded umbrella	<ul style="list-style-type: none"> • Permanent umbrellas not allowed on the streets • To pay application and license fees as will be determined by the County Government
Outdoor functions Open public areas/grounds Fun-fair/fete/acrobats Open air (preaching/processions/movie shooting) per day.	<ul style="list-style-type: none"> • Not to obstruct pedestrians and vehicles movement • Not to exceed sound pollution levels • To pay application and license fees as will be determined by the County Government.
Landscape scheme	<ul style="list-style-type: none"> • Pedestrian's walk way of 1200mm to be observed • The size of the drainage to be determined by one road.

	<ul style="list-style-type: none"> • Road side trees to observe a spacing of not more than 15 meters. • To pay application and license fees as will be determined by the County Government
Bus stop advertisements	<ul style="list-style-type: none"> • One advert per bus stop. • Maximum size 1sq.m (1000mm x 1000mm) • To pay application and license fees as will be determined by the County Government
Change of user board per fortnight	<ul style="list-style-type: none"> • Not to exceed 1200mm x 600mm. • To be placed on or against the fence of the plot • To pay application and license fees as will be determined by the County Government
Lamp post advertisements	<ul style="list-style-type: none"> • To be allowed on every fourth post maximum size 1M² (1000mm x 1000mm) • To pay application and license fees as will be determined by the County Government
Wall painting adverts on permanent premises	<ul style="list-style-type: none"> • Allowed in commercial and industrial zones only. • Any painting above 10M² to pay 500 for every additional sq.m • To pay application and license fees as will be determined by the County Government
Advertisement on canvas	<ul style="list-style-type: none"> • Colours to conform to those of the surrounding areas canvas. • Lengths should not exceed the building heights. • To pay application and license fees as will be determined by the County Government
Advertisement on hoarding	<ul style="list-style-type: none"> • Hoarding to be undertaken along the perimeter fence of construction sites. • Advertising agencies to submit copies of approved building plans for construction on site. • Hoarding material not to exceed the height of hoarding mabati. • Colours to conform to those of the surrounding areas • To pay application and license fees as will be determined by the County Government
Suburb and public facility signs	<ul style="list-style-type: none"> • Only one sign per facility is allowed. • Structure sign not to exceed 2700mm x 1200mm. • Advert size not to exceed 1600mm x 1200mm • To pay application and license fees as will be determined by the County Government
Penalties	<ul style="list-style-type: none"> • To be determined by the County Government, Charges for collection of illegal signboards and other displays per item • Penalty for non-payment of advertisement fees

Outdoor hoarding and content criteria

The policy will rely upon self-regulatory controls within the advertising industry to enforce minimum advertising standards. Notwithstanding this approach, the County may take action to modify or remove any advertising device that breach the advertising industry's code of ethics, (refer List of Negative Advertisements) or that otherwise causes a traffic hazard as listed below.

Table 24: Negative advertisements

1.	Nudity
2.	Racial advertisements or advertisements propagating status, community or ethnic differences
3.	Advertisements propagating exploitation of women or child
4.	Advertisement having sexual overtone
5.	Advertisement depicting cruelty to animals
6.	Advertisement depicting any nation or institution in poor light
7.	Advertisement casting criticism of any brand or person
8.	Advertisement glorifying violence
9.	Destructive devices and explosives depicting items
10.	Advertisement of Weapons and related items such as firearms, firearm parts

The process for outdoor advertising application requires the following:

- A planning brief giving a broad framework of the proposal in line with the approved control guidelines
- A photographic simulation of the proposal illustrating the anticipated visual impact and appearance in terms of surrounding character and function;
- A site plan showing every building on the site and the position with dimensions of the sign or advertising in relation to the boundaries of the site, the location of the streets and buildings on properties abutting the site;
- Consent or legal agreement between the structure owner and registered land owner;

7.2 CHANGE OF USE POLICY

Processing of change of use applications enables the county and other relevant agencies to remain abreast with the changing land use needs. As a result, the agencies could initiate reviews of the existing zoning regulations where necessary.

The policy seeks to provide a framework to regulate changes in land use. The policy's specific objectives are:

- To identify the various types of permitted land use
- To avoid uncontrolled change of use
- To obtain consensus in change of land use
- Maintain harmony in the constantly changing urban character
- To ensure the new users remain compatible with the zoning regulations and
- To set requirements for development applications.

Planning Requirements: The following requirements are essential in order to acquire approval for a change of user:

- a) A Planning brief
- b) Land ownership documents i.e. land allotment letter, tenancy at will agreement, land certificates, title deed
- c) Duly filled and signed PPA 1 forms
- d) Rates payment receipts
- e) Newspaper advert and a
- f) Public Notice/ Site Notice.

Types of Land uses: The transformation of the use of land or premises from one to any of the following land use constitutes change of use. Often the permitted use is defined in the

lease in case of leasehold land. Unless stated otherwise, freehold land is usually agricultural. Change of use involves the change in the density of use of land or a deviation from the use permitted in a lease. Permitted uses in Manderu are discussed below.

Residential

Residential purposes are divided into two categories as discussed below.

Single dwelling use entails construction of one dwelling house including a guest wing that may include a Maisonette, bungalow, or house.

Multiple Dwelling Units is the use of land/property for several dwelling units. The use should be specified to any one of the following:

- Flats - residential premises with multiple dwelling units with or exceeding 2 floors.
- Maisonette- single dwelling units with two levels; attached, detached or semi-detached. It has internal stairs and a single on street entrance.
- Bungalows - attached, detached or semi attached dwelling units with ground level only.
- Houses - this applies to single dwelling units with up to three levels detached or semi-detached.

Commercial

Commercial purposes allow a variety of business activities. It permits the unrestricted use of land/premises for one or many types of business activities. This is appropriate for designated commercial areas.

Offices

The category allows the use of land/ premise for offices. This is ideal for tertiary services as opposed to trading of commodities prevalent in commercial areas.

Professional offices

Under this category, the policy applies to use of land/premises for rendering consultancy services. Professional offices attract low volumes of clientele and traffic and can quite easily operate within residential neighborhoods without raising land use conflicts. Professional certificates should accompany applications as evidence of the specialization.

Commercial-cum-Residential

It is referred to as Business-cum-Residential (BCR) as it allows mixture of compatible commercial and residential activities. The two activities may each take between 20 to 70% of the utilization.

Shops and Residential

Under this application, a minimal mixture of business and shops is allowed. The principal use, mainly residential may take up to 80%. The shops provide basic household items. The shops should be located at the plots fronting the main roads only. Bars, clubs, hardware shops, distributor outlets are not permitted given the strong residential character and the narrow roads.

Industrial use

Industrial use permits the use of land or premises for all types of industrial activities. The change of use to industrial use should be allowed in designated industrial areas only. Light industry category permits use of land or premises for light industrial activities. The major activities permitted are inoffensive and may therefore interrelate quite well within or adjacent to residential and other populated locations.

Educational

Under this category, the use of land or premises is limited to one or more of various educational purposes. This includes a nursery, day care centers, tuition centers, primary schools, secondary school or tertiary institutions. The type of institutions to be developed should be clearly stated.

Mixed Developments

Mixed developments permit a combination of various compatible uses resulting from comprehensive developments. They may include various types of uses such as residential, educational, shopping Centre etc. Each subplot or unit within the scheme has no mixed use but a distinct use.

Institutional use

Institutional use permits development of institutions. This allows a comprehensive nature of developments that may include offering combination of services such as religious, educational, health, recreational, staff housing, guest houses etc.

7.3 PARKING POLICY

The purpose of this policy is to regulate parking requirement, provision and standards. The issues it seeks to address include:

- Inadequate parking supply within the CBD.
- Uncontrolled parking on road sides. Vehicles are parked along the road obstructing entrances to commercial premises and traffic flow the same road. With inadequate parking, majority of developments rely on road reserves as the only places available.

The objective of the policy is to provide guidelines that will increase the provision of parking facilities by ensuring that:

- The need for parking spaces is met
- Access needs of new developments are properly provided
- A balance is struck between the needs of different road users

Types of parking facilities

The types of parking facilities available for developments are outlined below:

Basement Parking is private parking provided on the lower floors of high rise buildings. It is common in commercial and residential premises. The facilities are provided in plots exceeding 0.1 hectares and a width span of 30m. They are exclusively private and regulated by the land owner.

Roadside parking is provided along public road reserves and regulated by the local authorities. It comprises angle or flash parking. A standard parking bay measures 15m² – 35m² per vehicle.

Silo Parking comprises of a high rise building exclusively dedicated to parking. They are private developments that are regulated by the land owner. In cases where there are offices, these may occupy up to 10% of the building usually the upper floors.

Open Parking Yards are private facilities comprising of open spaces used for parking. The facilities are regulated by the land owner.

Proposals

The provision of parking facilities is determined by the level of activities generated. For every 100m² of land in the CBD, a minimum of 1.5 parking spaces should be provided except where basement parking is provided. For small centers, a car park may be provided for every 500m².

The minimum plot size should be 0.045 hectares. This will cater for the architectural design, street landscape, natural lighting and limited parking. A standard of 15m²-35 m² parking spaces per car is recommended. More regulations are outline in the table below.

Table 25: Parking regulation

Type of Development	No. Of Parking
Commercial plots > 0.1ha /Office space	1 Parking bay per 1000 sq. ft.
Commercial plots < 0.1ha	1.5 parking space for 100m ²
3-4 b/rm flats	1 Parking bay for each flat
2 b/rm flats	1 parking bay for each 2 units
1 b/rm flats	1 Parking bay for each 4 units
houses	1 Parking bays for each unit
3-4 b/rm bungalow/maisonette	1 parking bay per unit
2 b/rm bungalow/maisonette	1 parking bay for 2 units
1 b/rm bungalow	1 Parking bay for 4 units
Hotels/ guest houses	1 Parking bay for 5-8 bed
Hospital	1 Parking bay for 5-10 beds
Industrial	1 Parking for every 10 workers

7.4 REGULARIZATION POLICY

Land regularization is generally understood as the process of public intervention in illegally occupied zones to provide urban infrastructure improvements and to recognize ownership titles or other occupancy rights.

The process of Land Regularization

1. The County Executive Committee member in charge of land matters shall serve notice to the owner of the unauthorized development
2. On receiving the notice, the owner shall comply and furnish the relevant particulars and documents as specified on the notice
3. Any owner may, on his/her own motion, make an application to the County Executive Committee member for regularization of unauthorized development. The regularization application shall be done through a Registered Physical Planner.
4. On receipt of relevant particulars and documents from the owner, the County Executive Committee member shall, after necessary inquiries and is satisfied that the development can be regularized, issue order requiring the owner to pay land regularization fees.

Payment Period of Regularization Fees

Within two months from the date of receipt of a provisional order of regularization, the person concerned will be required to pay the fee prescribed by the county government

Unauthorized Developments that **cannot** be regularized

- Unauthorized development on existing or proposed roads, including those proposed for widening, railway lines, communications and other civic facilities or public utilities
- Unauthorized development on public land or land otherwise reserved for public utility
- Unauthorized development on forest land and riparian reserves
- Unauthorized development done by any person on land belonging to another person over which the former person has no title or where the title is disputed as evidenced by court proceedings
- Unauthorized development on land belonging to the government and not allotted
- Unauthorized development which is structurally unsound or which poses danger to the occupants of neighboring premises or members of the public in general

7.5 EXTENSION OF USE POLICY

Extension of use implies the combination of two or more land uses on a single unit of land. This policy is proposed to ensure that land developers don't utilize their lands for two or more uses without approval from the planning department. It also helps in controlling combination of incompatible uses that may result to land use conflicts, leading to loss of economic value, social benefits and aesthetic significance.

There is thus the need for the County to evaluate the existing land use to enhance land use compatibility and to provide harmony in the constantly changing urban character while ensuring that the proposed use is compatible with the zoning regulations for the area where the plot is located.

Policy Objectives

The major objectives of this policy include:

- To provide a framework for approval of combination of developments
- To ensure that only compatible uses are combined
- To safeguard neighborhood character
- Adhere to zoning regulations and
- To maintain harmony in changing urban character.

Planning Requirements

- Principal use should take up to 80% of the utilization
- Supplementary use should take up to 20% of utilization
- Supplementary use may be short term
- Building alterations to accommodate the supplementary use, if any, shall not to exceed 10%.
- Only maximum two uses are allowed

7.6 EDUCATION POLICY

These policy proposals will form the basis for development control within the education sector in terms of location and space requirements as outlined in table below. The types of education facilities covered include; day care centres, Nursery schools, primary schools, secondary schools, commercial colleges, tuition centers and orphanages.

Challenges in education

1. Not all schools have adequate land to provide facilities such as playgrounds for co-curricular activities and other social activities of the school.

2. Some schools are located in areas where there are obvious land use conflicts with neighboring developments. This situation is more common with private schools, especially those located within residential neighborhoods.
3. Some schools are not registered by the ministry hence quality control on the education offered is not guaranteed.
4. Some parents do not take their children to school due to lack of schools fees.

Table 26: Requirements for educational institutions

Type of institution	Land requirement	Plot coverage (%)	Population catchment	Location requirements	Other requirements
Day care centers	0.045ha	35	1500	Within residential areas	Not fronting a major road Not within a commercial area Not within industrial areas
Nursery schools	Single stream-0.1ha Double stream-0.15ha Triple stream-0.25ha	10	2500	Within residential areas	Not fronting a major road Not within a commercial area
Primary schools	Combined with nursery minimum of 3.25ha Single stream-1.2ha Double stream-2.0ha Triple stream-3.0ha	10	3500	Within residential areas	Have an access road of a minimum of 12m
Secondary schools	Single stream-3.5ha Double stream-4.0ha Triple stream-4.8ha	15	8000	-	Access road should be a minimum of 15m
Commercial colleges	0.045ha	75	-	Within commercial areas	Not located in residential areas
Tuition centers	0.045ha	65	-	Acceptable within residential areas	Access road to be a minimum of 15m
Orphanage	Minimum of 0.2ha	35	-	-	-

7.7 LANDSCAPING AND GREENING POLICY

Landscaping refers to any activity that modifies visible features of an area such as flora and fauna. Greening refers to the art of growing plants with a goal of creating a beautiful environment. Landscaping and Greening requires planning permission from the County Government.

The deterioration of the environment and loss of greenery in the planning area is notable due to the harsh climatic conditions. As such, the landscaping and greening policy will seek to achieve the following;

- Avoid loss of greenery
- Improve aesthetic value of Mandera character and image
- Improve streetscape and landscaping
- Conserve and enhance natural and cultural heritage and
- Promote sustainable use of natural resource.

The sites covered by this policy include road reserves and frontages, riparian areas, parks, open yards within plots, conservation areas and property boundary fences. The planning requirements include;

- Applications for landscaping and greening should be submitted to the County Government for consideration
- A technical drawing will form part of the applications
- All approvals not implemented for up to one year will lapse and will be subject to renewal after every three years
- As an incentive, applicants will be granted sole advertising rights on the sites
- Planting of appropriate indigenous and exotic vegetation that can stand the test of the climatic conditions on the sites and
- Cutting of trees will require County Government permission

Land owners are also required to plant trees in their parcels of land.

7.8 CONCLUSION

The planning policies, though covering a large scope, have been simplified so that the County Government may have freedom to make decisions in the best interest of their area. The County Government and community are crucial players in the planning system in order to achieve socially, environmentally and economically sustainable development.

CHAPTER EIGHT

DEVELOPMENT APPLICATION AND PROCESS

Developments need an application for issuance of development permit that provides information to the assessment personnel about the proposed development. Depending on the type of development proposed, the application may require information about what the development will look like when completed, the materials to be used, and any impacts on the surrounding environment. Types of development that need a development application include:

- a) Building Plans approval
- b) Alterations and additions to existing buildings
- c) Demolition of dwellings
- d) Change-of-use
- e) Extension of use
- f) Extension of lease
- g) Subdivision & Amalgamation of land
- h) Land readjustments
- i) Outdoor Advertising and signage
- j) Regularization of existing developments

8.1 Key considerations

Through careful analysis of design concerns, a better development proposal is expected. The factors to consider include:

8.1.1 County's requirements

Local Physical Development Plans (LPDPs), Zoning Plans, By-laws and related policy documents contains requirements in form of guidelines and/or objectives. These are geared to minimize adverse impacts and maximize positive benefits to the community.

8.1.2 The site and neighboring properties

Under this consideration, the site characteristics (constraints and opportunities) and the impact of proposed development on the neighbourhood should be evaluated.

8.1.3 Consultants

They include design professionals such as architect (for building plans), physical planner (for change of use, subdivisions, extension of lease, and outdoor advertisement), and environmental expert (for environmental impact assessment and audit). In all these submissions no consent will be given where professionals are not involved.

8.1.4 Plans and Drawings

The type of plans required will vary depending on the type of development. If a proposal is not provided for in the matrix below inquiry should be made at the Planning Department.

Table 27: Development application requirements

ITEM (Submission by A - Architect P – Planner)	Change of Use (P)	Subdivision (P)	Extension of use (P)	Amalgamation (P)	Boundary/Roads adjustments (P)	Amendments of approved developments (P)	Development Regularization (P)	Outdoor Advertising (P)	Extension of lease (P)	Land use plan (P)	Duplicate copies	Building plans (A)
Ownership documents	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Planning report	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
English Newspaper	✓		✓	✓			✓			✓		
Swahili Newspaper	✓		✓	✓			✓			✓		
Site Notice	✓		✓	✓	✓		✓			✓		
Location & Site plan	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓
Contours data		✓			✓	✓				✓		
Colour coding		✓		✓	✓	✓				✓		
Linen copy		✓		✓								
Pictorial illustration	✓		✓				✓	✓				
Traffic management plan										✓		
Schemes/Plans		✓			✓	✓	✓			✓		✓
Elevations								✓				✓

8.2 Application process

The proposals are guided by Physical Planning Act, the Planning Handbook and other authoritative materials. The application processes for different developments are discussed below.

8.2.1 Subdivision process

The following components are required;

- Ownership documents
- Survey plan
- Subdivision scheme
- Subdivision brief
- Linen copy of subdivision scheme
- PPA 1

Subdivision scheme/plans

This plan illustrates the proposed subdivision layout. Draw the Plan to a standard scale such as 1:200 or 1:500, or a higher scale for large comprehensive schemes and show

- Existing boundaries and the dimensions;
- Proposed subplots and their dimensions (meters);
- Proposed subplot areas (hectares);
- Proposed roads and footpaths (indicate respective width);
- Relationship to existing roads and neighbouring parcels;
- Proposed easement and rights of way (way leaves for power lines, sewer mains, railway lines, water/fuel pipe lines etc.);
- Proposed public utility parcels;
- Topography/terrain by way of contours
- Location plan

The subdivision process is shown in the figure below.

submission

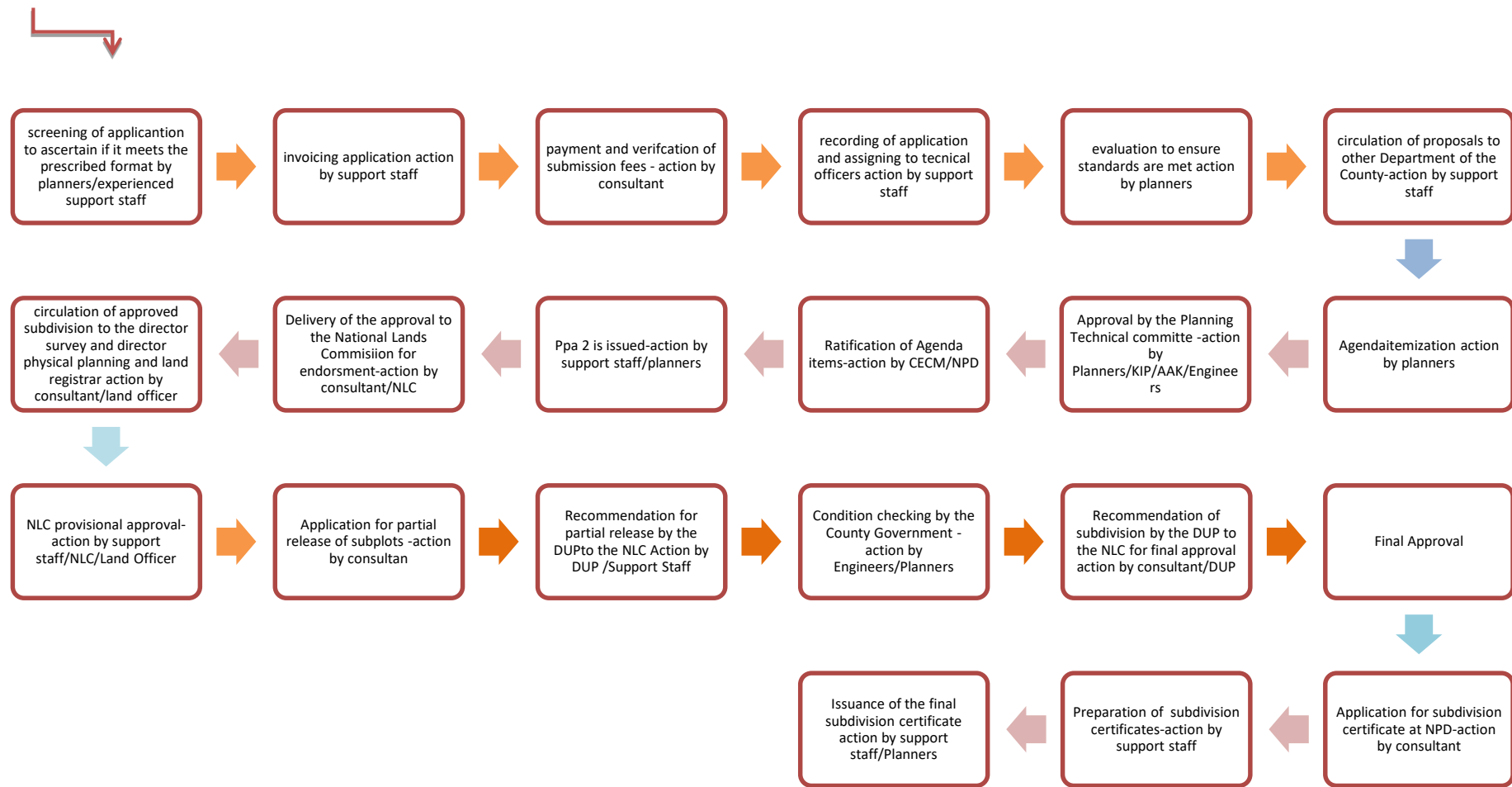


Figure 23: The subdivision process

8.2.2 Change of use/amalgamation process

The following components are required;

- Ownership documents
- Survey plan
- Planning report
- Location and site plan
- Local English and Swahili newspaper advert
- Site notice
- Pictorial illustration
- PPA 1

Proposed process

The process requires the following:

- Advertisement notice of intention to change use in two local dailies and at the development site. This is given a 14-day response/no objection period.
- After the 14-day lapse, a planning brief is prepared and submitted by a registered physical planner outlining the following:
 - ❖ General location setting
 - ❖ Infrastructure services and scope of future developments
 - ❖ Traffic generation and management
 - ❖ Research on development trends
 - ❖ General environmental impact and implications (Note a separate and independent Environmental Impact Assessment (EIA) report might also be required)
 - ❖ Justification and efficacy of proposal
- The brief is submitted to the County as an application through PPA1 form.
- The physical planner writes a letter to the regional surveyor, lands registrar and county clerk for comments.
- The comments are taken in a technical committee in the Sub County/Town for approval consideration (Approval, approval with conditions or denial).
- A PPA2 is issued as approval for the Change of Use.
- The County Director of Physical Planning issues a PPA5 for compliance.
- Actual development/amalgamation is done on the ground

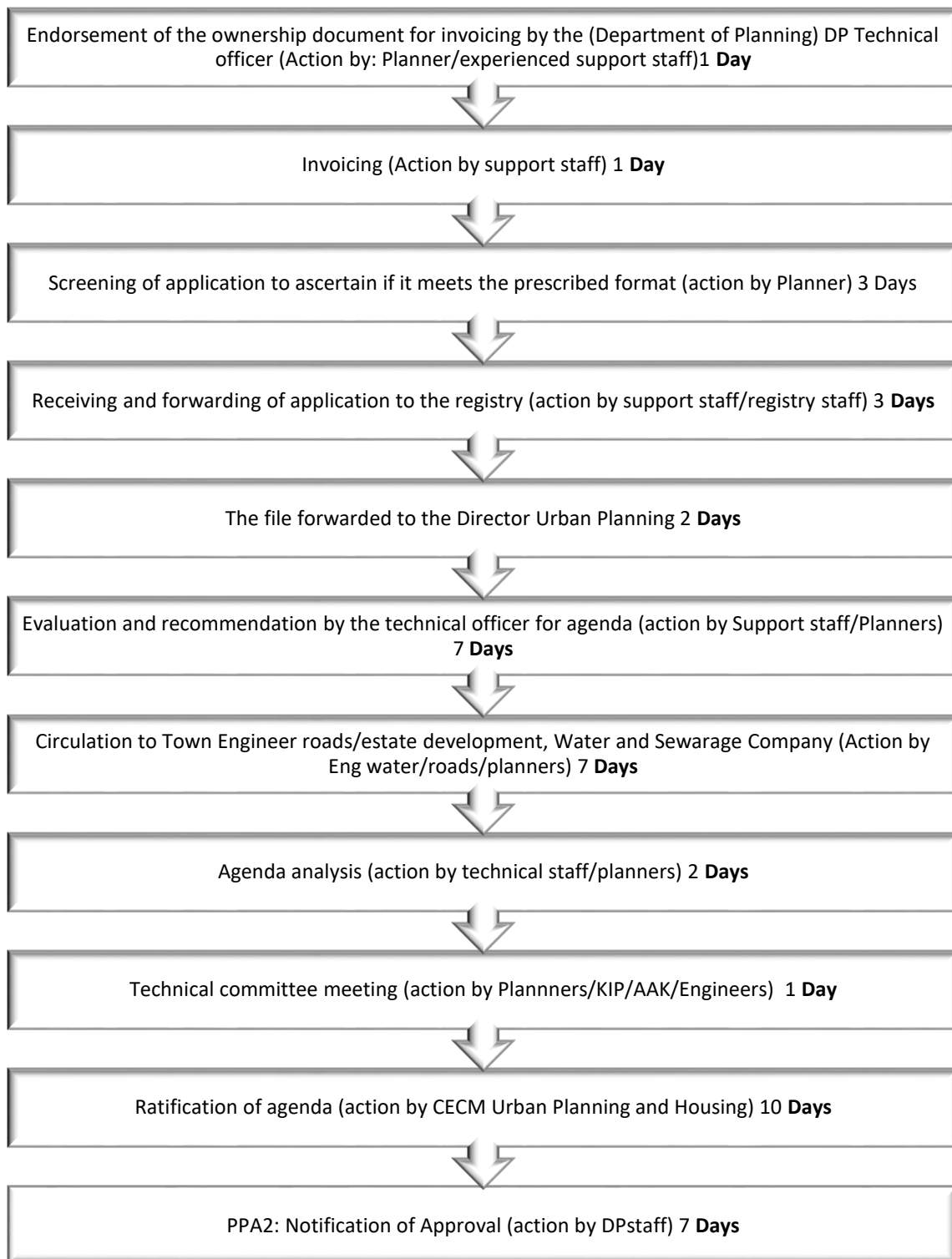


Figure 24: Change of use and extension of use approval process

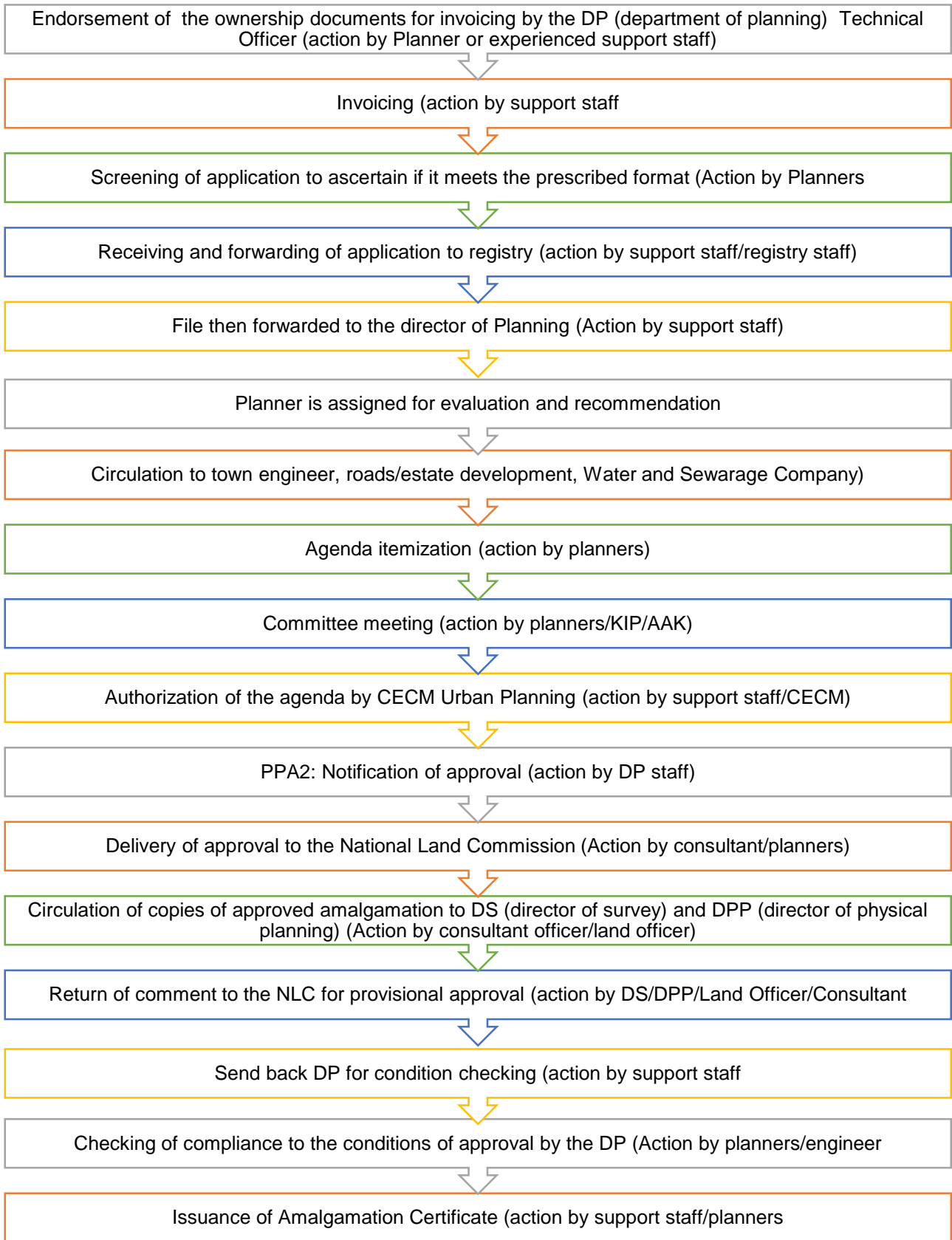


Figure 25: Amalgamation process

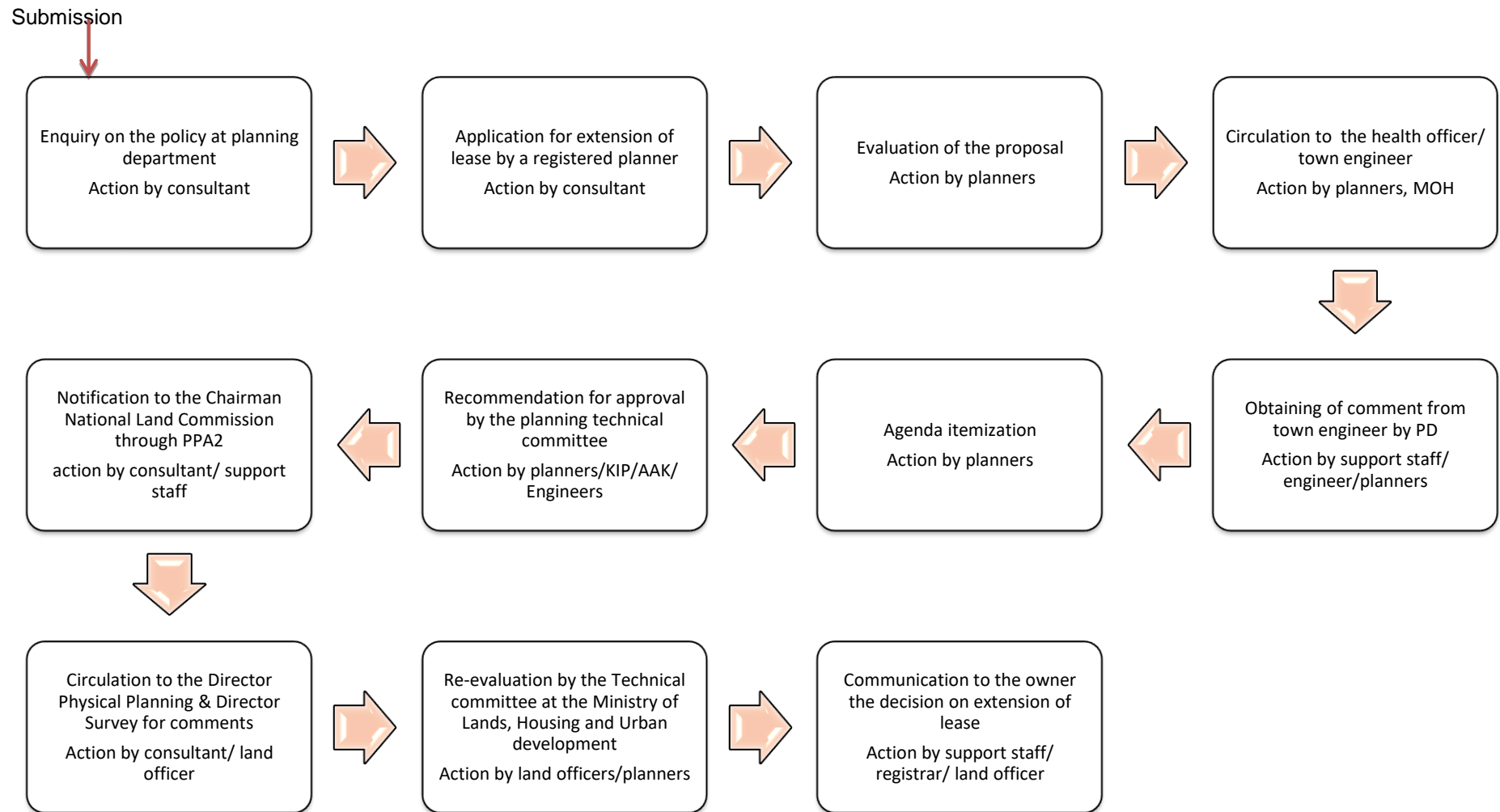


Figure 26: Extension of lease application process

8.2.3 Building Plans

These plans document the proposed development. Draw the details at a standard scale such as 1:100, 1: 200 or 1:500. Plans and drawings describing the proposed development must indicate (where relevant);

- The location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;
- Floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building;
- Elevations and sections showing the proposed external finishes and heights;
- Proposed finished levels of the land in relation to building and roads;
- Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions);
- Proposed methods of draining the land;
- The height and external configuration of proposed buildings in relation to the site on which it is to be erected'
- Site and location plan to include: The location, boundary dimensions, uses of existing buildings site area and north point of land;
- For major proposals, sites with special significance, prepare a perspective drawing, artist's impression or architectural model to supplement the elevations.

Approval process

Step 1: Enquiry on the policy at County Planning Department by consultant;

Step 2: Application for approval of building plans by a registered Architect. (Action by consultant

Step 3: Evaluation of the proposal (Action by planners

Step 4: Circulation to the health department/ Town engineer action by County Planning Department

Step 5: Obtaining of comment from Town engineer by PD (action by support staff/ engineer/planners)

Step 6: Agenda analysis

Step 7: Recommendation for approval by the planning technical committee. (action by planners/KIP/AAK/Engineers

Step 8: Communication the decision to the owner

8.2.4 Occupation Certificate

This certificate is issued to completed developments that have complied with all approval conditions and have undergone the regular inspections at the required stages. The application has to be accompanied by:

- Copy of approved building plans;
- Copy of approved structural plans;
- Structural Engineer's indemnity form;
- Architect's report;
- Plumbers certificate and
- Kenya Bureau of Statistics form duly filled.

8.2.5 Regularization of Existing developments

These plans document the existing development. The format of submission is similar to new development application building plans and Change of Use but have to be accompanied by:

- Architect's report; and Structural Engineer's report on workmanship (in case of buildings).
- Planner's report (in case of change of use/extension of use & subdivision)

8.2.6 Outdoor Advertisements

Outdoor advertising is largely associated with large billboards advertising products and services. However, in its broadest interpretation, outdoor advertising includes all signs erected and displayed out of doors for the purpose of providing information.

The process for outdoor advertising application requires the following:

- A planning brief giving a broad framework of the proposal in line with the approved control guidelines (these are available in the Urban Design and Development section);
- A photographic simulation of the proposal illustrating the anticipated visual impact and appearance in terms of surrounding character and function; A site plan showing every building on the site and the position with dimensions of the sign or advertising in relation to the boundaries of the site and the location of the streets and buildings on properties neighbouring the site;
- Consent or legal agreement between the structure owner and registered land owner.

8.2.7 Signage

Signage in its strict interpretation is limited to signs that make known place names, notice of events, public safety notices, traffic control/warning signs and directional information.

The process for outdoor advertising application requires the following:

1. a drawing sufficient to enable the County to consider the appearance of the signage and all relevant construction detail;
2. If a sign is to be attached to or displayed on the facade of a building, the submission of an additional drawing showing an elevation of the building;
3. A photograph of the site or building showing the location of the proposed sign; adjacent sites or buildings showing the relationship of the proposed sign to existing signs.

8.3 Developments approval conditions

These are conditions given to development promoters during the approval processes. Their objective is to mitigate impacts of the development on land uses, traffic, infrastructure and utilities.

Development applications should be subjected to various conditions that may apply with regard to roads, water supply, sewer, subdivisions, land use master plans, change of use, extensions of use, amalgamations and regularizations of development. The standard conditions will be specified where they apply and are as follows;

Road Conditions

1. The proposed cul-de-sac/road serving the development to be constructed to adoptive, non adoptive/murram or gravel standards including surface drainage
2. Opening up of roads of access
3. Provision of street lighting.
4. Plans and specifications of roads to be submitted for approval by the Director of Roads
5. A comprehensive surface water drainage scheme to be submitted and implemented to the satisfaction of director of roads

6. Vehicular access to subplots to be constructed to the satisfaction of the Director of roads
7. Specify Subplots to be provided with a combined access from a road.
8. Form of applications for permission to construct plot access in a public road to be obtained from the director of roads
9. Vehicular plot entrance major roads will not be permitted
10. Size of road truncations to be provided at the junction to be stated
11. Sizes of road widening strips of land along roads to be specified and to be surrendered to the government free of cost
12. Minimum 3m wide drainage way/leaves to be provided on plans where necessary.
13. Roads to be surrendered to the government free of cost
14. Road realignment and surrender to be effected on the ground as per the approved subdivision scheme and in alignment with adjacent plots
15. Construction of any building or boundary wall/hedge should not encroach on to road reserve
16. Survey plan showing surrender approved by the director of survey to be attached before final approval
17. Provide specified riparian wayleave along rivers.

Water Conditions

1. Application for water supply to each subplot to be made to the Director [Water & Sewerage Company] and his conditions for such supply to be met.
2. The easement for the existing water main is/are to be transferred to the subplots.
3. A comprehensive water reticulation to be provided. Plans and specifications to be approved by the County
4. Provision of water supply to each subplot

Sewer Conditions

1. 1225 diameter sewer/s to County standards to be extended to serve all subplots.
2. Plans to be submitted to the county for approval
3. Civil engineering drawings and specifications to be submitted to the water and sewerage company for approval.
4. Appropriate sewer wayleaves to be provided along the existing/proposed sewer where applicable.
5. Existing sewer with its diameter direction of flow and way leave to be shown

Change/Extension of Use/Extensions of lease Conditions

1. Submission of satisfactory building plans within one year and completion of construction within two years otherwise the approval lapses.
2. Payment of revised ground rent as will be determined by the Government Chief Valuer of the Ministry of Lands.
3. Provision of road widening strips along roads
4. Payment of revised land rates as will be determined by the Chief Valuer
5. Subject to the plot not constituting part of the disputed public/private utility land/Allocation.
6. Subject to compliance with Section 36, 41 and 52 of the Physical Planning Act & Urban Areas & Cities Act & other relevant statutes.
7. Subject to compliance with the approved zoning policy for the area.
8. Subject to provision of appropriate setback (s) as per rezoning/Structure Plans.

9. Subject to provision of adequate and functional on-site parking to the satisfaction of the Director of Roads.
10. Subject to ancillary use being limited to 20% of the land.
11. Subject to commercial development being limited to ground floor only.
12. Subject to each dwelling unit being limited to the permitted minimum plot size.
13. Subject to the development being limited to specified levels.
14. Subject to the developments maintaining the requisited 3m, 6m or 9m building lines as per the statutes.
15. Subject to submission and implementation of traffic management plan to the satisfaction by the County Director of Road.
16. Subject to obtaining of approval from NEMA
17. Subject to the development maintaining the permitted neighborhood character and densities of the area.

Land Use Master Plans

1. Submission of civil engineering drawings to the chief officer, roads, transport and public works for roads and surface drainage works within 6 months
2. Observing permitted ground coverage and plot ratio
3. Reservation of adequate land for public amenities(Excluding road reserves)
4. Compliance to WARMA guidelines on appropriate river riparian reserve
5. Submission of a traffic study report
6. Undertaking an EIA and obtain NEMA license before commencement of any work
7. Surrender the freehold titles in exchange of the 99 year leasehold title
8. Subject to compliance with County Spatial plan zoning guidelines
9. Subject to provision of appropriate setback(s) as per zoning plan
10. Subject to provisions of adequate and functional onsite parking to the satisfaction of the County Government.
11. Submission of Detailed Plans/layout of each zone to the County before approval of building plans
12. Development of physical infrastructure to the County adoptive standards during developments
13. The public amenities should be reserved and developed as per the structure plan
14. Ensure no encroachment onto road reserve or wayleave

Subdivisions/land readjustments

1. Payment of revised ground rent as will be determined by the Government Chief Valuer of the Ministry of Lands.
2. Payment of revised rates as will be determined by the County Chief Valuer.
3. Provision of road widening strips along existing roads
4. Surrender of areas affected by roads to the government free of cost
5. Subject to the plot not constituting part of the disputed public/private utility land/Allocation
6. Subject to compliance with Section 36, 41 and 52 of the Physical Planning Act & Urban Areas & Cities Act & other relevant statutes.
7. Subject to compliance with the approved zoning policy for the area.
8. Subject to provision of cul-de-sac as indicated on the attached schematic layout of the proposed development.
9. Direct access to major roads not be permitted.
10. Obtaining subdivision certificate on completion of survey

Regularization Standards

1. Subject to structural stability of existing building being verified /confirmed to the satisfaction by the Director of Public works.
2. Subject to the plot not constituting part of the disputed public/private utility land/Allocation.
3. Subject to Environmental Audit
4. Surrender of strips of land affected by road widening along existing roads

8.4 Development planning fees

The tables below show the proposed planning fee items.

- | | |
|---------------------------------------------------------|---------------------------------------------|
| 1. Application forms | 10. Certified copy of other documents |
| 2. Amalgamation | 11. Application for beacon search |
| • Urban/Town | 12. Renewal of development |
| • Rural locations | 13. Amendments |
| 3. Change of use | 14. Land use plan |
| • Urban/Town | 15. Dispute resolution |
| • Rural locations | 16. Registration under sectional properties |
| 4. Application for new lease | 17. Site visits / inspection fees |
| • Urban/Town | 18. Occupational certificates |
| • Rural locations | 19. Sale of documents |
| 5. Extension of use | • Town plans |
| • Commercial | • Local physical development reports |
| • Residential | • Other planning policy reports |
| • Industrial | • Base maps, PDPs |
| 6. Subdivision certificate | 20. Demarcation per acre or schedule of |
| 7. Subdivision fee | • Public utility |
| • Urban/Town | • Commercial, industrial, |
| • Rural locations | residential plot |
| 8. Regularization | |
| 9. Application for certified true copy of original plan | |

8.5 Conclusion

Development control provides guidelines on requirements and procedures to be followed in development application in Mandera town. It ensures orderly and rational development of land to create sustainable human settlement that accommodates a variety of compatible land uses hence reducing land use conflict. The proposals aim to improve development process and mitigate impacts of the development on land uses, traffic, infrastructure and utilities as well as the environment.

CHAPTER NINE

CAPITAL INVESTMENT PLAN

A Capital Investment Plan is meant to translate the proposals into workable and implementable projects. It also provides a detailed understanding to the proposed investments into tangible assets which consists of basic facilities, services and other installations needed for the smooth functioning of the community.

This CIP generally outlines the projects, both ongoing and proposed, that are envisioned to support development of Mandera town, within the context of the proposed ISUDP (2015-2035). This projects are detailed out per sector. Also included are areas covered, budgetary allocations, land requirements, the involved implementing and financing agencies as well as implementation timelines.

Two hundred and fifty-nine (259) Projects are proposed, among these 4 are ongoing. Forty-eight percent (48.4%) are proposed under transportation sector followed by the community facilities and security institutions at 15.17%, education at 7.41% respectively. Others include energy at 3.99%, agriculture at 4.60%, land acquisition at 3.63%, ICT at 3.99% and Health at 3.46% as shown in the table below.

Table 28: Summarized project budget

Sector	No. of projects	Estimated cost in Kshs. (million)	% of the total cost
Housing	The number of housing projects will be determined by the housing demand and supply structures	612	1.48
Energy	5	1650	3.99
Transportation	67	20,000	48.4
Capacity building	4	405	0.98
Health	25	1430	3.46
Water and sanitation	12	708.75	1.72
Markets	6	355	0.86
Industrial	3	900	2.18
Education	59	3,060	7.41
ICT	1	1650	3.99
Community facilities and security institutions	51	6,270	15.17
Environment/landscaping	2	400	0.97
Agriculture	5	1900	4.60
Recreational/open spaces	16	480	1.16
Land acquisition	1	1500	3.63
Total	259	41320.75	100%

Note: The given cost is indicative and therefore, actual cost shall be determined during the tendering of the projects.

Notably, the transportation sector takes the highest portion of the budget. This is because the projects are majorly capital intensive. The next highest proportion of the budget is allocated to the community facilities and security institutions. Water and Sanitation sector takes little from the budget since the project therein has already allocated to another Consultant and is already under implementation and this plan proposes fewer projects under this sector.

In respect to the spatial distribution equal allocation of projects is achieved throughout the planning area. This scenario is explained by the fact that, the residents of Mandera need equal regional development.

9.1 PROJECT PROPOSALS

The projects can further be categorized into:

- **Economic Infrastructure:** They include projects in transportation infrastructure such as roads, water and sanitation, energy and markets among other.
- **Investment in the Productive Sector** includes projects vital in the future economic and commercial growth of the town such as tourism, agriculture and forestry. Others include direct support to enterprise development, technology and innovation advancement.
- **Environmental infrastructure** includes investments in solid waste management, sewerage and water systems and investment for environmental sustainability.
- **Critical Social Investment** such as in health, housing, education and recreation.
- **Human Capital** must be adequate to plan, implement and monitor the interventions over time. In this regard, the capacity of the county and the town to manage the portfolio has been assessed and appropriate recommendations made.
- **Resource Envelops:** All the stakeholders operating from the planning area have been included in the implementation matrix.

The projects are further broken down to sectors. The broad sectors include:

9.1.1 Transportation Sector

The projects in this sector comprise road construction, road expansion, upgrading of the existing roads and provision of various transport infrastructures. The plan proposes a total of 67 projects. These projects are to be implemented in the short, medium and long run respectively. From among the proposed projects under this sector only one project is outside the planning area; the newly proposed County international airport in Wargadud.

The main implementers and financiers of transportation projects include KURA, KeNHA and the Mandera County Government, as well as the National government. The budget for implementing these projects is estimated at KShs20,000 Million.

9.1.2 Industrial Sector

A major project involving development of an industrial solar park has been proposed adjacent to Jirma hill under this sector. Implementers and financiers of this project include private investors, the National and Mandera County Government. The County government contribution towards implementation of this proposal is estimated at 900 Million through provision of basic infrastructure.

9.1.3 Energy Sector

The project under this sector is expected to cost KShs1,650 Million. The project is based on street lighting (major roads) and electricity connections in areas that are not covered within the planning area. The implementation period of this project is planned to begin between short and medium term.

9.1.4 Environment Sector

The projects under this sector shall be implemented and financed by the Mandera County Government between the short and medium terms respectively. In total the projects are expected to cost a whopping KShs400Million.

9.1.5 Health Sector

9 Projects under this sector are proposed in the entire planning area. They entail construction of new health facilities and refurbishment of the existing ones. Two are short-term projects while the others are expected to be completed in medium term. They will be funded and implemented by private investors and county government. The budget is estimated at KShs1,430 Million.

9.1.6 Education Sector

The education sector projects basically entail constructing and equipping schools. The proposed primary and secondary schools are 18 and 12 respectively. A Centre of excellence, special schools are proposed to be attached within primary schools and three tertiary learning institutions are also recommended. The education sector projects are expected to consume up to KShs3,060 Million.

9.1.7 Housing Sector

The housing demand by 2035 is projected to be very high within the planning area. This is based on the average urban household size of 4 and a total population projected at 329, 851 people. Given that Kenya's population distribution by income groups is 5%, 25% and 70% for high, middle and low income groups respectively, it is expected that 16,493 households will be for the high income group, 82,463 for the middle income group and 230,895 for the low income group.

On the other hand, the current number of high income households are 6,134, the medium income households are 30, 688 and low income households are 85, 956. This implies that the additional number of households for the income groups will be 10,359; 51,795 and 145, 046 respectively. The cost details for houses fit for each group are as shown below:

Income group	Total floor area (m²)	Cost per m² (KShs)
High income	49	44,000
Middle income	40	46,000
Low income	28.5	36,000

Approximately KShs612 Million will be required to cater for surveying, beaconing and titling of affected plots. The bulk of the housing projects are expected to be implemented majorly by the County Government and private investors.

9.1.8 Capacity building projects

4 projects have been proposed under this sector and basically they entail awareness creation, recruitment of staff and training of personnel. The projects are expected to consume up to KShs405 Million.

9.1.9 Agricultural sector

The projects under this sector are expected to cost KShs1,900 Million. The project is based on establishing fruit collection points along the agricultural farms, construction of dams within the planning area. The implementation period of this project is planned to begin between short and medium term.

9.1.10 Recreational/ open spaces

The projects under this sector basically entail constructing and establishing of recreational spaces. There are 16 proposed recreational spaces within the planning area. The projects are expected to consume up to KShs480 Million.

9.1.11 Other Community Facilities

The other community facilities include social halls, sports facilities, fire stations, cemeteries, cultural centers, post offices, theatres and libraries. Implementation and financing community facility projects is the responsibility of the county government and private partners. Forty-four projects have been proposed under this category. The sectors budget is estimated at KShs6,270 Million.

9.1.12 Projects involving the Youth, Women and People with Disabilities (PWD)

They include projects intended to benefit the above mentioned groups or in whose implementation they will be involved. These projects require supply of various inputs/materials, according to procurement law, 30% of tenders must go to the youth, women and People with Disabilities. Examples of these projects are infrastructure and construction works among others. The youth shall directly be involved in construction projects, landscaping/ street greening projects from which they should earn a livelihood. Education projects shall also impact the youths directly while the special schools are for the PWD. Community projects will benefit the youth, women and People with Disabilities socially and financially. Agricultural and commercial projects will as well economically empower these vulnerable groups.

9.1.13 Catalytic Projects

Catalytic projects are intended to promote spatial development, show progress and stability in the planning area, represent visible investment and spur additional investment. Such projects include:

1. Strengthening the Mandera County Planning Department
2. Development of Industrial Parks
3. Upgrading, widening, tarmacking and extension of road network
4. Establishment of sewer system
5. Construction of stadiums

9.2 LAND REQUIREMENTS

Land is an important requirement for the implementation of the projects, especially those involving construction works. New projects like industrial park, the University and the construction of schools, community centers and health infrastructure, relocation of various facilities and road construction and expansion definitely require land acquisition. For road expansion and widening projects, there is dire need to budget for demolition and compensation in cases where the road reserves have encroached into individual land parcels and other public institutions. It is therefore proposed that larger amounts of money be set aside for land acquisition especially in areas which have been settled.

9.3 IMPLEMENTATION FRAMEWORK

The implementers of the projects basically include the National and County governments and the private sector, with the help of development partners and agencies. The national government is represented by various institutions including but not limited to ministries, departments, authorities and Semi-Autonomous Government Agencies. The private sector is on the other hand made up of institutions and individuals. NGOs, CBOs and Faith Based

Organizations are also potential implementers and financiers of some of the projects proposed in this plan.

The county government is expected to be more involved in project implementation since it needs to play one role or another in all the projects. The National government may only need to support the major projects, especially those entailing establishment of trunk infrastructure. The private sector is on the other hand to be involved in implementing projects in the housing, health, business, and industry and education sectors.

Table 29: Implementation Responsibility of Institutions

Sector	Nature of Projects	No. of Projects	Implementing Institution(s)	Roles of Implementing institution (s)		
Capacity Building	Capacity Building	4	County Government	<ul style="list-style-type: none"> - Mobilization of financial & human resources - General Supervision 		
Transportation	Road construction projects	4	KeNHA/ KURA/Mandera County Government.	<ul style="list-style-type: none"> - Financing the projects - Identification and acquisition/purchase of land - Contracting experts - Maintenance of the roads 		
	Road expansion Projects.	23		<ul style="list-style-type: none"> - Planning and design of roads and surrounding land uses - Project Environmental Impact Assessments 		
	Road tarmacking projects	5	Planners, Architects, Engineers, Surveyors, EIA experts, Contractors	<ul style="list-style-type: none"> - Planning and design of roads and surrounding land uses - Project Environmental Impact Assessments 		
	Proposed construction of Bypasses	Terminal facilities/bus parks	2	Contractors/surveyors	<ul style="list-style-type: none"> - Actual construction works 	
			5	Residents/NGOs/CBOs (Private Sector)	<ul style="list-style-type: none"> - Contribution of resources e.g. money, labour, ideas etc. 	
			6		County government	<ul style="list-style-type: none"> - Formulating adequate and effective traffic rules - Enforcing the rules
			3			Traffic Police Dept. Road users
Commer e, Industry & Tourism	Industrial developments	3	Ministry of Industrialization & Enterprise Dept./ County government	<ul style="list-style-type: none"> - Identification of ideal spaces/land and acquisition of the same - Financing construction of some of the plants and/or offering subsidies to private investors 		
Energy	Electrification projects	1(all urban nodes)	Kenya Rural Electrification Authority	<ul style="list-style-type: none"> - Financing the project 		

	Street lighting in all major roads.	and main roads). 1	County government	- Help to identify land (way leave) and acquire the same - Help KREA in organizing and monitoring the process
			Kenya Power	- Establishment of electricity networks and supply of electricity
			Residents and business people (Private Sector)	- Electrical installation works in the homesteads & business premises
	Non-renewable energy projects	1	Ministry of Energy/ County Government	- Financing the project
Environment	Beautification and tree planting projects	1 (along all major roads)	County Gov't	- Financing the project - Supervision of works
			Landscape Architects/ urban designers/contractors	- Design and landscaping works
			Private institutions	- Sponsorship of landscaping sections of the planning area.
Health	Construction/ equipping of health facilities	9	Ministry of Health/ County Government	- Financing the project - Contracting experts - Supervising construction work
	Upgrading of the existing public health facilities	1	Planners/ Architects Contractors	- Planning, Design and Construction works
			Residents (Private Sector)	- Contribution of resources e.g. money, labour ideas etc.
Education	Educational facility Upgrading projects	3	Ministry of Education, Science Technology/ County Gov't	- Funding the projects - Contracting experts and supervising works
	Construction of new facilities	24	Constituency Development Fund	- Helping in funding the projects
	Community facilities	44	Private institutions/religious institutions/ private individuals	- Upgrading and running some of the schools - Constructing and running some of the community facilities

9.4 FINANCIAL STRATEGY

This section provides the details of the budget for the projects and subsequently proposes a strategy on how to raise the required funds from various sources.

9.4.1 Budget Allocations

The cost estimates vary from one sector to another because of the differences in the nature and number of projects. The transportation sector and housing sector for instance constitutes the biggest part of the estimate while the smallest portion goes to the recreational sector. The table below is a summary proposed budgetary allocation for the projects in each sector.

Table 30: Proposed Budget Estimates

Sector	Approximate Cost (KShs. Million)
1. Housing	612
2. Transportation	20,000
3. Capacity Building	405
4. Energy	1,650
5. Industrial development	900
6. Education	3,060
7. Other Community facilities	6,270
8. Agriculture	1900
9. Health	1,430
10. Recreational	480
11. Land acquisition	1,500
12. Water and sanitation	708.75
13. Environment and landscaping	400
14. markets	355
15. ICT	1,650
Total	41320,75

9.4.2 Sources of Funding

1. National Government Sources

The national government has a variety of potential sources of finances for the proposed projects. These include revenue from taxes, returns from investments, borrowings and donations from international donor institutions.

2. County Government Sources

The county government also has several windows of raising funds for development and recurrent expenditures. These include the Equitable Share of National Revenue, conditional grants, internally generated funds, funding from Public Private Partnerships, borrowing through municipal bonds, private investment, support from development partners and other non-governmental organizations.

The investment plan assumes that adequate resources will be available or can be mobilized to undertake program activities up to 2035. The county administration should study expenditure patterns, and make forecasts of revenue that is likely to be realized within the plan period. The various sources of funds for implementing projects and programs include: -

(a) County Generated Revenues

The main sources of revenue for the County government are:

- Single Business Permit
- Entertainment taxes
- Parking Fees
- Market Fees
- Land Rents (property rates)

- Advertisement and
- Other miscellaneous licenses.

Counties are expected to allocate at least 30% of their budget to development and the remainder to recurrent expenses. Budget appropriations should be maintained at levels that will promote investment, create employment and improve incomes. It will therefore be necessary to undertake reforms in this field in order to determine areas of unnecessary recurrent expenses that should be transferred to development.

(b) Public Private Partnerships (PPP)

This concept will see counties privatize assets that can be managed or developed better by the private sector. The law governing Public Private Partnerships was enacted in January 2013. PPP underscores institutional relationships between the state and the private sector where public and private actors jointly participate in defining the objectives, the methods and the implementation of an agreement of cooperation. PPPs present a middle case between public procurement and privatization. The private sector would be encouraged to propose solutions and offer technical expertise. It could also provide viable financial arrangements for the projects and undertake the associated operational risks. The PPP arrangements, therefore, can offer opportunities to attract enhanced private sector participation in financing, building and operating infrastructure services and facilities to close funding gaps.

(d) NGOs/CBOs

There is substantial amount of funding of various types of projects by Non-Governmental and Community Based organizations.

3. The Private Sector

There is scope for support from development partners for infrastructural projects particularly in the road sector. The private sector is also expected to be one of the greatest contributors of capital to projects in the housing, health, business, industry and education sectors.

9.5 MONITORING AND EVALUATION FRAMEWORK

There is need to provide a means through which checks and balances can be undertaken in order to ensure that the projects are adequately implemented and the required outputs and outcomes realized. The monitoring and evaluation framework helps with this. It outlines the projects, expected outputs and outcomes, means of achieving them, institutions involved and indicators of success. This is shown in the table below.

Table 31: Project Monitoring and Evaluation Framework

Sector	Nature of Projects	No. of Projects	Monitoring Institution(s)	Expected outcomes	Indicators of Success
Capacity Building	Capacity Building	4	County Government	<ul style="list-style-type: none"> - Adequate capacity for proper implementation of the ISUDP and subsequent plans - Properly trained 	<ul style="list-style-type: none"> - Proficiency in planning and service delivery

				county personnel	
Transportation	Road construction projects	10(4 main roads and 6 link roads)	KeNHA/ KURA/Mandera County Government.	Improved road transport system	<ul style="list-style-type: none"> - Adequacy of road network - Ease of traffic circulation - Level of traffic rules observation - Level of road safety - Quality of transport services
	Road expansion projects	23			
	Road tarmacking projects	5			
	Bridge construction projects	11			
	Terminal facilities	9			
	High capacity interchanges	3			
	Regulation Enforcement/ Surveillance	1	Traffic Police Dept. and NTSA		
Housing	To be determined by demand at the time	2	Ministry of lands, housing and urban development.	-	-
Water & Sanitation	Water and sewerage network projects Solid waste management	12	MANDWASC O and WASREB	<ul style="list-style-type: none"> - Improved water supply - Better sanitation in the planning area 	<ul style="list-style-type: none"> - Level of access to water and sewerage services - Level of sanitation
Commerce, Industry & Tourism	Industrial developments	3	Ministry of Industrialization & Enterprise Dep't/ County government	<ul style="list-style-type: none"> - Increased employment opportunities - Improved household income 	<ul style="list-style-type: none"> - No of plants established - Employment levels in the industry - Income levels of workers

				- Improved government revenue	- Amount of revenue
Energy	Electrification projects	5	Rural Electrification Authority, County Gov't & Kenya Power	- Improved access to electricity & non-renewable energy in the planning area - Reduced reliance on non-renewable sources of energy	- Extent of access to electricity and solar energy
Environment	Beautification and tree planting projects	2	Ministry of environment and County Gov't	- Improve the aesthetic value of the planning area. - Improve the climatic conditions of the planning area.	- Extent of green areas in the planning area so as to moderate temperatures.
Health	Construction / Renovation of health facilities	25	Ministry of Health/ County Gov't of Mandera.	- Enhanced healthcare - Better access to health care - Reduce mortality rates in the planning area.	- Sufficiency of health facilities - Quality of healthcare
Education	Educational facility construction and Upgrading projects as well as recruitment of staff.	59	Ministry of Education, Science Technology/ County Gov't	- Efficient access to education	- Sufficiency of education facilities - Quality of education
Community facilities	Construction of community Facilities	51	County Gov't of Mandera.	- Improved access to information - Improved access to social services - Increased of social	- Sufficiency of community facilities - Quality of social services - Level of skill development

				integration in the community - Better skill development - Reduced level of idling by the youth	- Level of social cohesion - Innovation levels of individuals, businesses and institutions
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9.6 CONCLUSION

A Capital Investment Plan is an important part of any integrated development plan since it identifies and costs the projects that would help to address the needs of the people in the planning area. This CIP has thus elaborately discussed details of the projects that need to be implemented in the planning area based on the needs they have expressed throughout the planning period.

The projects are expected to improve the livelihood of the people of Mandera. It is therefore important for the responsible implementation parties to take the task and roll on the described projects within the planning period.

Note: The breakdown of the project specifics is shown below:

No.	Project Title	Status	Timeframe	Financing Agency	Implementing Agency	Cost Estimate KShs. (Millions)	Remarks
A	CAPACITY BUILDING						
1.	Procurement of GIS Equipment and Training	Proposed	Short term	Ministry of Land, Housing and Urban Development	County government	50	To build capacity in management
2.	Enrollment of new staff in different departments	Proposed	Immediate and Short-long term	All concerned	County government	75	All staff and community to be trained appropriately
3.	Personal emoluments for the staffing of the proposed planning offices	Proposed	Immediate and Short-long term	All concerned	County government	270	Ensure that the employees are well paid and remunerated.
4.	Awareness creation and empowerment of the Youth, PWD, the elderly and Women	proposed	Short – Medium term	County Government Mandera	County Government Mandera	10	To help people understand the County Government projects.
	Subtotal					405	
B	SURVEYING, REGISTRATION AND TITLING						
1.	Create awareness to the community & compose a local committee	Proposed	Short term	County government	County government	12	To understand the whole process of beaconing and titling.
2.	Beaconing	To be determined on ground	Short – medium term	County government	County government	600	To ensure the plots are well surveyed.
	Subtotal					612	
C	TRANSPORTATION						
	ROADS PROPOSED FOR EXPANSION, TARMACKING (establish walkways, drainage)						
1.	Widening of major roads within the planning area	31.4km	Medium – long term	KeNHA	KeNHA/County	900.0	To facilitate easy access of the planning area

2.	Construction of 3 Interchanges	Proposed	Medium long term	-	KeNHA	KeNHA/County	950	To better circulation
3.	Construction of 4 new roads and 2 By-passes.	proposed	Medium long term	-	KURA/County	KURA/County/contractor	2350	Enable options for easier access
4.	Tarmacking of 5 major roads (T Rd, Mandera-Neboi road, A9-B8 link Rd, Arabia Bypass and Ring Rd linking Neboi road.	Total =19.20Km	Medium long term	-	KURA/KeNHA/County The National Government	KURA/County/contractor	7800	To avoid impassable roads during the wet seasons
5.	Widening of 3 major roads.	13.5km	Medium long term	-	KURA/County/ National Government	KURA/County/contractor	2125	Enhance accessibility
6.	Proposed 4 new terminal facilities	proposed	Medium long term	-	County Government	County	120	For proper circulation within commercial zones
7.	Upgrading of the Mandera bus park and provision of support facilities(Sheds, paving)	0.75Ha-proposed	Short term		County Government	County Government	4	To increase the capacity and functionality of the bus park.
8.	Establishment of 5 lorry parks and parking areas	proposed	Short Medium Term	-	County Government	County Government	10	To ease parking challenges
9.	Formalizing & marking of road side parking along minor access streets	proposed	Medium long term	-	County Government	KURA/County	10.0	To limit the number of accidents.
10	Construction of 11 Bridges to connect roads across Laghas.	Proposed	Medium long term	-	County Government	The National Government/ County Government	3200	To connect the areas smoothly
11	Expansion of other 20 major collector roads	proposed	Medium long term	-	County Government	County Government	2431	For easy accessibility and permeability of the planning area.
12	Construction of passenger waiting bays and other road furniture	Proposed	Medium long term	-	County Government	County Government	100	To enhance traffic and passenger convenience
13	Subtotal						20,000	
14	OTHER ROAD PROJECTS							

15	Installation of signage on all roads	proposed	Continuous	County government	County government	125	For better lighting
16	Installation of Traffic Lights and Signals in major Junctions	proposed	Long term	County government	County government	85	To monitor and control traffic especially at the crossings or interchanges
17	Construction and maintenance of street lights - (Tarmac/major roads)	proposed	Continuous	County government	County government	930	To ensure that the area is well lite throughout and that vandalism is controlled
Subtotal						1140	
C	WATER AND SANITATION						
1.	Construction of a water treatment plant	proposed	Short medium term –	County government	County government	100	This is to improve on the water quality for people's consumption.
2.	Formulation of storm/floodwater management plan/design	proposed	Short term	County government	County government	30.0	To help curb flooding in the planning area, especially flash floods.
3.	Large scale floodwater harvesting	proposed	Medium term	County government	County government	500.0	To collect water for use during the dry spells.
4.	Construction of a landfill site within the planning area	proposed	Short medium term –	County government	County government	50.0	For better and controlled dumping of the solid waste.
5.	Installation of litterbins in the town	proposed	Continuous	County government	County government	20	For proper waste disposal.
6.	Demarcate & fence the landfill area as a main waste collection point	Proposed	Medium term	County government	County government	2	To avoid waste dumping in undesignated areas.
7.	Planting of trees to aerate the land fill	proposed	Short medium term –	County government	County government	0.750	Aerate the area and have fresh air
8.	Purchase of 5 garbage collector trucks	proposed	Short medium term –	County government	County government	6	To collect and transport waste to the landfill.

	Subtotal					708.75	
D	ENERGY						
1.	Extension of power lines to unserved areas/rural electrification programme	Proposed	Short medium term	County/Kenya power	County/Kenya power	-	Improve the lives of people and enhance business growth.
2.	Establishment of 1 Solar park at Neboi	proposed	Medium term	County/KenGen/PPP	County/KenGen / PPP	1500	Harness solar energy.
3.	Create awareness on renewable energy esp. solar & biogas	Proposed	Short term	County /national government/PPP	County /national government/ PPP	50	That people stop on relying on non-renewable sources of energy such as wood.
4.	Continued installation of solar lit street lights	Proposed	Continuous	County government	County government	75	Light up the streets
5.	Awareness of people on use of biogas energy	proposed	continuous	County government	County government	25	To stop relying on firewood.
	Subtotal					1,650	
E.	INDUSTRIAL DEVELOPMENT						
1.	Development of 3 Industrial areas(Establishment of a Juakali zone near the newly proposed CBD)	Proposed	long Term	County government	County government	900	Complete infrastructural development in proposed industrial zone. PPP
	Subtotal					900	
	MARKETS						
1.	Construction of 5 modern markets	proposed	Long-term	County government	County government	350	To improve business
2.	Construction of livestock market	Proposed	Medium term	County government	County government	5	Control the selling of animals in a designated area.
	Subtotal					355	
F.	ENVIRONMENT						

1.	Establish 10m tree line/green along all major roads/landscaping	proposed	Continuous	County government	County government	180	To improve the environment
2.	Establish 3 man –made conservation forests	proposed	Continuous	County government	County government	220	To increase tree coverage in the planning area.
	Subtotal					400	
G.	HEALTH						
1.	Improving and equipping Mandera level four Referral hospital	Proposed	Short term	County government	County government	200	To raise the capacity of the hospital
2.	Construction of 4 new hospital with mortuaries	Proposed	Medium term	County government Private sector	County government	500	To reduce the deficit in the planning area.
3.	Construction of 5 health centers in the area.	Proposed	Short – long term	County government	County government	200	-----
4.	Construction of 15dispensaries at least one in each Bulla	proposed	Medium term	County government	County government	500	-----
5.	Purchase of 5 No. Ambulances	Proposed	Short Term	County Government	County Government	30	To act during times of emergencies.
	Subtotal					1430	
H	EDUCATION						
1.	Establishment of 26 ECDE infrastructure	Proposed	Short to Long Term	County Government/NG-DF	County Government	260	For early childhood development.
2.	Construction of 18 new primary schools	proposed	Short term to medium term	National and county government	County administration	400	To reduce the distance to schools.
3.	Construction of 12secondary schools(special schools also attached within the primary schools)	Proposed		County admin and parents	County & School administration	600	To reduce the distance to schools.
4.	Construction of 1new University in Shafshafey	Proposed	Short term to medium	national and county governments	national and county governments	1000	To have a higher learning institution in the area.

5.	Construction of a new technical institution	Proposed	Medium term	National government	National government	50	-----
6.	Construction of 1 college	Proposed	Medium / Long Term	County Government	County Government	750	To train the qualified students in various career lines and better their lives.
	Subtotal					3,060	
I	RECREATIONAL						
1.	Construction of 2 stadia	Proposed	Long term	County Government	County Government	450	To improve the sporting culture and areas to hold public and national events.
2.	Development 14 recreational parks	Proposed	Medium long term	County Government	County Government	30	For recreation purposes.
	Subtotal					480	
J.	OTHER COMMUNITY FACILITIES						
1.	Construction of 12 new fire stations	Proposed	Medium term	National/ county government	County government/ contractor	1,110	To improve fire response
2.	Purchase of 12 firefighting equipment	Proposed	Medium term	County government	County government	60	To help in the fight against destructive fires.
3.	Establishment of 5 libraries	Proposed	Continuous	County government	County government	600	To encourage the reading culture
4.	Establishment of 1 new custom near suftu area	proposed	Medium term	National government	National government	200	To control the people entering the area from other countries illegally.
5.	Construction of 9 community Centre's. Social Halls	proposed	Short to Medium term	County Government	County Government	750	To facilitate social integration among the people and also avail meeting places.
6.	Establishment of 8 new police stations	proposed	Short to Medium term	National government County Government	County Government	800	To improve security of the area.

7.	Surveillance/ patrols of the planning area	proposed	continuous	National government County Government	National government County	2300	For safety of the people.
8.	Establishment of 3 theatres	proposed	Short to Medium term	County Government	County Government	450	To enhance cultural practices of the local people
	Subtotal					6,270	
K.	AGRICULTURE						
1.	Construction a new water dam	proposed	Short to Medium term	County Government	County Government	700	To collect storm water for irrigation farming.
2.	Establishment of 2 fruit collection points	proposed	Short to Medium term	County Government	County Government	300	To improve security of the area.
3.	Establishment of livestock disease and research center	proposed	Short term	National government County Government	National government County	250	To improve the quality of livestock in the area since the people in the area are majorly pastoralists.
4.	Purchase of subsidized fertilizers for farmers	proposed	Short to Medium term	County Government	County Government	650	To increase agricultural productivity in the area
	Subtotal					1,900	
L.	LAND ACQUISITION						
1.	Establishment of land for development	proposed	Short to Medium term	County Government	County Government	1500	To compensate those affected during the re-planning phase and for land acquisition.
	Subtotal					1500	
M.	ICT						
1.	Construction a new ICT trunk network within the planning area	proposed	Short to Medium term	Private investors	County Government/ Private investors	1650	-----
	Subtotal					1650	

CHAPTER TEN CONCLUSION

This plan has been prepared to address the planning challenges experienced in Mandera. It seeks to optimally utilize the natural and manmade resources available in the planning area. This report presents the planning interventions purposed to address the latter objectives. Their formulation has been guided by the data obtained during the situational analysis. The proposed interventions have also been developed and adjusted by stakeholders during workshops, thematic and focus group discussions. Several stakeholders' discussions have been held with regards to the same. Additionally, the proposal presented herein have been guided by the vision.

The interventions likened herein are multi-sectoral and enhances urban development from every angle. Compatible and complementary land uses have been promoted to ensure optimal advantages and avoid conflicting land uses. The recommendations have also considered environmental sustainability especially since Mandera lies in arid and semi-arid climatic zone.

Finally, the participative approach taken during the formulation of the proposal is also advocated for during their implementation, monitoring and evaluation stage. Therefore, this plan ensures the involvement of stakeholders with special attention to community members to contribute in the actualization of the set goals and objectives. Such honors the spirit of constitution in its call for public participation.

ANNEX 1: LAND REGULATIONS (DEVELOPMENT CONTROL GUIDELINES)

Zone no	Zone name	Area description	Existing land use	Permitted land use	Density	Min plot size (ha)	Ground covera ge (%)	Plot ratio (%)	Zone area (ha)
Residential									
0 ₁	Bulla Central, power and society	Situated along 30m By-Pass and to the eastbound by 9m road	Residential	Residential	High	0.045	50	100	81.06
0 ₂	Bulla Nguvu	Situated along 30m By Pass and to the west bound by 9m road	Residential	Residential	High	0.045	50	100	63.29
0 ₃	Tawakal	Situated in old town along road	Residential	Residential	Medium	0.1	35	70	39.70
0 ₄	Buruburu	Situated along 18m road and abuts Geneva to the west	Residential	Residential	Medium	0.045	35	70	157.40
0 ₅	New BP1	Borders the sewer treatments site to the north	Residential	Residential	Medium	0.045	35	70	78.56
0 ₆	Lower New BP1	Situated between 21.34m Isiolo-Mandera road to the south & 18m road to the north abutting zone 0 ₅	Residential	Residential	Medium	0.045	35	70	16.30
0 ₇	BP1	Situated in Bp1 East of the planning area	Residential	Residential	Medium	0.1	35	50	132.7
0 ₈	Customs	Lies along the Bypass and borders 0 6 & 9	Residential	Residential	Medium	0.045	50	100	44.22
0 ₉	Customs	Lies along the Bypass, abuts 08	Residential	Residential	Medium	0.045	35	70	35.32
0 ₁₀	Bulla Kamor& Bulla Mpya	Situated south west of the old town, along the Bypass	Residential	Residential	High	0.045	50	100	313.3
0 ₁₁	Bulla Mpya	Situated along Duse – Mandera rd. next to zone 0 ₁₂	Residential	Residential	High	0.045	50	100	15.04
0 ₁₂	Bulla Amar	Lies along the Neboi – Mandera road (21.34) & abuts airstrip to the north	Residential	Residential	High	0.045	50	100	30.5

0 ₁₃	Bulla Amin	Adjacent to Mandera Secondary and military camp	Residential	Residential	High	0.045	50	100	59.24
0 ₁₄	Handadu	Bound by Neboi- By-Pass to the north and Neboi-Mandera road to the south	Residential	Residential	High	0.045	50	100	139.83
0 ₁₅	Handadu	Situated along Neboi- Bypass	Residential	Residential	Medium	0.045	50	100	122.12
0 ₁₆	Helashid	Sandwiched between Mandera – Neboi Road and Neboi – Bypass	Residential	Residential	Medium	0.1	50	100	206.11
0 ₁₇	Duse	Sandwiched between Mandera – Arabia road and Duse– Mandera road, abuts Moi Girls	Residential	Residential	medium	0.045	50	100	29.30
0 ₁₈	Shashafey	Situated along Mandera – Isiolo road and abuts 019	Residential	Residential	high	0.045	50	100	80.28
0 ₁₉	Busle	Situated along the B9 and Neboi road, abuts 014 & 15 to the north	Residential	Residential	high	0.045	50	100	252.05
0 ₂₀	Shafshafey	Situated along Isiolo – Mandera road & Bypass	Residential	Residential	high	0.045	65	200	22.82
0 ₂₁	Duse	Situated between the B9, Arabia rd. and Bypass, it abuts 020	Residential	Residential	Medium	0.045	50	100	57.28
0 ₂₂	Barwaqo	Lies along the Arabia road Bypass next to Barwaqo Secondary school to the North	Residential	Residential	Low	0.045	35	35	9.45
0 ₂₃	Barwaqo	Situated along Arabia bypass	Residential	Residential	Low	0.045	35	35	40.88
0 ₂₄	Barwaqo	Abuts 023 to the east and south, and 025 to the west	Residential	Residential	Medium	0.045	50	100	21.84
0 ₂₅	Barwaqo node	Lies along the Arabia road and Arabia Bypass	Residential	Residential	Low	0.045	35	35	97.35
0 ₂₆	Koromey	Bound by Arabia road to the south and abuts 94 to the north	Residential	Residential	Medium	0.45	50	100	57.18
0 ₂₇	Koromey	Situated along Arabia Road and borders the industrial park (15)	Residential	Residential	Low	0.4	35	70	50.05
0 ₂₈	New CBD Area	Bound by 40 m road on the western, eastern and southern side and the north Mandera -Neboi road to the north	Residential	Residential	LDR	0.1	35	70	99.12

0 ₂₉	New CBD Area	Situated along 40m road directly opposite the proposed county H/Q	Agricultural	Residential	LDR	0.1	35	70	43.88
0 ₃₀	New CBD Area	Situated along Isiolo-Mandera in the new CBD	Agricultural	Residential	HDR	0.045	50	150	90.21
0 ₃₁	Garbaqoley	Situated along Mandera-Isiolo road adjacent to regional livestock market	Agricultural	Residential	LDR	0.4	35	70	61.02
0 ₃₂	Garbaqoley	Situated next to zone 0 ₃₁ in Garbaqoley node	Agricultural	Residential	MDR	0.1	50	100	66.13
0 ₃₃	Garbaqoley	Situated along 15m road in Garbaqoley node	Agricultural	Residential	HDR	0.1	50	150	57.95
0 ₃₄	Barwaqo	Situated along the Bypass and Mandera-Arabia road	Residential	Residential	HDR	0.045	50	100	51.18
0 ₃₅	Garbaqoley	Situated along Isiolo- Mandera road	Agricultural	Residential	MDR	0.2	50	100	70.64
0 ₃₆	Garbagoley	Situated along proposed 4 th avenue and abuts 0 ₃₅ to the south, west of the new CBD	Agricultural	Residential	LDR	0.4	35	70	80.14
0 ₃₇	New CBD Area	Situated in Maikoreb along 3 rd avenue next to green park	Agricultural	Residential	HDR	0.2	60	180	67.47
0 ₃₈	New CBD Area	Situated in Maikoreb between 2 nd avenue and 1 st avenue	Agricultural	Residential	HDR	0.2	60	180	63.77
0 ₃₉	New CBD Area	Situated in Maikoreb between 2 nd avenue and 1 st avenue	Agricultural	Residential	MDR	0.1	50	150	164.24
0 ₄₀	Neboi	Situated along 1 st avenue at Neboi	Residential	Residential	Low	0.4	35	70	25.97
0 ₄₁	Neboi	Situated south of Neboi commercial node	Residential	Residential	Medium	1	35	70	78.05
0 ₄₂	Neboi	Situated between Mandera-Neboi road on the south and riverine farms to the north, abuts 0 ₄₃	Residential	Residential	Medium	0.1	35	35	71.65
0 ₄₃	Neboi	Situated next to the zone 0 ₄₂ near Neboi secondary school	Agricultural	Residential	Low	0.1	25	35	37.66
0 ₄₄	Neboi	Situated off Mandera -Neboi road, bordered by Neboi Sec to the north	Residential	Residential	High	0.1	35	70	37.85
0 ₄₅	Neboi	Situated next to zone 0 ₄₄ in Neboi area	Agricultural	Residential	Medium	0.1	35	70	28.48
0 ₄₆	Neboi	Situated off Neboi Road to the west of zone 4 ₁₁₄ in Neboi Node	Residential	Residential	High	0.2	35	70	50.83

047	Koromey	Situated north of zone 8 ₇ and to the south of Koromey node	Agricultural	Residential	Low	0.2	35	70	73.56
048	Shashafey	Lies within the proposed County Headquarters	Agricultural	Residential	Low	0.2	35	70	20.69
049	Bosnia	Situated along Neboi – road, abuts Mandera Secondary and the airstrip	Residential	Residential	High	0.045	50	100	5.86
050	Helashid	Situated along Neboi – road within agricultural zone 9 ₉ opposite Neboi dispensary	Residential	Residential	Medium	0.1	50	100	40.35
051	Shashafey	Situated near proposed County Headquarters to the south of zone 5 ₁₄	Agricultural	Residential	Low	0.2	50	100	28.38
052	Shashafey	Situated within County Headquarters to the south of zone 0 ₂₈	Agricultural	Residential	Low	0.1	35	70	15.79
053	Shashafey	Located along Mandera Isiolo road in Shashafey opposite Zone 5 ₂	Agricultural	Residential	Low	0.1	50	100	5.16
054	Shashafey	Situated in shashafey North of commercial zone 5 ₂	Residential	Residential	Low	0.1	50	100	29.08
055	Shashafey	Situated in Shashafey opposite county hotel	Agricultural	Residential	Low	0.1	50	100	8.60
056	Shashafey	Located along Neboi -B9 link road opposite county government headquarters	Residential	Residential	Low	0.1	50	100	12.46
057	Township	Situated opposite Jowahr islam	Residential	Residential	Low	0.1	50	100	71.03
058	Shashafey	Situated in shashafey opposite Governor residence	Residential	Residential	Low	0.1	50	100	9.28
059	Shafshafey	Situated on 3rd and 4 th avenue opposite sport complex 3 ₃₈	Agricultural	Residential	Low	0.1	50	100	298.07
060	Shashafey	Situated adjacent to Islamic university	Agricultural	Residential	High	0.1	50	100	10.67
Industrial									
1 ₁	Workshops and godowns	Situated along Mandera-Neboi road in Shafshafey	Agricultural	Industrial	Medium	-	15	-	4.76

1 ₂	Juakali centre	Situated South of Mandera-Neboi road Near the proposed CBD in Bulla Shafshafey.	Existing Juakali	Industrial	Light	-	15	-	2.35
1 ₃	Workshops	Located along 80m Isiolo-Mandera Rd and is bound by 30m Rd to the West.	Existing workshops	Industrial	Light	-	15	-	4.29
1 ₄	Garage	Situated along 60m Bypass, and bordered by Barwaqo Secondary school to the West.	Existing garage	Industrial	Light	-	15	-	1.70
1 ₅	Industrial park	Situated along Mandera-Arabia road.	Existing workshops	Industrial	Medium	-	15	-	18.25
1 ₆	Neboi solar farm	Situated along Mandera-Neboi road next to the Jirma hill	Agricultural	Industrial	Heavy	-	15	-	45.20
1 ₇	Value addition zone	Abuts solar farm in Neboi	Agricultural	Industrial	Medium	-	15	-	8.25
1 ₈	Power sub-station	Situated in zone 2 ₃₇ (proposed University) in Neboi	Educational	Industrial	Medium	-	15	-	4.0
1 ₉	Jua kali sheds	Situated within Neboi node	Residential	Industrial	Light	-	15	-	0.77
1 ₁₀	Power sub-station	It lies north east of Neboi commercial node within zone 0 ₄₃	Agricultural	Industrial	Light	-	15	-	0.40
1 ₁₁	Medium power substation	Situated in Bulla Power, west of Mandera DEB Primary School	Industrial	Industrial	Light	-	15	-	1.15
1 ₁₂	Existing solar farm	The zone is located in Shafshafey south of 0 ₅₅	Existing Solar farm	Industrial	Light	-	15	-	5.5
1 ₁₃	Petrol station	Situated in old town adjacent to Ministry of Water offices	Industrial	Industrial	Light	-	15	-	0.30
1 ₁₄	Existing slaughter house	Situated within zone 0 ₁₄ south of riverine farms	Industrial	Industrial	Light	-	15	-	5.87
1 ₁₅	Light industrial zone	Between zone 0 ₅₁ to the north and 5 ₁₄ to the south	Agricultural	Industrial	Light	-	15	-	7.95
1 ₁₆	Quarry crushing industry	Existing Shuria Construction Company Ltd situated in Neboi in zone 8 ₂	Existing quarry	Industrial	Heavy	-	15	-	6.33
1 ₁₇	Old slaughter house	located within zone 0 ₁ south of Boys town primary school	Industrial	Industrial	Light	-	15	-	0.25
1 ₁₈	Petrol station	located in Old town adjacent to county assembly	Industrial	Industrial	Light	-	15	-	0.21

Educational									
2 ₁	Mandera Boys town primary sch. And Omar Al Faruq Integrated Pri. Sch	Situated within Bulla Boys Town along a 30m wide road to the South	Educational	Educational	-	-	15	30	15.96
2 ₂	Jowhar Islam	Situated within zone 0 ₁₀	Educational	Educational	-	-	15	30	6.00
2 ₃	Mandera DEB Primary	Situated in Bulla Township next to Mandera level four Hospital	Educational	Educational	-	-	15	30	4.38
2 ₄	Polytechnique	Situated within Bulla Township next to the Jamia mosque.	Educational	Educational	-	-	15	30	2.33
2 ₅	Daua Integrated primary school and special unit	Situated along T road within zone 0 ₃ next to the riverine farms.	Educational	Educational	-	-	15	30	3.04
2 ₆	Buruburu Primary	Situated within zone 0 ₄ (Bulla Buruburu) and Tawakal Estate.	Educational	Educational	-	-	15	30	1.46
2 ₇	Bulla Mpya Pri. Sch and Bulla Mpya Mental Unit	Situated within Bulla Mpya Near rest house.	Educational	Educational	-	-	15	30	6.91
2 ₈	Moi Girls sec.sch	Situated along B9 road within Bulla Mpya in zone 0 ₁₁	Educational	Educational	-	-	15	15	17.82
2 ₉	Mandera sec. Sch.	Situated within Bulla Bosnia next to the airstrip	Educational	Educational	-	-	15	15	27.02
2 ₁₀	Imam dahabi integrated School	Situated between Mandera Secondary School and livestock market	Educational	Educational	-	-	15	30	1.43
2 ₁₁	Primary School	Situated within residential zone 0 ₁₅	Educational	Educational	-	-	15	30	1.18
2 ₁₂	Shafshafey Primary Sch.	Situated within zone 0 ₁₅ along Neboi- Bypass in Bullah Handadu	Educational	Educational	-	-	15	30	5.39
2 ₁₃	Duse Primary Sch & Amal Islamic centre	Situated within residential zone 0 ₁₉ along a 30m wide road to the West.	Educational	Educational	-	-	15	30	11.20
2 ₁₄	Duse Secondary Sch.	Situated within Bulla Shafshafey and residential zone 0 ₁₈ .	Educational	Educational	-	-	15	30	3.98

215	Proposed nursery school	Situated within residential zone 0 ₁₈	Residential	Educational	-	-	15	30	0.28
216	Proposed Al-Bukhari school	Situated along Arabia road, next to 6 ₄	Agricultural	Educational	-	-	15	30	4.03
217	Mandera Integrated primary school	Situated within residential zone 0 ₂₁	Educational	Educational	-	-	15	30	1.04
218	Suna Madarasa	Situated within residential zone 0 ₃₄	Educational	Educational	-	-	15	30	1.20
219	Barwaqo pri. school	Situated within residential zone 0 ₃₄ along the Bypass	Educational	Educational	-	-	15	30	4.43
220	Barwaqo sec. school	Situated within residential zone 0 ₂₂ in Barwaqo area.	Educational	Educational	-	-	15	30	12.67
221	Proposed Nursery school	Situated within residential zone 0 ₂₅ in Barwaqo area.	Agricultural	Educational	-	-	15	30	0.50
222	Proposed secondary school	Situated within Koromey Node	Agricultural	Educational	-	-	15	30	3.57
223	Garbaqoley Primary School	Situated in Garbaqoley Node	Educational	Educational	-	-	15	30	13.00
224	Proposed nursery school	Situated in zone 0 ₄₅	Agricultural	Educational			15	30	0.18
225	Proposed Prim. and Sec. School	Situated within Zone 0 ₂₆ .	Agricultural	Educational	-	-	15	30	3.62
226	Koromey primary school	Situated along Arabia road south of Zone 5 ₇	Educational	Educational	-	-	15	30	6.00
227	Proposed Pri. School	Situated within Zone 0 ₂₅ .	Agricultural	Educational	-	-	15	15	4.20
228	Nursery School	Situated within zone 0 ₂₅ .	Agricultural	Educational	-	-	15	15	0.41
230	Proposed Nursery school	Situated along Isiolo-Mandera road within Zone 5 ₁₁ in Garbaqoley Node	Agricultural	Educational	-	-	15	30	0.66
231	Proposed sec. school	Situated along the 3 rd avenue in the newly proposed CBD.	Agricultural	Educational	-	-	15	15	25.65
232	Proposed youth polytechnic	Situated along the 3 rd avenue in the newly proposed CBD next to zone 2 ₃₁ .	Agricultural	Educational	-	-	15	15	12.85
233	Proposed Primary school	Situated in Zone 0 ₃₉ .	Agricultural	Educational	-	-	15	30	1.70

234	Proposed academy	Situated along 30m wide road next to Commercial zone 5 ₃ in Shafshafey.	Residential	Educational	-	-	15	30	1.57
235	Proposed Nursery School	Situated in Zone 0 ₁₈	Residential	Educational	-	-	15	30	0.38
236	Proposed Secondary School	Abuts the University and KMTC.	Agricultural	Educational	-	-	15	15	6.74
237	University	Situated adjacent to Zone 2 ₃₈ .	Educational	Educational	-	-	15	15	37.61
238	Mandera Technical Training College	Situated along Mandera-Neboi road next to Zone 0 ₄₁ .	Educational	Educational	-	-	15	15	20.48
239	Shafshafey Sec. school	Situated within residential zone 0 ₁₆ .	Educational	Educational	-	-	15	30	2.55
240	Proposed Special needs sch	Situated within residential zone 0 ₁₆ .	Agricultural	Educational	-	-	15	30	2.67
241	Proposed Primary school	Situated within residential zone 0 ₄₁	Agricultural	Educational	-	-	15	30	1.18
242	Proposed Nursery school	Situated South of residential zone 0 ₄₄ .	Residential	Educational	-	-	15	30	0.43
243	Neboi Sec. School	Situated North of Neboi commercial node	Educational	Educational	-	-	15	15	9.29
244	Neboi Primary school	Situated North of Neboi commercial node	Educational	Educational	-	-	15	30	4.70
245	Proposed Nursery School	Situated in residential Zone 0 ₄₁	Agricultural	Educational	-	-	15	30	0.10
246	Proposed Islamic University	Situated along 1 st Avenue	Agriculture	Educational	-	-	15	30	25.0
247	Madrassa	Tawakal Madrassa situated in zone 0 ₄	Educational	Educational	-	-	15	30	0.67
248	Proposed Nursery School	Situated in Zone 0 ₄₅	Agricultural	Educational	-	-	15	30	0.21
249	Madrassa	Situated in Zone 0 ₄₅	Agricultural	Educational	-	-	15	30	0.78
250	Township primary	Situated in Zone 0 ₁₀	Educational	Educational	-	-	15	30	3.25
251	Proposed Primary school	Situated in Zone 0 ₄₅ near Neboi Secondary School	Agricultural	Educational	-	-	15	30	0.91

2 ₅₂	Proposed Nursery School	Situated in Zone 0 ₄₅ near Riverine farm	Agricultural	Educational	-	-	15	30	0.18
2 ₅₃	Proposed Primary school	Situated in Zone 0 ₄₃ above Neboi commercial node	Agricultural	Educational	-	-	15	30	1.19
2 ₅₄	Proposed Primary school	Situated in Zone 0 ₂₈ in Shafshafey	Agricultural	Educational	-	-	15	30	3.61
2 ₅₅	Proposed Nursery School	Situated within Zone 0 ₂₆ in Koromey	Agricultural	Educational	-	-	15	30	0.19
2 ₅₆	Existing Girls Sec. School	Situated in BP1 within zone 0 ₅	Educational	Educational	-	-	15	30	1.91
2 ₅₈	Proposed madarasa School	Situated in Zone 0 ₅	Agricultural	Educational	-	-	15	30	0.35
2 ₅₉	Proposed nursery school	Situated in zone 0 ₃₉	Agricultural	Educational	-	-	15	30	0.26
2 ₆₀	Proposed Nursery School	Situated within zone 0 ₅	Agricultural	Educational	-	-	15	30	0.16
2 ₆₁	Proposed Nursery School	Situated in BP1 Node	Residential	Educational	-	-	15	30	0.71
2 ₆₂	BPI Pri. Sch.	Situated in BPI	Educational	Educational	-	-	15	30	5.47
2 ₆₃	Proposed Nursery School	Situated in Koromey	Agricultural	Educational	-	-	15	30	0.34
2 ₆₄	Buruburu Secondary school	Situated next to Buruburu Primary School	Educational	Educational	-	-	15	30	1.84
2 ₆₅	Proposed Primary school	Lies next to GSU Camp in BPI	Agricultural	Educational	-	-	15	30	0.94
2 ₆₆	Kamor Boys Secondary School	Situated in Bullah Kamor and borders Kamor Primary School	Educational	Educational	-	-	15	30	7.74

2 ₆₇	Kamor Primary School	Situated in Bullah Kamor	Educational	Educational	-	-	15	30	14.86
2 ₆₈	Kamor Girls Secondary and madarasa	Situated in Zone in O ₁₀ in Kamor	Educational	Educational	-	-	15	30	2.44
2 ₆₉	Existing ECD	Adjacent to county headquarters	Educational	Educational	-	-	15	30	1.7
2 ₇₀	Teachers Training college	Adjacent to KMTC	Educational	Educational					19.56
2 ₇₁	Khadija Girls Secondary	Situated in Bulla Mpya	Educational	Educational	-	-	15	30	2.0
2 ₇₂	Khadija Girls Primary sch	Situated in bulla Mpya	Educational	Educational	-	-	15	30	4.18
2 ₇₃	Khalalio Booksellers	Situated along Mandera-Neboi Road in zone O ₁₆	Educational	Educational	-	-	15	30	8.86
2 ₇₄	Proposed nursery school	Situated in zone O ₅₉ North-east of commercial node	Agricultural	Educational	-	-	15	30	1.17
2 ₇₅	Proposed nursery school	Situated in zone O ₅₉ North-east of commercial node	Agricultural	Educational	-	-	15	30	1.09
2 ₇₆	Proposed primary school	Situated in zone O ₅₉ North-east of commercial node	Agricultural	Educational	-	-	15	30	3.5
2 ₇₇	Nursery school	Situated in north of node within zone O ₅₉	Agriculture	Educational	-	-	15	30	1.4
2 ₇₈	Nurul Islam Madrassa	Situated in Old town near Jamia Mosque	Educational	Educational	-	-	15	30	2.22
2 ₇₉	Al Jowhar Islam	Situated adjacent to Mandera Technical Training College	Educational	Educational	-	-	15	30	4.17
2 ₈₀	KMTC	Situated in Shafshafey, north-west of county headquarters	Educational	Educational	-	-	15	30	18.75
2 ₈₁	Proposed Nursery School	Situated within zone O ₃₉ northwest of Islamic University	Agricultural	Educational	-	-	15	30	0.16
2 ₈₂	Proposed madarasa	Situated within zone O ₃₉ northwest of Islamic University	Agricultural	Educational	-	-	15	30	0.3
2 ₈₃	Saad Academy	Situated within zone O ₁₉ in Busley along B9 road	Educational	Educational	-	-	15	30	1.1
2 ₈₄	Al-Kowthar Academy	Situated north of zone O ₁₄ along the Neboi bypass	Educational	Educational	-	-	15	30	0.9

285	Border Point Sec School	Situated within zone 0 ₁₃ and adjacent to military airstrip	Educational	Educational					1.54
286	Nursery sch	Situated within Neboi zone 0 ₄₁	Agricultural	Educational					0.26
287	Proposed Prim. School	Situated in Barwaqo in zone 0 ₂₅	Agricultural	Educational					0.52
289	Proposed Nursery School	Adjacent to Zone 0 ₄₄	Agricultural	Educational					0.18
290	Tawakal Primary sch.	Situated within zone 0 ₁₃ and adjacent to military airstrip	Educational	Educational					1.51
Recreational									
31	Devolution recreational park	Situated in between 1 st and 2 nd avenue within Shafshafey area	Agricultural	Recreational	-	-	-	-	101.0
32	Duse public park	Situated within zone 0 ₁₇	Residential	Recreational	-	-	-	-	0.81
33	Buffer zone	Situated at the apex of Arabia road and Isiolo-Mandera road, adjacent to zone 4 ₂₉ .	Residential	Recreational	-	-	-	-	0.89
34	Goronka Sheqdaha Playground	Situated north of Mandera Sec. School in Zone 9 ₉	Recreational	Recreational	-	-	-	-	2.05
35	Proposed open space	Situated along Arabia bypass next to zone 1 ₄ .	Residential	Recreational	-	-	-	-	1.66
36	Open space	Situated within zone 0 ₂₈ in Shafshafey and north of County headquarters	Residential	Recreational	-	-	-	-	1.74
37	Barwaqo market open space	Situated within zone 0 ₂₄ near Barwaqo open air market.	Residential	Recreational	-	-	-	-	0.50
38	Proposed Rec. Park	Situated in between zone 0 ₂₃ and 0 ₂₅ along Arabia bypass in Barwaqo	Residential	Recreational	-	-	-	-	2.60
39	Proposed open space	Situated along 60m wide roads within Barwaqo in zone 0 ₂₂ and south of Barwaqo sec. school	Residential	Recreational	-	-	-	-	0.09
310	Koromey Town Park	Situated within Koromey node near the proposed bus park.	Agricultural	Recreational	-	-	-	-	0.98
311	Recreational park	Situated near livestock mkt yard next to a lagha.	Commercial	Recreational	-	-	-	-	7.33
312	Recreational Park	Park is sandwiched between 2 ₅₃ and 4 ₁₄₅ south-east of Neboi secondary school.	Residential	Recreational	-	-	-	-	0.15
313	Green park	Situated within zone 0 ₃₇ .	Agricultural	Recreational	-	-	-	-	8.68
314	Park	Situated in Barwaqo within zone 0 ₂₅	Agricultural	Recreational					0.07

315	Green park	Situated in Koromey area North-east of Industrial Park	Agricultural	Recreational	-	-	-	-	2.97
316	Green park	Situated along Neboi- bypass within zone 0 ₁₆ .	Agricultural	Recreational	-	-	-	-	0.46
317	Green park	Situated within zone 0 ₁₆ near existing secondary School (2 ₃₉).	Residential	Recreational	-	-	-	-	1.00
318	Town garden	Situated in Commercial Zone 5 ₂ near County Head Quarters	Commercial	Recreational	-	-	-	-	1.28
319	Town park	Within County Headquarters	Commercial	Recreational	-	-	-	-	2.50
320	Green park	Situated in residential Zone 0 ₂₅ and abuts proposed Primary School 2 ₂₇ .	Agricultural	Recreational	-	-	-	-	1.05
321	Playground	Located within zone 0 ₄₁	Agricultural	Recreational	-	-	-	-	0.46
322	Green park	Lies within Zone 0 ₄₅	Agricultural	Recreational	-	-	-	-	0.74
323	Green park	Situated within Zone 0 ₄₅	Agricultural	Recreational	-	-	-	-	0.39
324	Green park	Situated within Zone 0 ₄₅	Agricultural	Recreational	-	-	-	-	0.43
325	Green park	Lies north-east of Neboi commercial node within Zone 0 ₄₃ next to Riverine farm	Agricultural	Recreational	-	-	-	-	0.49
326	Green park	Situated within zone 0 ₁₈ in Shafshafey adjacent to 1 ₃	Agricultural	Recreational	-	-	-	-	0.
327	Green park	Located along Neboi- Bypass	Recreational	Recreational	-	-	-	-	0.44
328	Green park	Lies within residential Zone 0 ₇ and borders GSU camp in BP1	Agricultural	Recreational	-	-	-	-	1.05
329	Green park	Located within Garbaqoley Node	Agricultural	Recreational	-	-	-	-	0.65
330	Green Space	Located within in BP1 in zone 0 ₅ south of sewage treatment plant	Agricultural	Recreational					0.07
331	Green Park	Located in Zone 5 ₁₈ in	Agricultural	Recreational					2.58
332	Green Park	Located in Zone 5 ₁₈ in Shashafey	Agricultural	Recreational					2.95
333	Green space	Lies within zone 0 ₅₉ north of sports complex and stadium	Agricultural	Recreational	-	-	-	-	1.4
334	Green Park	Located in zone 0 ₁₆ west of Neboi node and northeast of Technical Training College	Residential	Recreational	-	-	-	-	0.35

335	Green Park	Located in Zone 0 ₁₆ in Heleshid	Agricultural	Recreational	-					0.07
336	Green Park	Located in Zone 5 ₁₈ in	Agricultural	Recreational	-					2.58
337	Open Space	Located in Zone 5 ₁₈ in Shafshafey	Agricultural	Recreational	-					2.0
338	Stadium and sports complex	Located in between zone 0 ₅₉ to the north and 0 ₃₆	Agricultural	Recreational	-					106.8
339	Green Park	Located in Zone 0 ₂₈ North of County headquarters	Residential	Recreational	-					0.89
Public Purpose										
4 ₁	Jamia Mosque	Located in Old Town opposite technical college and adjacent to Nurul Islam Madrassa	Public Purpose	Public purpose	-	-	15	-		1.61
4 ₂	Fire station	Situated in Bulla Township, next to Mechanical Works Yard	Public purpose	Public purpose	-	-	15	-		0.92
4 ₃	Mechanical Works Yard	Situated within Bulla Township, opposite Public Works	Public purpose	Public purpose	-	-	15	-		2.9
4 ₄	Police lines	Situated along 18m wide road to the west and government offices (4 ₆) to the west	Public purpose	Public purpose	-	-	15	-		7,29
4 ₅	Customs office	Situated partly in zone 0 ₉ and 0 ₅₇	Public purpose	Public purpose	-	-	15	-		8.0
4 ₆	National government offices and judiciary	Situated within old town and abuts Mandera Level 4 Hospital.	Public purpose	Public purpose	-	-	15	-		3.75
4 ₇	NDMA offices	Situated within residential zone 0 ₃ and borders County Assembly to the South and Mandera Referral Hospital to the West.	Public purpose	Public purpose	-	-	15	-		078
4 ₈	Mandera level four hospital	Situated within Bulla TB Manyatta. Abuts Mandera DEB Primary School.	Public purpose	Public purpose	-	-	15	-		16.5
4 ₉	KWS Office	Situated Within Bulla Geneva ,adjacent the Stadium(Zone 4 ₁₀) To East (Within Zone 0 ₃)	KWS Office	Public Purpose	-	-	15	-		1.66
4 ₁₀	Geneva Stadium	Situated Within Bulla Geneva Along an 18m Road to The South. Adjacent to KWS offices to the west within Zone 0 ₃	Stadium	Public Purpose (Stadium)	-	-	15	-		1.89

4 ₁₁	AP Camp	Situated within Bulla Buruburu residential zone 0 ₄	AP Camp	Public Purpose (AP Camp)	-	-	15	-	5.64
4 ₁₂	Military Camp & Airstrip	Situated within residential zone 0 ₁₃ , borders Mandera Secondary School	Military Camp	Military Camp	-	-	15	-	53.10
4 ₁₃	Cereals Board	Situated within zone 0 ₁₂ along B9 road	Public Purpose	Public Purpose	-	-	15	-	1.58
4 ₁₄	Moi Stadium	Situated within residential zone (0 ₁₂) bulla Amar near the airstrip	Stadium	Public Purpose (Stadium)	-	-	15	-	4.61
4 ₁₅	Rest House	Borders Khadija Girls Secondary School in Bulla Mpya	Public Purpose	Public Purpose	-	-	15	-	3.15
4 ₁₆	Customs	Situated within Agricultural zone 9 ₂	Agricultural	Public Purpose	-	-	15	-	4.13
4 ₁₇	Disability Centre	Situated in zone 0 ₅₇ west of Technical college in old town	Public Purpose	Public Purpose	-				0.09
4 ₁₈	AP Camp	Situated within residential zone 0 ₂₂ .	Residential	Public Purpose	-	-	15	-	1.65
4 ₁₉	Mosque	Situated within residential zone 0 ₂₃ .	Residential	Public Purpose	-	-	15	-	0.41
4 ₂₀	Mosque	Situated within residential zone 0 ₂₃ .	Residential	Public Purpose	-	-	15	-	0.32
4 ₂₁	Public Space	Located in New BPI	Agricultural	Public Purpose	-	-	15	-	2.41
4 ₂₂	Mosque	Situated in Zone 0 ₅	Agricultural	Public Purpose	-	-	15	-	0.13
4 ₂₃	Mosque	Situated in Zone 0 ₆	Agricultural	Public Purpose	-	-	15	-	0.13
4 ₂₄	Mosque	Situated within Zone 0 ₉	Public purpose	Public purpose	-	-	15	-	0.1
4 ₂₅	Mosque	Situated within Zone 0 ₉	Agricultural	Public purpose	-	-	15	-	0.24
4 ₂₆	Public Space	Situated within Zone 0 ₂₂	Agricultural	Public purpose	-	-	15	-	0.19
4 ₂₇	Public Space	Situated within zone 0 ₂₇ (Bulla Koromey)	Agricultural	Public purpose	-	-	15	-	2.09
4 ₂₈	Mosque	Situated in Old town (Kornesh)	Public purpose	Public purpose	-	-	15	-	0.17
4 ₂₉	Grand Mosque and IDD prayer ground.	Situated at the apex of Isiolo-Mandera road and Arabia road.	Public purpose	Public purpose	-	-	15	-	3.55
4 ₃₀	Mosque	Situated north of Commercial zone 5 ₂ in Shafshafey,	Agricultural	Public purpose	-	-	15	-	1.53
4 ₃₁	Community Centre	Situated within residential zone 0 ₂₅	Agricultural	Public purpose	-	-	15	-	0.41

432	Shafshafey Health centre	Situated adjacent to Saad academy in zone 0 ₁₉	Public purpose	Public purpose						0.62
433	Mosque	Situated within zone 0 ₂₁ south east of integrated academy	Public purpose	Public purpose						0.40
434	SDA church	Situated within residential zone 0 ₂₅ in Barwaqo.	Agricultural	Public purpose	-	-	15	-		0.32
435	Barwaqo mosque	Situated within residential zone 0 ₂₅ in Barwaqo.	Agricultural	Public purpose	-	-	15	-		0.50
436	Madrasa	Situated within Garbaqoley Node	Agricultural	Public Purpose	-	-	15	-		0.6
437	Community center	Situated within residential zone 0 ₂₅ in Barwaqo.	Agricultural	Public purpose	-	-	15	-		0.5
438	Mosque	Situated within residential zone 0 ₂₅ in Barwaqo.	Agricultural	Public purpose	-	-	15	-		0.5
439	Community center	Situated within residential zone 0 ₂₅ in Barwaqo.	Agricultural	Public purpose	-	-	15	-		0.51
440	Fire Station	Situated within Garbaqoley Node	Agricultural	Public purpose	-	-	15	-		1.27
441	Mosque	Situated within Zone 0 ₂₆ .	Agricultural	Public purpose	-	-	15	-		0.15
442	Proposed health center	Situated within residential zone 0 ₂₆ .	Agricultural	Public Purpose	-	-	15	-		0.94
443	Public space	Situated within residential zone 0 ₂₆ .	Agricultural	Public Purpose	-	-	15	-		0.34
444	Police post	Situated within residential zone 0 ₂₆ .	Agricultural	Public Purpose	-	-	15	-		0.73
445	Fire station	Situated within Koromey Node.	Agricultural	Public purpose	-	-	15	-		0.81
446	Police station	Situated within Koromey Node.	Agricultural	Public purpose	-	-	15	-		1.06
447	Madrassa/ mosque	Situated within Koromey Node.	Agricultural	Public purpose	-	-	15	-		5.01
448	Dispensary	Situated along Arabia road next to Koromey farms in zone 9 ₃ .	Public purpose	Public purpose	-	-	15	-		1.67
449	Health Centre	Situated along Arabia road next to Koromey farms zone 9 ₅ .	Agricultural	Public purpose	-	-	15	-		5.52
450	Duse mosque	Situated within residential zone 0 ₂₁ in Bulla Duse.	Agricultural	Public purpose	-	-	15	-		0.76
451	Disease control centre	Situated within Mandera regional Market	Agricultural	Public purpose	-	-	15	-		5.34
452	Mosque	Situated within Zone 0 ₁₈ in Shafshafey.	Public purpose	Public purpose	-	-	15	-		0.63
453	Police post	Situated along Arabia road in residential zone 0 ₂₄ .	Public purpose	Public purpose	-	-	15	-		0.71
454	Public space	Situated in Koromey Commercial node	Agricultural	Public purpose						0.87

455	Proposed Health Centre	Situated within Garbaqoley commercial node.	Agricultural	Public purpose	-	-	15	-	1.54
456	Proposed mosque	Situated within zone 0 ₂₈	Residential	Public purpose					1.61
457	Proposed Health Centre	Situated within Zone 0 ₁₈ in Shafshafey	Residential	Public purpose	-	-	15	-	1.21
458	Huduma Centre	Situated within Zone 5 ₁	Public purpose	Public purpose					0.38
459	Mosque	Situated within Zone 0 ₁₈ north west of Duse primary	Residential	Public purpose					0.35
460	Mosque	Situated in Zone 0 ₁₈	Residential	Public purpose	-	-	15	-	0.35
461	Community Centre	Situated at the North edge of Zone 0 ₁₈ .	Residential	Public purpose	-	-	15	-	0.92
462	Theatre	Situated at the North edge of Zone 0 ₁₈ .	Residential	Public purpose	-	-	15	-	0.39
463	Library	Situated at the North edge of Zone 0 ₁₈ .	Residential	Public purpose	-	-	15	-	0.38
464	Post Office	Situated at the North edge of Zone 0 ₁₈ .	Residential	Public purpose	-	-	15	-	0.36
465	Fire station	Situated at the North edge of Zone 0 ₁₈ .	Residential	Public purpose	-	-	15	-	0.35
466	Grand Mosque	Situated at the Northern edge of Zone 0 ₁₈ off Neboi road	Residential	Public purpose	-	-	15	-	1.07
467	Rehabilitation resource centre	Situated in old town adjacent to community church	Public purpose	Public purpose	-	-	15	-	0.42
468	Survey office	Situated in zone 0 ₅₇	Public purpose	Public purpose	-	-	15	-	0.65
469	Government offices(Metrological, library) and staff quarters	Situated in Old Town near Judiciary and GK prisons	Public purpose	Public purpose	-	-	15	-	1.00
470	Mosque	Situated in Zone 5 ₂ in Shafshafey	Agricultural	Public purpose	-	-	15	-	0.59
471	KEMRI	Situated within Mandera regional livestock market	Agricultural	Public purpose	-	-	15	-	43.20
472	Mosque	Situated within Zone 0 ₃₉ in Neboi.	Residential	Public purpose	-	-	15	-	0.15
473	County Commissioner's residence	Situated within .	Public purpose	Public purpose	-	-	15	-	8.95
474	County Assembly	Situated within the County headquarters.	Public purpose	Public purpose	-	-	15	-	4.01

475	Mandera Fire Station	Situated within the County headquarters.	Agricultural	Public purpose	-	-	15	-	0.92
476	County Store	Situated within the County headquarters.	Public purpose	Public purpose	-	-	15	-	1.24
477	County Offices	Situated in Old town opposite mechanical works.	Public purpose	Public purpose	-	-	15	-	2.90
478	Community Church	Situated in old town adjacent to GK prisons	Public purpose	Public purpose	-	-	15	-	0.43
479	GK prisons	Situated in old town adjacent to community church.	Public purpose	Public purpose	-	-	15	-	1.89
480	Governor's residence	Situated within the County headquarters.	Public purpose	Public purpose	-	-	15	-	7.8
481	Deputy Governor's residence	Situated within County Head Quarters	Public purpose	Public Purpose	-	-	15	-	0.84
482	Speaker's Residence	Situated within the proposed County headquarters.	Public purpose	Public purpose	-	-	15	-	0.84
483	Water Offices	Situated within old town in Zone 5 ₁	Public purpose	Public purpose	-	-	15		0.66
484	County Government Head Quarters	Situated within the County headquarters.	Public purpose	Public purpose	-	-	15	-	13.04
485	Mosque	Situated within residential zone 0 ₂₈ , Shafshafey.	Residential	Public purpose	-	-	15	-	0.7
487	County Hotel	Situated in new County headquarters.	Public purpose	Public purpose	-	-	15	-	5.24
488	Mosque	Situated within County Government Headquarters	Public purpose	Public purpose	-	-	15	-	2.01
489	Madrassa/ mosque	Situated within zone 0 ₁₆ in Helashid.	Public purpose	Public purpose	-	-	15	-	0.89
490	Mosque	Situated within residential zone 0 ₄₁	Agricultural	Public purpose	-	-	15	-	0.09
491	mosque	Situated within residential zone 0 ₄₁ .	Agricultural	Public purpose	-	-	15	-	0.11
492	Mosque	Situated within residential zone 0 ₄₁ .	Agricultural	Public purpose	-	-	15	-	0.08
493	Madarasa/mosque	Situated in zone 0 ₃₉	Agricultural	Public purpose			15		0.5
494	Sports complex	Situated next to the proposed university in Shafshafey	Agricultural	Public purpose	-	-	15	-	3.95
495	Community Centre	Situated in zone 0 ₃₉	Agricultural	Public purpose	-	-	15	-	0.28
497	Mosque	Situated within residential zone 0 ₂₈ .	Agricultural	Public purpose	-	-	15	-	0.16
498	Grand Mosque	Situated next to the Central park in New CBD.	Agricultural	Public purpose	-	-	15	-	18.1

4 ₉₉	Social hall	Situated within commercial zone 5 ₁₈ .	Agricultural	Public purpose	-	-	15	-	2.42
4 ₁₀₀	Health Center	Situated within zone 5 ₄	Agricultural	Public purpose	-	-	15	-	0.73
4 ₁₀₂	Mosque	Situated in Zone 0 ₄₅	Agricultural	Public purpose	-	-	15	-	0.38
4 ₁₀₃	Mosque	Situated within Garbaqoley commercial node, along the highway.	Public purpose	Public purpose	-	-	15	-	0.60
4 ₁₀₄	Social Hall	Situated within Garbaqoley commercial node.	Agricultural	Public purpose	-	-	15	-	0.72
4 ₁₀₅	Barraza park	Situated within Garbaqoley commercial node.	Residential	Public purpose	-	-	15	-	2.36
4 ₁₀₇	Mosque	Situated within Garbaqoley commercial node.	Agricultural	Public purpose	-	-	15	-	0.53
4 ₁₀₈	Social hall	Situated Within Garbaqoley Node.	Agricultural	Public purpose	-	-	15	-	0.89
4 ₁₀₉	Community center	Situated Within zone 0 ₃₈ .	Agricultural	Public purpose	-	-	15	-	3.67
4 ₁₁₀	Mosque	Situated Within zone 0 ₄₁ in Neboi.	Residential	Public purpose	-	-	15	-	7.2
4 ₁₁₁	Mosque	Situated Within zone 5 ₁₈ in New CBD.	Agricultural	Public purpose	-	-	15	-	1.93
4 ₁₁₂	Fire station	Situated Within zone 5 ₁₈ in New CBD.	Agricultural	Public purpose	-	-	15	-	2.82
4 ₁₁₃	Police post	Situated within zone 0 ₄₁ in Neboi.	Agricultural	Public purpose	-	-	15	-	0.36
4 ₁₁₄	Fire Station	Situated within zone 5 ₂₆ in Neboi.	Agricultural	Public purpose	-	-	15	-	0.54
4 ₁₁₅	Social hall	Situated within zone 5 ₂₆ in Neboi.	Agricultural	Public purpose	-	-	15	-	0.72
4 ₁₁₆	Police post	Situated within zone 5 ₂₆ in Neboi.	Agricultural	Public purpose	-	-	15	-	0.38
4 ₁₁₇	Mosque	Situated near the special needs school	Agricultural	Public purpose	-	-	15	-	0.57
4 ₁₁₈	Neboi library	Situated North of Neboi Node adjacent to Neboi Secondary school.	Residential	Public purpose	-	-	15	-	2.17
4 ₁₁₉	Health Centre	Situated in Zone 0 ₄₀ in Neboi node	Agricultural	Public purpose	-	-	15	-	0.47
4 ₁₂₀	Public land	Abuts the Solar farm in Neboi	Agricultural	Public purpose	-	-	15	-	8.46
4 ₁₂₁	Mosque	Situated within residential zone 0 ₂₄ .	Agricultural	Public purpose	-	-	15	-	0.17
4 ₁₂₂	Fire station	Situated within residential zone 0 ₂₄ .	Agricultural	Public purpose	-	-	15	-	0.41
4 ₁₂₃	Theatre	Situated within residential zone 0 ₂₄ .	Agricultural	Public purpose	-	-	15	-	0.13
4 ₁₂₄	Library	Situated within residential zone 0 ₂₄ .	Agricultural	Public purpose	-	-	15	-	0.16

4 ₁₂₅	Health Centre	Situated within residential zone 0 ₂₄ .	Agricultural	Public purpose	-	-	15	-	0.16
4 ₁₂₆	Mosque	Situated within residential zone 0 ₂₄ .	Agricultural	Public Purpose	-	-	15	-	0.19
4 ₁₂₇	Police Post	Situated within Garbaqoley Node	Agricultural	Public Purpose	-	-	15	-	0.48
4 ₁₂₈	stadium	Situated along Isiolo-Mandera road in New CBD	Agricultural	Public Purpose	-	-	15	-	7.36
4 ₁₂₉	Judiciary	Situated next to zone 4 ₁₂₈	Agricultural	Public Purpose	-	-	15	-	1.56
4 ₁₃₁	Social Hall	Situated at the South-west edge of Zone 0 ₃₇	Agricultural	Public Purpose	-	-	15	-	1.74
4 ₁₃₂	Public Space	Situated within Zone 0 ₄₁ in Neboi node	Residential	Public Purpose	-	-	15	-	0.26
4 ₁₃₃	Mosque	Situated within Zone 0 ₄₄	Residential	Public Purpose	-	-	15	-	0.18
4 ₁₃₄	Mosque	Situated within Neboi node 0 ₄₅	Agricultural	Public Purpose	-	-	15	-	0.23
4 ₁₃₅	Mosque	Situated within Zone 0 ₄₄	Residential	Public Purpose	-	-	15	-	0.67
4 ₁₃₆	Mosque	Situated within Zone 0 ₄₅	Agricultural	Public Purpose	-	-	15	-	0.13
4 ₁₃₇	Mosque	Situated within Zone 0 ₄₄	Residential	Public Purpose	-	-	15	-	0.21
4 ₁₃₈	Mosque	Situated within Zone 0 ₄₄	Residential	Public Purpose	-	-	15	-	0.11
4 ₁₃₉	mosque	Situated within zone 0 ₃₉	Agricultural	Public Purpose	-	-	15	-	0.17
4 ₁₄₀	Mosque	Situated within Zone 0 ₄₃	Agricultural	Public Purpose	-	-	15	-	0.15
4 ₁₄₁	Mosque	Situated within Zone 0 ₄₃	Agricultural	Public Purpose	-	-	15	-	0.13
4 ₁₄₃	Police Station	Situated within Zone 0 ₄₃	Agricultural	Public Purpose	-	-	15	-	2.50
4 ₁₄₄	Mosque	Situated within Zone 0 ₄₃	Agricultural	Public Purpose Public Purpose	-	-	15	-	0.09
4 ₁₄₅	Public Space	Situated within Zone 0 ₄₃	Agricultural	Public Purpose	-	-	15	_	1.24
4 ₁₄₆	Mosque	Situated within Zone 0 ₄₃	Agricultural	Public Purpose	-	-	15	_	0.19
4 ₁₄₇	Community Hall	Situated in zone 0 ₂₈ North of the County Headquarters	Residential	Public Purpose	-	-	15	-	0.8
4 ₁₄₈	Mosque	Situated within Zone 0 ₂₈ in Bullah Shafshafey	Residential	Public Purpose	-	-	15	_	0.69
4 ₁₄₉	Mosque	Situated within Zone 0 ₄₅ in Neboi area	Agricultural	Public Purpose	-	-	15	_	0.35
4 ₁₅₀	Proposed Health Centre	Situated at the Northern edge of Zone 0 ₄₅	Agricultural	Public Purpose	-	_	15	_	0.50

4151	Community Centre	Situated in Zone 0 ₂₆	Agricultural	Public Purpose	-	—	15	—	1.15
4152	Mosque	Situated in Zone 0 ₂₆ Bulla Koromey	Agricultural	Public Purpose	-	—	15	—	0.15
4153	Madrassa	Situated within Zone 5 ₁₈ in New CBD	Agricultural	Public Purpose	-	—	15	—	1.40
4154	Mosque	Situated within Zone 0 ₈ in Bulla Custom	Residential	Public Purpose	-	—	15	—	0.21
4155	Mosque	Existing Neboi mosque	Public purpose	Public Purpose	-	—	15	—	0.21
4156	Public Space	Situated in 0 ₈ in Bullah Customs	Residential	Public Purpose	-	—	15	—	0.28
4158	Mosque	Situated within 0 ₇	Agricultural	Public Purpose	-	—	15	—	0.35
4159	Mosque	Situated at the edge of Zone 0 ₅	Agricultural	Public Purpose	-	—	15	—	0.24
4160	Baraza Park	Located within zone 0 ₇	Agricultural	Public Purpose	-	—	15	—	0.79
4161	Mosque	Situated within Zone 0 ₇ , to the South of GSU Camp	Agricultural	Public Purpose	-	—	15	—	0.64
4162	Mosque	Situated within Zone 0 ₇	Agricultural	Public Purpose	-	—	15	—	0.87
4163	Mosque	Situated West of BPI Dispensary	Agricultural	Public Purpose	-	—	15	—	0.64
4164	Mosque	Situated North East of BPI Primary School	Agricultural	Public Purpose	-	—	15	—	0.86
4165	Mosque	Lies within Zone 0 ₇	Agricultural	Public Purpose	-	—	15	—	0.75
4166	Mosque	Situated within Zone 0 ₃₃	Agricultural	Public Purpose	-	—	15	—	0.36
4167	Mosque	Situated within Barwaqo north west of Barwaqo primary	Residential	Public Purpose					0.39
4168	Fire Station	Lies along Neboi road next to the Solar farm	Agricultural	Public Purpose	-	—	15	—	13.28
4169	County Offices	Situated next to KWS Offices in Old Town	Public Purpose	Public Purpose	-	—	15	—	0.53
4170	Mosque	Existing quraale mosque	Public purpose	Public purpose			15		0.15
4171	Neboi chief office	Adjacent to Neboi dispensary	Public Purpose	Public Purpose	-	—	15	—	0.06
4172	Security Camp	Lies within the County Government Head Quarters	Public Purpose	Public Purpose	-	—	15	—	1.65
4173	Neboi Dispensary	Situated within Zone 0 ₁₆	Public Purpose	Public Purpose	-	—	15	—	2.62
4174	Mosque	Situated within Zone 0 ₁₆	Public Purpose	Public Purpose	-	—	15	—	0.26
4175	Mosque	Lies along Neboi- Bypass in Zone 0 ₅₀	Public	Public Purpose	-	—	15	—	0.15

			Purpose						
4176	Border Point 1 Dispensary	It's located in BPI within zone 07	Public Purpose	Public Purpose	-	-	15	-	0.95
4177	GSU Camp	Situated along the transition zone in BPI	Public Purpose	Public Purpose	-	-	15	-	5.29
4178	Kamor Dispensary	Lies next to Kamor Secondary School in Zone 010	Public Purpose	Public Purpose	-	-	15	-	1.01
4179	Mosque	Situated in BPI	Public Purpose	Public Purpose	-	-	15	-	0.10
4180	Post Office	Situated in Old Town adjacent to Catholic Church	Public Purpose	Public Purpose	-	-	15	-	0.39
4181	Catholic Church	Situated in Old Town adjacent to Post Office	Public Purpose	Public Purpose	-	-	15	-	0.71
4182	Farmers' cooperative hall	Situated in Old Town	Public Purpose	Public Purpose			15		0.09
4183	Khadija Dispensary	Situated in Bulla Mpya adjacent to Khadija Mosque	Public Purpose	Public Purpose	-	-	15	-	0.2
4184	Mosque	Lies within zone 030 in	Agricultural	Public Purpose			5		0.29
4185	Municipality enforcement offices	Situated within residential zone 054 in Shafshafey.	Residential	Public Purpose	-		5		0.29
4186	Mosque	Situated within zone 034 in Duse	Public purpose	Public purpose	-		5		0.39
4187	Mosque & orphanage	Situated adjacent to Mandera Airstrip	Public Purpose	Public Purpose	-		5		4.25
4188	Feeding programme store	Situated north of the airstrip	Public Purpose	Public Purpose	-		5		0.35
4189	Police Post	Lies along the B9, adjacent to 13	Public Purpose	Public Purpose	-	-	5	-	0.62
4190	Mosque	Adjacent to police post and zone 13	Public Purpose	Public purpose	-		5		1.00
4191	Mosque	Situated within to 037	Agricultural	Public Purpose	-	-	15	-	2.48
4192	Mosque	Lies within 059	Agricultural	Public Purpose	-	-	15	-	0.83
4193	Mosque	Lies within 059	Agricultural	Public Purpose	-	-	15	-	0.34
4194	Mosque	Lies within 059	Agricultural	Public Purpose	-	-	15	-	0.40
4195	Khadija Mosque and Idd prayer ground	Situated adjacent to Khadija Primary and Khadija Secondary	Public Purpose	Public Purpose	-	-	15		3.19
4196	Mosque	Situated within Duse 021 west of Moi girls	Public purpose	Public Purpose	-	-	15		0.43

4 ₁₉₇	Mosque	Situated within Barwaqo zone 0 ₂₅	Agricultural	Public Purpose	-	-	15		0.41
4 ₁₉₈	Community centre	Situated within Barwaqo zone 0 ₂₅	Agricultural	Public Purpose	-	-	15		0.10
4 ₁₉₉	Mosque	Situated within Helashid zone 0 ₁₆	Residential	Public Purpose	-	-	15		0.10
4 ₂₀₀	Society	Situated within Bulla society west of referral hospital	Public Purpose	Public Purpose	-	-	15		0.12
4 ₂₀₁	Mosque	Situated within Shafshafey zone 0 ₄₁	Agricultural	Public Purpose	-	-	15		0.12
4 ₂₀₂	County and National govt offices	Situated south of new headquarter	Public Purpose	Public Purpose	-	-	15		6.13
4 ₂₀₃	County assembly	Situated within old town and abuts Mandera Level 4 Hospital.	Public purpose	Public purpose	-	-	15		0.64
4 ₂₀₄	Baadle mosque	Situated next to Baadle market	Public purpose	Public purpose	-	-	15		0.09
4 ₂₀₅	Health centre	The proposed facility is situated in Neboi within residential zone 0 ₄₅	Agricultural	Public Purpose	-	-	15		1.15
4 ₂₀₆	Chief's Camp	Situated in Shafshafey adjacent to the Town Park (Zone 3 ₁₉)	Recreational	Public Purpose	-	-	15		0.46
Commercial									
5 ₁	Old Township	Covers Bullah Township and part of Jamhuria	BCR	BCR	-	0.045	60%	200	67.52
5 ₂	New CBD	Lies east of the County Headquarters along the highway	BCR	Commercial	-	0.045	60%	300	72.72
5 ₃	Barwaqo market	Situated within zone 0 ₃₄	Residential	Commercial	-	0.2	60%	300	0.47
5 ₄	New CBD	Situated along the Highway and borders Zone 0 ₃₀ to the West	Agricultural	BCR	-	0.2	60%	300	6.4
5 ₅	Livestock Market/ Holding Yard	Situated along the Highway near Garbaqoley Node	Commercial	Commercial	-	-	10%	-	288.58
5 ₆	Neboi Node	Lies along Neboi-Khalalio road to the west of Zone 0 ₄₂	Residential	Commercial	-	0.045	10%	150	31.85
5 ₇	Koromey Node	Lies along Mandera-Arabia road next to Koromey hill	Commercial cum Residential	Commercial cum Residential	-	0.1	60%	180	42.83
5 ₈	Koromey Node	Lies along Arabia road to the North of Zone 0 ₄₇	Agricultural/ residential	Commercial cum Residential	-	0.045	60%	180	60.89
5 ₉	Garbaqoley market	Situated along Isiolo-Mandera road next to the existing primary school	BCR	Commercial	-	0.1	50%	180	23.3

510	Open air market	Located within zone 5 ₉ in Garbaqoley Node	BCR	Commercial	-	—	10%	—	0.9
511	Garbaqoley Node	Situated along the highway, to the west of Zone 0 ₃₅	BCR	Commercial	-	0.1	50%	180	43.35
512	Shopping Area	Situated along 30M road within Zone 0 ₄₅ in Neboi area	Agricultural	Commercial	-	0.1	50%	150	2.50
513	Shopping Area	Situated along 30M road within Zone 0 ₄₅ in Neboi area	Agricultural	Commercial	-	0.1	50%	150	3.44
514	New CBD	Located along 1 st Avenue, North of the proposed judiciary	Agricultural	Commercial & professional offices	-	0.1	50%		23.50
515	Proposed Shopping Mall	Situated along Isiolo-Mandera road near County Headquarters	Agricultural	Mixed Use	-	—	60%	300	28.64
516	Proposed Hotel	Lies to the North of the proposed shopping mall	Agricultural	Commercial	-	—	35%	100	17.49
517	Barawaqo market	Situated in zone 0 ₁₀	Commercial	Commercial	-	0.045	60%	300	10.01
518	New CBD	Lies along B9 road, bound by 1 st Avenue to the East and 3 rd Avenue to the West	Agricultural	Commercial	-	0.045	60%	300	530.27
519	Shopping area	Situated within residential Zone 0 ₄₃ in Neboi area	Agricultural	Commercial	-	0.045	50	150	0.43
520	Shopping area	Situated within residential Zone 0 ₄₃ in Neboi area	Agricultural	Commercial	-	0.045	50	150	0.38
521	Shopping Centre	Situated within zone 0 ₄ Next to Buruburu secondary	Residential	BCR	-	0.045	50	150	1.1
522	Shopping Centre	Situated in Zone 0 ₅ in Bullah New BPI	Residential	BCR	-	0.045	50	150	1.0
523	Shopping Centre	Lies along 18M road, within Zone 0 ₅ in New BPI	Residential	Commercial	-	0.045	50	150	2.25
524	Neboi node	Lies along Neboi road, north of Zone 0 ₄₁	Mixed use	BCR	-	0.045	50	150	39.78
525	Neboi open air market	Lies along Neboi road, north of Zone 0 ₄₁	Mixed use	Commercial	-		10%	—	1.59
526	Neboi node	Lies along Neboi road, adjacent to zone 0 ₄₆	Agricultural	Commercial	-	0.045	50%	150	9.41
527	Shopping Centre	To the south west edge of residential zone 0 ₇	Agricultural	Commercial	-	0.1	50	150	1.0
528	Hotel	Situated along the Bypass, next to the Proposed Al- Bukhari School	Commercial	Commercial	-	—	35%	100	3.44
529	BPI Shopping Centre	Situated within Zone 0 ₇ near BPI Primary School	BCR	BCR	-	0.1	50	150	3.04

530	Estate Commercial Node	Situated within Zone 0 ₃₉	Agricultural	Commercial	-	0.045	50%	150	0.9
531	Municipal Market	Situated within commercial zone 5 ₂	Commercial	Commercial	-	-	10%	-	0.61
532	Market	Lies within residential Zone 0 ₂₄	Agricultural	Commercial	-	-	10%	-	1.43
533	Youth Market	Lies within zone 0 ₁₂ north-west of Cereals Board	Commercial	Commercial		0.045	50%		0.46
534	Corner B Market	Lies in zone 0 ₁₃ at the Junction of Mandera-Isiolo and Mandera-Neboi Roads	Commercial	Commercial	-	-	-		1.25
535	Estate Commercial node	Lies along Mandera-Isiolo road in zones 0 ₁₉ and 0 ₂₀	Commercial	Commercial	-	0.045	50%		6.24
536	Commercial node	Situated in Bulla Kamor (Hides and skin)	Commercial	Commercial		0.045	50%		0.90
537	Livestock market	Situated in Zone 0 ₁₄	Commercial	Commercial		-	-		2.95
538	Milk market	Situated in Zone 0 ₁₁ in Bulla Mpya	Commercial	Commercial		-	-		0.51
539	ESP market	Situated along Airstrip road opposite zone 0 ₁₂	Commercial	Commercial		-	-		1.41
540	Miraa market	Situated along Airstrip road opposite NCPB	Commercial	Commercial		-	-		1.60
541	Proposed offices	Situated within New county headquarters	Commercial	Commercial		-	-		1.74
Public Utility									
61	Tawakal Cemetery	Situated next to zone 0 ₄ in Tawakal	Existing cemetery	Cemetery	-	-	-	-	14.0
62	Water intake	Situated at the bank of R. Daua along road	Public utility	Public utility	-				1.20
63	Cemetery	Lies along the Bypass, within Zone 0 ₁₀ (Kamor)	Public Utility	Public Utility	-	-	-	-	13.3
64	Barwaqo water plant	Situated at Arabia Road and the Bypass junction	Agricultural	Public Utility	-	-	-	-	2.0
65	Waste collection depot	Situated south west of Koromey centre	Agricultural	Public utility					1.30
66	Waste collection depot	Situated in	Agricultural	Public utility					0.20
67	Dump site/ landfill	Situated at the Southern edge of the planning area next to 8 ₇	Agricultural	Public Utility	-	-	-	-	91.3
68	Waste collection depot	Situated in	Agricultural	Public Utility	-	-	-	-	0.41

69	Water pan	Situated within zone 5 ₁₈	Agricultural	Public Utility	-	-	-	-	3.7
610	Waste collection depot	Situated in zone 5 ₂₄	Agricultural	Public utility					0.38
611	Cemetery	Situated within zone 0 ₁₆ in Helashid.	Residential	Public Utility	-	-	-	-	15.14
612	Cemetery	Situated within zone 0 ₁₅	Public Utility	Public Utility	-	-	-	-	0.7
613	Water Treatment Site	Lies along road at the north eastern edge of Bullah Society	Public Utility	Public Utility	-	-	-	-	1.0
614	Water Treatment Site	Lies along Neboi- Bypass, within Zone 0 ₁₅	Public Utility	Public Utility	-	-	-	-	4.4
615	Sewer Treatment Site	Straddles Bullah Tawakal and BPI	Public Utility	Public Utility	-	-	-	-	67.500.37
616	Kamor Cemetery	Lies along the Bypass in Zone 0 ₁₀	Public Utility	Public Utility	-	-	-	-	3.4
617	Cemetery	Situated in Bulla Jamhuria in Old Town	Public Utility	Public Utility	-				0.37
618	Old Kamor Cemetery	Situated in Bulla Kamor	Public Utility	Public Utility	-	-	-	-	4.23
619	Waste collection depot	Situated in BP 1	Agricultural	Public Utility					0.29
620	Cemetery	Situated opposite Moi girls sec. school	Public Utility	Public Utility					1.0
621	Waste collection depot	Situated in Barawaqo	Agricultural	Public Utility					0.10
622	Cemetery	Situated south of sport complex in	Agricultural	Public Utility					12.37
623	Waste collection depot	Situated in bulla mpya	Residential	Public Utility					0.01
Transportation									
71	Bus park	Within Old Town along Isiolo-Mandera road	Transportation	Transportation	-	-	-	-	1.63
72	Barwaqo bus park	Situated in Barwaqo Next to the open-air market.	Agricultural	transportation	-	-	-	-	0.7
73	Bus park	Situated along 30m wide road next to the proposed Town park (3 ₁₉) in Shafshafey area.	Residential	Transportation	-	-	-	-	2.1
74	Bus park	Situated within zone 5 ₈ in Koromey node	Agricultural	Transportation	-	-	-	-	1.4
75	Lorry Park	Situated along B9, adjacent to regional livestock market	Agricultural	Transportation	-	-	-	-	7.9

7 ₆	Parking lot	Situated in zone 5 ₁₈ west of central park	Agricultural	Transportation					1.29
7 ₇	Bus park	situated within Garbaqoley	Agricultural	Transportation	-	-	-	-	0.6
7 ₈	Bus park	Situated along Isiolo-Mandera road in Zone 5 ₉ in Garbaqoley Node	Agricultural	Transportation	-	-	-	-	0.3
7 ₉	Parking lot	Situated within commercial zone 5 ₁₈ in the new CBD.	Agricultural	Transportation	-	-	-	-	2.4
7 ₁₀	Bus park	Situated in Neboi Commercial node	Residential	Transportation	-	-	-	-	1.0
7 ₁₁	Car park	Situated off the B9 road directly opposite the grand mosque in New CBD.	Agricultural	Transportation	-	-	-	-	1.4
7 ₁₂	Car park	Situated within new county headquarters	Public purposes	Transportation	-	-	-	-	1.23
Deferred									
8 ₁	Deffered	Situated in Maikoreb along 2 nd avenue to the East and Mandera- Neboi road to the North.	Agricultural	Differed	-	-	-	-	327.7
8 ₂	Deffered	Situated in Maikoreb along 2 nd avenue to the West and Neboi node to the north east and Mandera-Neboi road to the North.	Agricultural	Differed	-	-	-	-	103.0
8 ₄	Deffered	Situated in Maikoreb north of Isiolo-Mandera road and to the East by 4 th avenue and to the West by the planning boundary.	Agricultural	Differed	-	-	-	-	64.5
8 ₅	Deffered	Bound by 4 th avenue to the east and residential zone (0 ₃₆) to the west.	Agricultural	Differed	-	-	-	-	140.3
8 ₆	Deffered	Situated along Isiolo-Mandera road to and to the East by a livestock market.	Agricultural	Differed	-	-	-	-	139.3
8 ₇	Deffered	Situated along 30m wide road within Banyole.	Agricultural	Differed	-	-	-	-	423.4
Agriculture									
9 ₁	Riverine Farms	Situated in Neboi area off Neboi road, bound by River Daua to the North	Agricultural	Intense Agricultural	-	2	-	-	317.8
9 ₂	Riverine farms	Situated along Daua River in BPI	Agricultural	Agriculture	-	2	-	-	401.0
9 ₃	Koromey farms	Situated along the highway and abuts Zone 0 ₂₇ and the Industrial Park	Agricultural	Agriculture	-	2	-	-	359.0

9 ₄	Koromey farms	Situated along the Mandera-Isiolo road. It also lies north of Zone 0 ₂₆	Agricultural	Agriculture	-	1.5	-	-	153.8
9 ₅	Banyole farms	Situated along Arabia road, North of the proposed dumpsite	Agricultural	Agriculture	-	2	-	-	594.0
9 ₆	Barwaqo farms	Situated along Arabia road and south of Zone 0 ₅	Agricultural	Agriculture	-	2	-	-	397.4
9 ₇	Kamor farms	Situated South of Zone 0 ₃₄ along the Arabia Bypass.	Agricultural	Agriculture	-	2	-	-	160.9
9 ₈	Koromey farms	Lies along the Highway, bound to the South East by Arabia road and to the West by the livestock Market	Agricultural	Agriculture	-	2	-	-	436.6
9 ₉	Riverine Farms	Situated along Neboi- Bypass and bound by River Daua to the North.	Agricultural	Agriculture	-	2	-	-	609.5
9 ₁₀	Riverine farms	Lies near the Sewer Treatment Site in Tawakal	Agricultural	Agriculture	-	2	-	-	32.9
Conservation									
10 ₁	Planted forest	Situated in BPI, North of the Sewer Treatment Site	Forest	Conservational	-	-	-	-	21.98
10 ₂	River Daua riparian reserve	Lies along River Daua, which is 30 M wide	Conservational	Conservational	-	-	-	-	201.54
10 ₃	Proposed planted forest/buffer zone	Lies along the Kenya-Somalia International Boundary and adjacent to transition zone	Agricultural	Conservational	-	-	-	-	17.64
10 ₄	Proposed planted forest/buffer zone	Stretches along the Transitional Zone and adjacent to transition zone	Agricultural	Conservational	-	-	-	-	382.43
10 ₅	Jirma Hill	Situated along Neboi-Mandera road, near Neboi Node	Conservational	Conservational	-	-	-	-	121.45
10 ₆	Buffer Zone	Situated South of the Sewer Treatment site in New BPI	Agricultural	Conservational	-	-	-	-	7.3
10 ₈	Koromey Hill	Lies off Arabia road, within Koromey Node	Conservational	Conservational	-	-	-	-	37.42
10 ₉	Garbaqoley Hill	Situated within Garbaqoley Node	Conservational	Conservational	-	-	-	-	4.9
10 ₁₀	Transition zone	Stretches from BP1 to Kamor-Ele along Kenya-Somali border	Agricultural	Conservational					265

TAIFA LEO Alhamisi, Mei 26, 2016

3

Afisa huyo wa ICC apinga kesi ya kuchunguza mashahidi

Bensouda na Ruto kwenye pambano jipya

Na VALENTINE OBARA
KIONGOZI wa Mashtaka katika Mahakama ya Ki-mataifa ya Uhalifu (ICC) Fatou Bensouda amepinga ombi la Naibu wa Rais William Ruto aliyetaka maafisa na mashahidi waliohusika kwenye kesi dhidi yake wachunguzwe na kushtakiwa.

Bi Bensouda alisema ingawa kesi dhidi ya Bw Ruto sasa hawana mamaka kutoa agizo lililoombwa na Bw Ruto kwa sababu kesi yao haiendelei.

"Uamuzi wa mahakama kuondoa mashtaka ulisitisha kesi dhidi ya washtakiwa. Kipindi cha kukata rufaa kilipita kwa hivyo uamuzi uliotolewa ndio wa mwisho.

"Ingawa uamuzi huo uliacha nafasi kwa kesi kuanzishwa upya siku za usoni, huku kesi yoyote kati ya wahusika hadi wakati au kama kesi italetwa upya," akasema.

Bw Ruto kupitia kwa wakili wake Karim Khan



Bi Bensouda



Bw Ruto

NAIROBI

alikuwa amedai maafisa wa upande wa mashtaka, washirika wao na mashahidi walijihusisha katika utaji na ulaji wa rushwa ili watoe ushahidi wa uongo dhidi yake.

Alitaka kiongozi huru wa mashtaka ateuliwe na majaji ili achunguze na kushtaki wahusika katika madai hayo.

Alizidi kudai kuna maafisa waliokuwa sheria za mahakama kwa kujihusisha kimapenzi na baadhi ya mashahidi na jamaa zao.

Bw Sang aliyewakilisha na wakili Katwa Kigen aliunga mkono ombi hilo, huku waathiriwa waliowakilisha na wakili Wilfred Nderitu wakitaka litupwe nje.

Kwenye pingamizi lake allowasilisha Jumanne, Bi Bensouda alikana madai ya Bw Ruto na kutaka wakili wake achukuliwe harua za kinidhamu na mahakama.

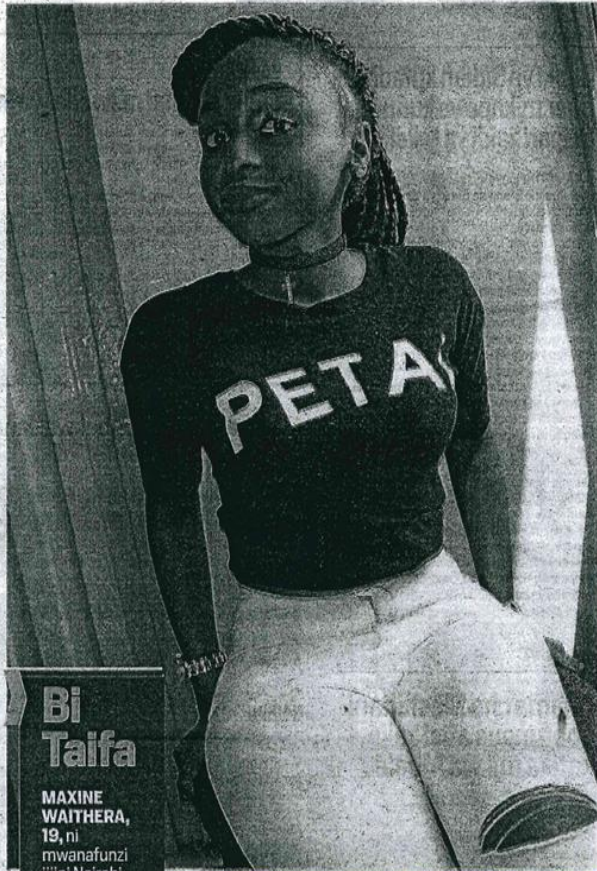
Kulingana naye, Bw Khan alikuwa na mia mbaya ya kualiisha maafisa wa upande wa mashtaka alipoibua madai hayo mwanzoni mwa nakala aliyowasilisha, kisha akakosa kuyaeleza zaidi.

"Inasikitisha sana kuwa wakili wa Bw Ruto alimua kuchapisha madai hayo kwenye nakala iliyo-tolewa wazi kwa umma," akasema.

Kiongozi huyo wa mashtaka alisema madai hayo yalizingatia uvumi amba haukuthibitishwa na yalitoka sifa mbaya kwa afisi yake kwa kuwa yalichapishwa sana katika vyombo vya habari.

Aliongeza kuwa kwa sasa Bw Ruto hajatoa ushahidi wowote kwa mahakama wala majaji kuonyesha mstingi wa kutaka ombi lake likubaliwe, kwa hivyo majaji hawana uwezo wa kuamua kuruhusu ombi hilo.

Hata hivyo, alisema afisi yake imejitolea kuchunguza malalamishi yoyote kuhusu madai kuwa maafisa wake au mashahidi walikuwa sheria kama madai hayo yafawasilishwa kulingana na sheria.



Bi Taifa

MAXINE WAITHERA, 19, ni mwanafunzi jijini Nairobi. Uralibu wake ni kucheza densi, kuogelea, kusikiliza muziki na kutazama filamu. Picha/Anthony Omuya

NAIK

Walimu zaidi kutumwa Kaskazini 'kwa kuwa usalama umeimarishwa'

SERIKALI itahakikisha kuwa walimu zaidi wanatumwa Kaskazini Mashiriki na maeneo mengine ambapo walimu mwaka jana walifigura kutokana na kudorora kwa usalama.

Waziri wa Elimu Fred Matiang'i jana alisema wizara yake kwa ushirikiano na Tume ya Kujirri Walimu Nchini (TSC) itafanya hivyo kwa kuhakikisha usawa katika usambazaji wa walimu na ujuzi wa walimu wapya.

"Wizara yangu inafahamu fika kwamba kuna uhaba mkubwa wa walimu katika eneo la kaskazini mashiriki na kaunti za Tana River na Lamu kutokana na visa vya mashambulio ya kigaidi yaliyotokoa katika maeneo huo mwaka jana. Lakini kuwa sasa usalama umeimarishwa tutazungumza na TSC kuhakikisha kuwa walimu zaidi wanatumwa maeneo hayo na ikibidi serikali itatoa pesa za kuajiri walimu zaidi katika bajeti ya mwaka huu," akasema.

Na Charles Wasonga

KWALE

Msiende kwenye maandamano ya Cord, Chidzuga aonya vijana

MWAKILISHI wa wanawake katika kaunti ya Kwale Zainab Chidzuga amewatahadharisha vijana wa kaunti hiyo dhidi ya kushiriki katika maandamano dhidi ya IEBC.

Tahadhari hii ilitolewa kufuatia mauaji ya watu watatu kutoka Kisumu na Siaya baada ya maandamano yaliyofanyika siku ya Jumatatu kutibuliwa na polisi.

Akiongeza wakati wa kutoa cheki yenye thamani ya Sh350, 000 kwa kikundi cha vijana cha Sanaa kutoka eneo la Ukunda, Bi Chidzuga aliwapaongoza vijana wa kaunti hiyo kwa kujlepusha na maandamano hayo ambayo yalifanyika kwa mara ya nne wiki hii.

Aidha aliwasihii waandalizi wa maandamano hayo waziweke familia zao mstari wa mbele badala ya kuwatumia vijana kutoka katika familia maskini.

Nia Farouk Mwabenge

SERIKALI YA KAUNTI YA MANDERA

WIZARA YA ARDHI, MAKAZI NA MIPANGO YA UJENZI

NOTISI KWA UMMA

NOTISI YA KUTAKA KUFANYA MIPANGILIO

MAANDALIZI YA RAMANI KWA NJIA YA KIDJITALI NA MPANGILIO WA USTAWISHAJI WA MIJI YA MANDERA, ELWAK NA KOTULO (2015-2035)

Shughuli hii imazingatia Katiba ya Kenya vifungu vya 6, 60, 66, 67, 184, 186 Mpangilio wa Kwanza na Nne ya Katiba. Sheria ya Tume ya Kitaifa ya Ardhi, Sheria ya Serikali za Kaunti, Maeneo ya Miji na Majiji, Sheria ya Mipangilio ya Ujenzi na Usajili wa Maafisa wa Mipangilio ya Ardhi na sheria nyinginezo husika.

Serikali ya Kaunti ya Mandera inapenda kuwafahamisha kuwa imeanza maandalizi ya Ramani kwa njia ya kidjitali na Mipangilio ya Ustawi wa Miji ya Mandera, Elwak & Kotulo kwa kipindi cha kati ya 2015 na 2035. Mpangilio wa mji wa Mandera utahusisha eneo la umbali wa kilomita 133Km², mji wa Elwak kilomita 91Km² na Kotulo kilomita 122Km². Shughuli ya kuandaa mpangilio huo inatarajwa kuchukua muda wa miezi 12.

Lengo kuu la shughuli hii ni kutoa mwongozo mwafaka wa kuboresha maendeleo ya kiuchumi, uwekezaji na kuweka mazingira bora ya ukuaji wa mji.

Katiba inahitaji washikaduu na wananchi kushirikishwa kikamilifu katika mipango yote ya maendeleo ya Kaunti. Serikali ya Kaunti ya Mandera kwa hivyo inaalika washikaduu wote na wananchi kuhusishwa na shughuli ya kuandaa mipango hii. Taasisi au mtu yeyote anayataka kuhusishwa au kutoa maoni kuhusiana na mradi huo anaweza kutufikia au kuwasilisha mapendekezo hayo kupitia anwani ifuatayo:

Katibu wa kaunti, Serikali ya Kaunti ya Mandera, SLP 13-70300, Mandera

ANNEX 4: DRAFT PLAN VALIDATION WORKSHOP ATTENDANCE LIST

No.	Name	Designation	Organization	Mobile No.
1.	Rashid H Hassan	Director Lands	MCG	0721364457
2.	Mohammed A Gabow	County Surveyor	MCG	0716131381
3.				
4.	Ibrahim Ali Ibrahim	Procurement	MCG	0721771922
5.	Mohammed Sugal Mohammed	Land Administrator	MCG	0727832161
6.	Adan Kerow Ibrahim	Social Development Officer	MCG	0720883495
7.	Abdi Abdullahi Hassan	Administrative Officer	MCG	0727057699
8.	Abdi Mohammed Kukuye	Driver	MCG	0724972000
9.	Shwaib Omar	Lands Officer	Mandera East	0712554928
10.	Mahmoud Ibrahim	Driver	Ministry Of Lands	0725075932
11.	Abdulnasir Mohammed	ECDE Officer	MCG	0726418944
12.	Billow Ismael Abdi	Elder	Mandera Central	0723160297
13.	Hussein Adan Aliow	Member	Majengo Youth Association	0706106115
14.	Nur Adan Hassan	Chairman	Koromey Farmers	0702625356
15.	Hussein Hassan Mahad	Member	Koromey Farmers	0727341934
16.	Siad Hassan Ali	Youth	Bulla Jamuhuri	0720360335
17.	Abdullahi Billow	Secretary	Mandera Disabled Association	0712936997
18.	Abdul Rahman Mohammed	Elder	Bulla Mpya	0723467375
20.	Bash Ali	Resident	Bulla Central	0798800186
21.	Adan Abdullahi Adan	Farmer	Shafshafey	0704230353
21.	Mohammed Abdile	Disabled Organization	Mandera County	0716301526
22.	Rashid Maalim Ibrahim	Wakulima	Shafshafey	0722143892
23.	Adan Idi Abdullahi	Wakulima	Shafshafey	0720348092
24.	Ibrahim Mohammed	Wakulima	Bulla Power	0722625202
25.	Mohammed Maddey	Elder	Bulla Mpya	0720938384
26.	Abdullahi Hassan	Elder	Mandera County	
27.	Rukia Hussein	Secretary ECDE	Bulla Power	0720754800
28.	Hafsa Somo	Personal Secretary ECDE	Bulla Jamuhuri	0722957037
29.	Fatma Ali	Disabled Group	Geneva Mandera	0700649900
30.	Jemal Abdrisack Salat	County ECDE Chairman	County ECDE	0722714090
31.	Mohammed Shaban	Youth	Mandera Youth Association	0726149528
32.	Mohammed Adan	Youth	Mandera Youth Association	072011411
33.	Fatuma Hussein Abdullahi	Farmer	Border Point 1	0725568089

34.	Nimo Maalim Ali	Farmer	Border Point 1	0720537134
35.	Mohammed Adan Isaac	Farmer	Border Point 1	0724606757
36.	Mohammed Abdisurawo	Youth	Border Point 1	0790008061
37.	Halima Ibrahim Ahmed	Business	Bulla Jamuhuri	0725573586
38.	Hassan Maalim Bilo	Constituency Officer	Gender & Youth Affairs	0722168759
39.	Hussein Mohammed Abdi	Clerk	County Veterinary Office	0729467007
40.	Abdi Aziz	Chairman	Alnam Development Group	0720348450
41.	Ali Noor Ibrahim	Chairman	FIKA (NGO)	0722649962
42.	Maalim Adan Nur	Elder	Garbagole	0725628230
43.	Ibrahim Mohammed	Farmer	Shafshafey	0722948193
44.	Nur Mohammed Huka	Business	Mandera Town	0723896968
45.	Abdi Aziz	Chairman	Alnam Development Group	0720348450
46.	Abdullahi Mohammed	Subordinate	Ministry Of Agriculture	0727380958
47.	Fatuma M Haji	Secretary	Social Service	0715535324
48.	Ali Dube Mohammed	Vice Chairman	Koromey Farmers	0729345425
49.	Farhiya Mohammed Hassan	Business man	Shafshafey	0717383016
50.	Halima Mohammed Noor	Member	Shafshafey	0715705427
51.	Fartun Adan Noor Maalim	Businessperson	Shafshafey	0728041825
52.	Rahma Mohammed Adan	Businessperson	Shafshafey	0712254107
53.	Fatuma Abshiro	Business lady	Mandera Market	0728107660
54.	Jaafar Adan Maalim	Member	Bulla Society Association	0729593634
55.	Adan Mohammed Ibrahim	Member	Bulla Society Association	0729228604
56.	A S Kalmoy	Matatu Sacco	Matatu Sacco	0720778217
57.	Amina Abdile	Business	Mandera Market	0722316209
58.	Hassan Adan Bulle	Business	Bulla Central	0726280041
59.	Nasra Mohammed	Business	Bulla Central	0715829090
60.	Salat A Warder	Disability Service Assistant	National Council Disability	0722336209
61.	Noor Adan Hussein	Disability Member	Border Point 1	0723319729
62.	Abdul Mohammed	Business	Central Location	0723896968
63.	Noor Ibrahim	Elder	Bulla Jamhuria	
64.	Mohammed Adan Ali Sir	Farmer	Shafshafey	0729657967
65.	Abdi Hukah	Farmer	Shafshafey	
66.	Adan Noor Maalim Alio	Elder	Central Location	0723562425
67.	Asha Ali Sahat	Resident	Neboi	
68.	Hayan Ahmed	Resident	Metameta	0771587442
69.	Farah Noor	Farmer	Bulla Mpya	0722847212

70.	Osman Abdow	Youth Chairman	Bulla Jamuhuri	0728210457
71.	Siyat Hussein	Revenue Department	Bulla Tawakal	0729938735
72.	Abdullahi Adan Hussein	Resident	Mandera Town	0720581591
73.	Halima Huka Hassan	Resident	Mandera Town	0723730157
74.	Ahmed Dagane Elmi	Elder	Mandera Town	0725804312
75.	Ismael Ali Hassan	Elder	Shafshafey	0723276284
76.	Rashid Ali Mohammed	Elder	Shafshafey	0710595947
77.	Adan Mohammed	County Officer Chair	Khalalio	0728927200
78.	Noor Deish Sheikh	Elder	Border Point 1	0725812615
79.	Hothan Noor Dahir	Women Representative	Mandera Town	0722357243
80.	Abdullahi Mohammed Hassan	Elder	Busley	0727438559
81.	Habiba Abdullahi Huga Hassan	Resident	Mandera	0724601915
82.	Abdiya Abdi Huka	Resident	Border Point 1	0725839887
83.	Betty Ong'injo	Planner	RPC	0712832646
84.	Peter Kaberere	Planner	RPC	0729361246
85.	John Muraya	Surveyor	RPC	0722521604
86.	David Musyoki	GIS Expert	RPC	0726707455
87.	Nelson Kisanya	GIS Specialist	RPC	0704170888
88.	Munira Ally	Planner	RPC	0715099129
89.	Benson Kathenge	Surveyor	RPC	0722501395
90.	Shaban Abdalla	Planner	RPC	0728702710

**ANNEX 5: MINUTES FOR GOVERNOR’S CONSULTATIVE MEETING HELD ON
13TH DECEMBER, 2017, AT WESTON HOTEL, NAIROBI**

PRELIMINARIES

The meeting was called to order at 12.24 PM by H.E. Governor Ali Roba with the following members present;

Name	Designation	Organization	Telephone
1. Ali Ibrahim Roba	Governor	MCG	0722466499
2. Mohamed Ahmed Arai	Deputy Governor	MCG	0723630999
3. Adan Hussein	CEC Lands	MCG	0720561006
4. Tamia A Ali	Chief Staff	MCG	0723889720
5. Rashid Hassan	Director Of Lands	MCG	0721443657
6. David Ohito	Communication Officer	MCG	0721100556
7. Maurice O. Amimo	Physical Planner	MCG	0723208560
8. Henry Mwau	Lead Consultant/Planner	RPC	0722700156
9. Munira Ally	Physical Planner	RPC	0715099129
10. Allan Muthoka	Physical Planner	RPC	0724084825
11. Rose Nyaga	GIS Expert	RPC	0714950593
12. Boniface Kathuli	Urban Designer	RPC	0706056150
13. Stephen Kyalo	Urban Designer	RPC	0797266433
14. Peter Kaberere	Physical Planner	RPC	0729361246

MIN 1: OPENING REMARKS

H.E. the Governor welcomed and appreciated members for attending the meeting and for the continued support of the project. He introduced the County Government representatives and invited Plan. Mwau, the Lead Consultant to introduce the Consultants team.

He explained that the purpose of the meeting was to evaluate the draft Final Integrated Strategic Urban Development Plans for Mandera, El Wak and Kotulo. He noted that the planning process

was at the final stage. He expressed that numerous consultative meetings had taken place during the processes.

He appreciated the consultants for work well-done and invited Plan. Mwau to take the attendees through the Plans.

MIN 2: PRESENTATION

Plan. Mwau reiterated that the plans were in the final stage and were ready for approval. He noted that after incorporating comments from the consultative meeting, the plan would be printed in a standard format and submitted to Client (County Government).

He reported that much had been done including stakeholders' workshops, consultative and technical meetings to provide adequate public participation. Therefore, the final plans for Mandera, Kotulo and El Wak had incorporated inputs from various stakeholders.

Thereafter, he invited Plan. Munira to do a presentation on the Plans.

Kotulo Town.

Plan. Munira briefly explained the project objectives, project outputs and planning vision for the town. She also took the participants through the base map that indicated the existing situation in Kotulo. This formed the basis of the planning interventions.

Next, she presented the Structure Plan which broadly zoned Kotulo town into commercial, residential, public purposes, industrial, conservancy, educational and transportation land uses zones. She noted that the Plan has proposed 3 key nodes namely the Old Town, New CBD and the Gateway node. The Structure Plan further constituted 3 main components that included: New CBD, Old town and deferred land.

She also discussed the Detailed Land Use Plan that had the following key proposals:

For the Detailed Plan, she noted that the plan had proposed regularization of land parcel in the Old town where more than 14,000 plots were established. The land use regulations provided include; permitted land use, minimum plot sizes, plot ratio, plot coverage and building heights. Access roads within the old town are widened from the current 4m to at least 9m wide. She added that the plan had also focused on 13 roads identified by the local stakeholders to enhance accessibility and mobility.

In the New CBD and the Satellite Node, she explained that land had been newly subdivided since the area was not settled and space was provided for all land uses in compatible and complementary order. Key land uses established were commercial, public offices, hospitals, educational institutions, hotels, terminals, libraries, security facilities and industries. Further to that, land use regulations were provided to guide day to day development activities. She emphasized that minimum road sizes are proposed to be 15m wide.

For every residential neighbourhood in the New CBD, a node that consisted of commercial zone, public space, mosque, Green Park was proposed. She also pointed out that green parks had been established at the edges of industrial areas to act as buffer zones.

On the proposed airport, Ms. Munira noted that its orientation had changed to adjust to the KAA proposed site. However, the plan had provided a large piece of land compared to the KAA site for future needs.

EI Wak Town

Plan. Munira briefly took the meeting through the Detailed and Structure Plan for EI Wak town. She noted that the existing town was characterized by narrow roads and poor drainage among other issues the plan strived to rectify. During the presentation she paid special attention to the changes made since the previous engagement and key areas of interest.

She noted that the size of the military camp had been reduced, a low density residential area established on the southern side and land set aside for future use demarcated on the eastern side of the camp.

Plan. Munira pointed out that road widening had been done in the old town where minimum access road size was proposed at 9m. She cautioned that numerous structures and properties would be affected by the road widening process, taking into account that the area is already developed. Plot regularization had also been undertaken within the old town.

She also informed the attendees that Bypasses had been proposed and strategically located to increase mobility and accessibility.

Mandera

In Mandera, Plan. Munira noted that regularization of properties had been undertaken in most of the area taking into account that they are settled. She added that the main challenge was in road widening where the minimum access road sizes were proposed to be 9m. This would significantly affect the adjacent properties. To mitigate the same, the section of the highway within the settled areas will be widened to 30m while the other section will be 100m.

To enhance food security which is a major concern in Mandera, the vast areas especially along the river were marked for agricultural use.

MIN 3: COMMENTS BY CLIENT

The County Government team commended the consultant for the significant progress made and made the following remarks.

H.E. Ali Roba – Governor Mandera County

- He noted that the preparation of the three plans was the first phase. The second phase would be the physical demarcation of all the roads using visible beacons to protect road reserves. This would necessitate a compensation strategy for all person affected.
- He informed the meeting that the issues raised during the previous meetings had been captured in the presentation.
- He advised that the size of the airport to be maintained to its original size for future expansion purposes.
- He proposed the expansion of the space designated for sub-County health centre to 45ha.

- On the County spatial planning, governor said that the three plans would form basis for the County spatial planning.
- The County Government and NEMA had designated an area for solid waste management in Mandera town but outside the planning area. He urged the consultant to pick points from NEMA.
- Proposed the construction of a windfarm in Kotulo, Solar farm in El Wak and Mandera in effort to embrace green, sustainable, reliable and renewal energy.
- He noted lack of enforcement by the County Government and other authorities that has resulted to encroachment of road
- The plan will overtime adopt the Physical Address System hence the planning team should have that in mind.
- The County would prepare a County Spatial Plan soon. He acknowledged that the CSP should have come before the plan, but the urban areas were in urgent need for intervention.
- David Ohito – Communication officer
- He inquired where the plan had provided for infrastructural facilities such as walk ways, drainage facilities,
- He wanted to know if power substation spaces had been designated.

Rashid Hassan – County Director of Lands

He was concerned that some roads in Mandera town’s Detailed Plan had been wrongly labelled such as the Bypass, Laffey road and the Isiolo Highway

He informed the meeting that the widening of Koromey road to 100m was ongoing

MIN 4: RESPONSES

Plan. Munira Ally - Consultant

- **Provision of walkways and drainage infrastructure**

Presented proposed 100m, 60m and 12m road cross-section indicating the various designated spaces including utility section, carriage way, landscaping, drainage infrastructure and pavements.

Plan. Henry Mwau – Principal Consultants

- **Designation of power stations**

He noted that specific power stations sites had not been provided. However, he reported that the plan had provided adequate public space that would cater for such uses and others.

- **Capacity of the County Government**

Plan. Mwau emphasized the need for the County Government to enhance it human resource capacity in order to implement the ISUDP successfully.

MIN 5: WAY FORWARD

Fast-track the completion of the three plan so that they can move to the next stage of approval and implementation

Submitted the Final Plan Reports for Kotulo, El Wak and Mandera in standard format after incorporation of the comments obtained from the technical meeting.

MIN 6: CLOSING REMARKS

The Governor emphasized the need to conclude the planning process taking into account that time had lapsed and intervention was urgently needed on the ground. He committed to providing the necessary resources to ensure a successful implementation. This would include enhancing capacity of the planning department at the County, Sub-County and Ward levels.

He appreciated the County Government team and consultants for successfully undertaking the plan preparation process.

MIN 6: ADJOURNMENT

There being no other business, the meeting was adjourned at 2:45pm.