

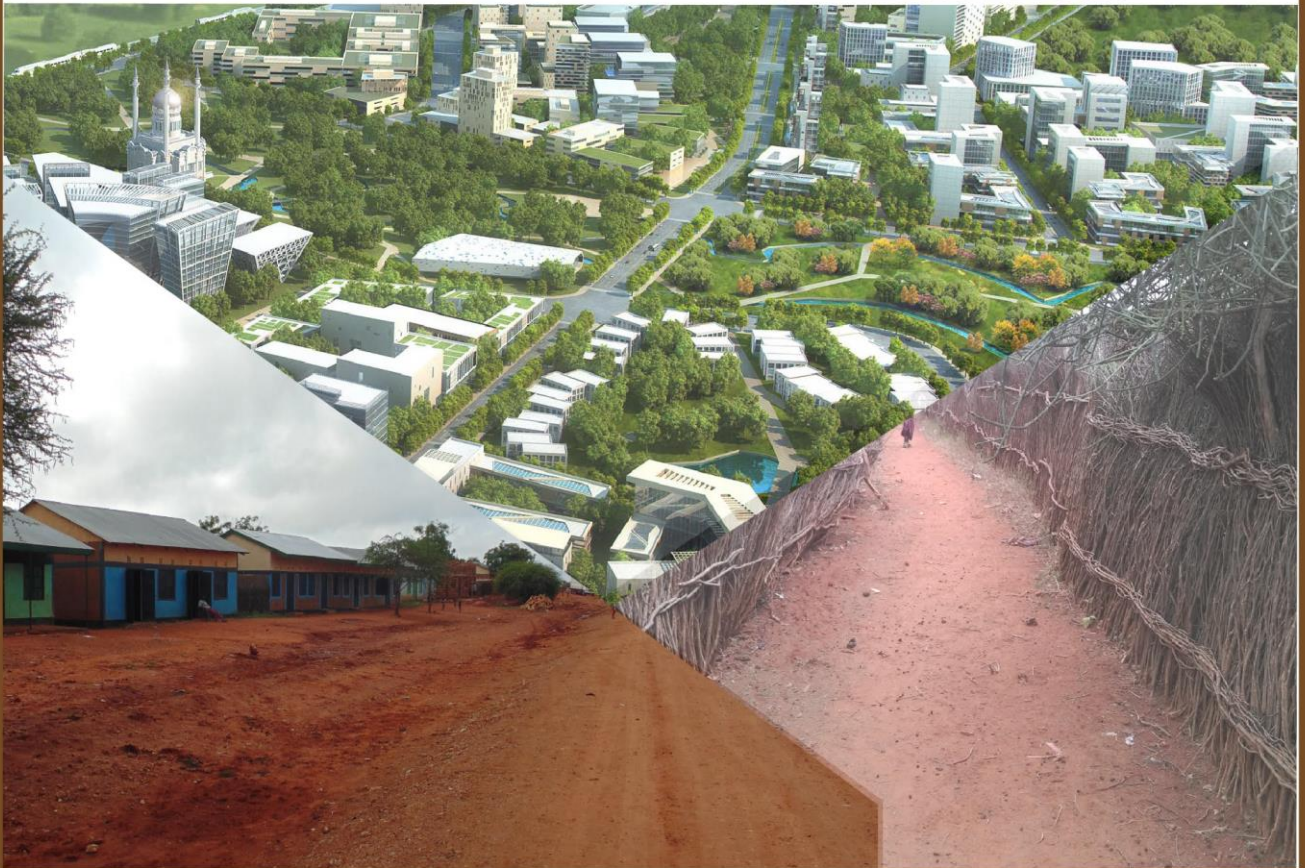
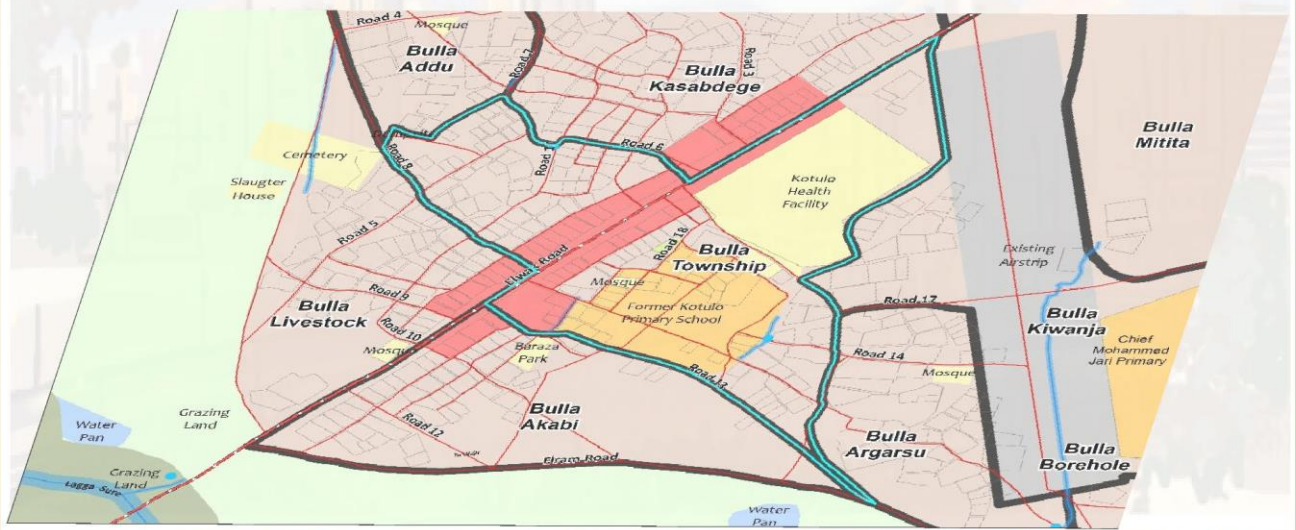


COUNTY GOVERNMENT OF MANDERA

INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN FOR KOTULO TOWN (2015-2035)

FINAL PLAN REPORT

To be a well planned and serviced investment hub.



KOTULO TOWN INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN

This report presents the Integrated Strategic Urban Development Plan (2015 -2035) for Kotulo Town. It is a project commissioned by the County Government of Mandera and executed by Real Plan Consultants Limited in consultation with stakeholders.

The main purpose of the ISUDP is to provide a framework to guide the town's development in line with the Constitution, Vision 2030, the National Spatial Plan and the Sustainable Development Goals. It envisions a **well-planned and serviced investment hub**.

Kotulo town is arguably a large town and its strategic location along the Wajir – Mandera road (B9), availability of land, livestock market and available pasture areas have attracted development. Its growth has however been hampered by lack of a comprehensive urban development plan, inaccessibility, low literacy rates, high rates of unemployment and food insecurity as a result of occasional droughts. Mineral deposits, culture and green energy are among the key potentials identified in Kotulo. Towards development, the ISUDP seeks to strategically exploit the potentials and address development challenges pinpointed in an integrated manner.

The preparation of the plan embraced the spirit of public participation as enshrined in the Constitution of Kenya. The planning process took into consideration the desires and aspirations of the stakeholders. It was an inclusive process that saw active participation during the awareness, sensitization and visioning workshop and the draft plan proposal workshop held. Public notices for intention to plan were also published in national Swahili and English papers inviting all stakeholders' contributions during the planning process. Other key consultation forums included County Lands and Physical Planning Executive Officers Technical Meetings and Governor Consultation Meetings.

The outputs of the strategic urban planning process are multifaceted and include Digital Maps, Structure Plan, Detailed Area Plans, sector plans and Capital Investment Plan. The sector plans comprised of Transportation Strategy, Environment Management Plan, Culture and Heritage Conservation Plan and Disaster Management Plan.

The Structure Plan offers a long term framework for spatial development in Kotulo and defines the extent of growth of the town. It has demarcated the town into 3 main zones namely Old Town, New Town and deferred land. It has further delineated the town in 38 broad land use zones to guide the overall direction of growth. This Structure Plan has further been elaborated by the Detailed Plan that has demarcated Kotulo into 158 sub-zones. Development Control Regulations for the sub-zones comprising of permitted use, plot ratio, ground coverage and minimum land sizes are provided to guide day to day developments. It champions the optimal use of land and separating potentially conflicting land uses. Strategic sector proposals made in regards to transportation, environment and disaster management aim to resolve identified challenges while promoting socio-economic growth and sustainable resource management.

This Final Plan Report consists of 9 chapters namely: Introduction, Legal, Policy and Institutional Framework, Existing situation, Structure Plan, Land use Plan, Sector Plans, Planning Policies, Development Control, Capital Investment Plan and Conclusion. The report is further structured into 3 parts i.e. Background, Proposals and Capital Investment Plan and Implementation Framework.

THE VISION

The consultant was charged with the responsibility to harmonize the proposed vision statements and formulate one which was inclusive and fulfilling based on the identified planning challenges and opportunities for the town. The planning vision arrived at was **“To be a well-planned and serviced investment hub”**.

Objectives for the preparation of ISUDPs

- i. To create and promote orderly development
- ii. To promote aesthetics within the urban spaces
- iii. To enhance socio-economic development
- iv. To facilitate provision of infrastructure, utilities and services
- v. To eradicate conflict by ensuring land use compatibility

By fulfilling the above objectives, the ISUDP for Kotulo town will transform the physical, social and economic landscape of Mandera town.

Policy and legal frameworks for the preparation of the ISUDPs

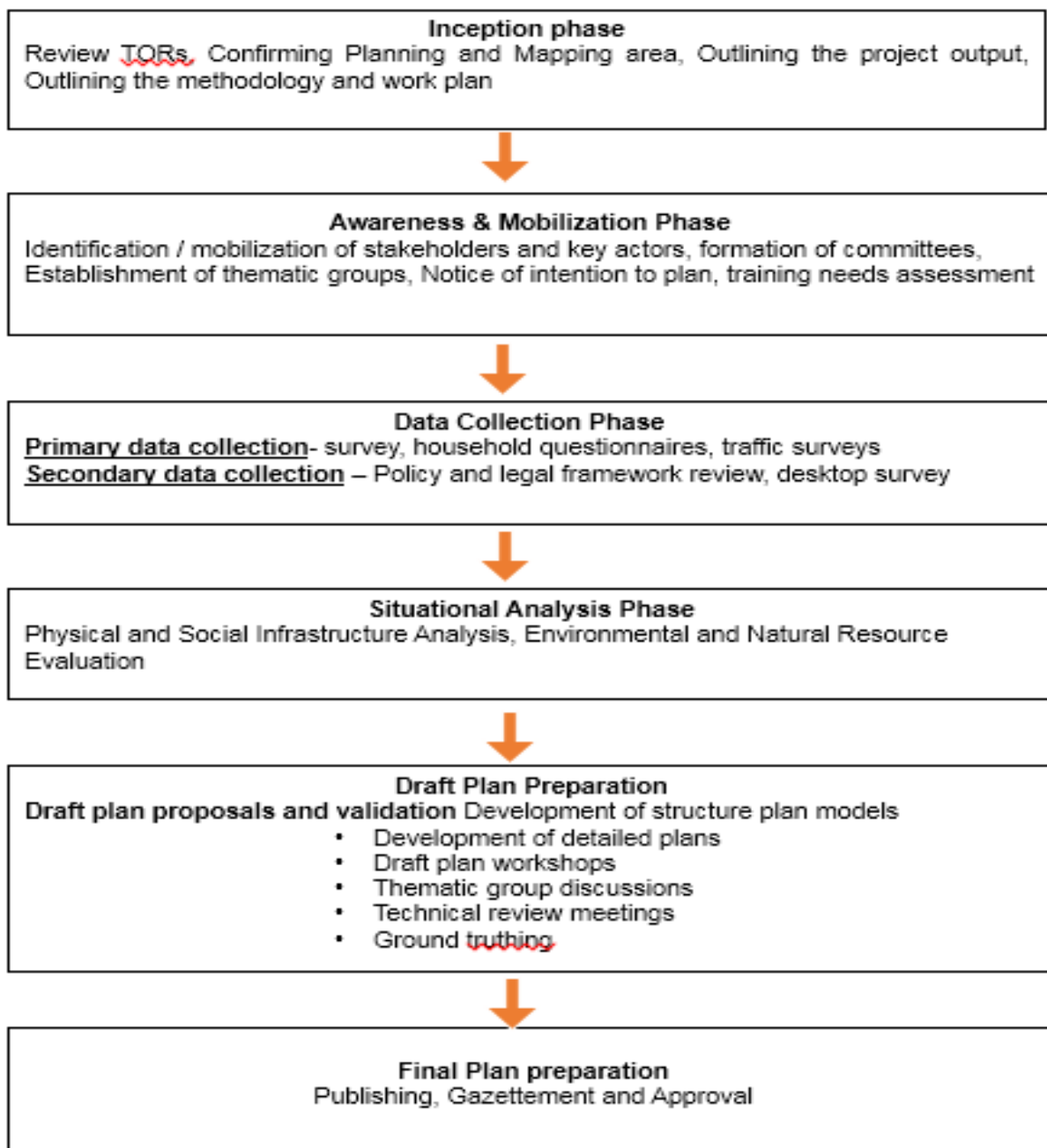
The preparation of the development plans was guided by the existing Policies, Laws and Regulations of Parliament including but not limited to-

- i. Constitution of Kenya, 2010
- ii. County Governments Act, 2012
- iii. Urban Areas and Cities Act, 2011
- iv. Physical Planning Act, Cap 286
- v. Kenya Vision 2030

THE PLANNING PROCESS

The preparation of the ISUDP for Kotulo Town followed all the mandatory steps as stipulated in the law. The process was participatory and brought together various stakeholders from different backgrounds such as Youth Groups, Women Groups, Faith Based Organizations, Non-governmental Organizations, National Government, Neighborhood Associations, Persons with Disabilities and Business community among others.

The process was meticulously followed to ensure that the plan meets and does not compromise the interest of the entire community within and around the planning boundary. The planning process is summarized in the diagram below.



Main Actors/Institutions in the planning process of the three towns

- Manderla County Government (Ministry of Lands)
- Manderla County Assembly
- National Government
- Non-Governmental Organizations
- Faith Based Organizations
- Youth and Women Groups
- Kenya Chamber of Commerce
- Neighborhood Associations

Scope of the urban plans

Urban Centre	Area (Km ²)
Manderla	93.15

Afisa huyo wa ICC apinga kesi ya kuchunguza mashahidi

Bensouda na Ruto kwenye pambano jipya

Na VALENTINE OBARA
KIONGOZI wa Mashitaka katika Mahakama ya Kimataifa ya Uhalifu (ICC) Fatou Bensouda amepinga ombi la Naibu wa Rais William Ruto aliyetaka maafisa na mashahidi waliokusika kwenye kesi dhidi yake wachunguzwe na kushtakiwa.

Bi Bensouda alisema ingawa kesi dhidi ya Bw Ruto na aliyekuwa mwanahabari Joshua arap Sang inaweza kupitwa siku za usoni, kwa sasa wawili hao si washtakiwa kwa hivyo hawaruhusiwi kuwasilisha ombi kama mahakamani.

Alisema pia kuwa majaji waliosikiza kesi hiyo kwa sasa hawana mamlaka kutoa agizo lililoombwa na Bw Ruto kwa sababu kesi yao haiendelee.

"Uamuzi wa mahakama kuondoa mashitaka ulisitisha kesi dhidi ya washtakiwa. Kipindi cha kukata rufaa kilipita kwa hivyo uamuzi ulitolewa ndio wa mwisho.

"Ingawa uamuzi huo ulilacha nafasi kwa kesi kuuzishwa upya siku za usoni, hakuna 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 mashitaka, washirika wao na mashahidi walijihusisha katika utaji na ulaji wa rushwa ili watoe ushahidi wa uongo dhidi yake.

Alifaka kiongozi huru wa mashitaka ateleuliwa na majaji ili achunguze na kushtaki wahusika katika madai hayo.

Aliridi kudai jina maafisa waliokuwa sheria za mahakama kwa kujihusisha kimapenzi na baadhi ya mashahidi na jamaa zao.

Bw Sang aliyewakilishwa na wakili Katwa Kigen alitunga mkono ombi hilo, huku waathiriwa waliowakilishwa na wakili Wilfred Nderitu wakitaka litupwe nje.

Kwenye pingamizi lake aliyowasilisha Jumanne, Bi Bensouda alikana madai ya Bw Ruto na kutaka wakili wake achukuliwe hatua za kinidhamu na mahakama.

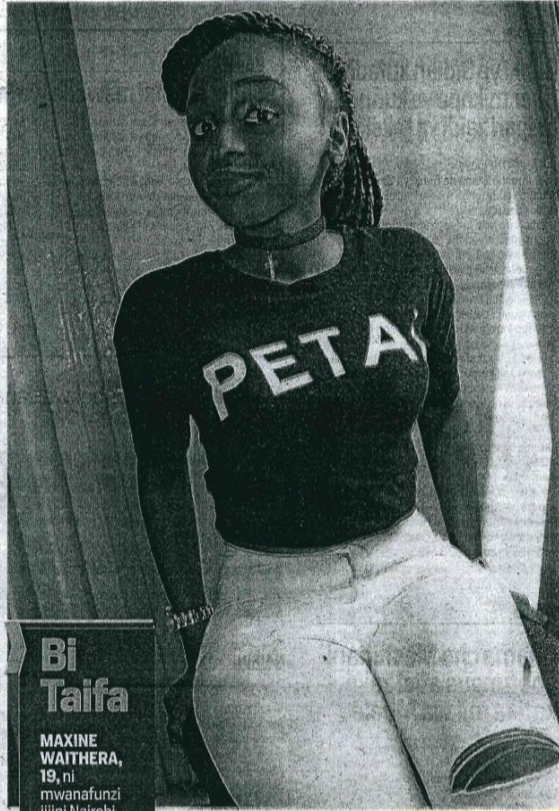
Kulingana hayo, Bw Khan alikuwa na mtaabiri ya kuambisha maafisa wa upande wa mashitaka alipolmba madai hayo mwanzoni mwa nakala aliyowasilisha, kisha akakosa kuyaeleza zaidi.

"Inasikitisha sana kuwa wakili wa Bw Ruto alimua kupanua madai hayo kwenye nakala iliyoitolewa wazi kwa umma," akasema.

Kiongozi huyo wa mashitaka alisema madai hayo yalizingatia uvumi ambao 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 kucyesta msingi 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 yatawasilishwa kulingana na sheria.



Bi Taifa
MAXINE WAITHERA, 19, ni mwanafunzi jijini Nairobi. Urabu wake ni kucheza densi, kuogelea, kusikiliza muziki na kutazama filamu. Picha/Anthony Omuya

NAIR

Walimu zaidi kutumwa Kaskazini 'kwa kuwa usalama umeimarishwa'

SERIKALI itahakikisha kuwa walimu zaidi wanatumwa Kaskazini Mashariki na maeneo mengine ambapo walimu mwaka jana walifika kutokana na kudorora kwa usalama.

Waziri wa Elimu Fred Matiangi jana alisema wizaru yake kwa ushirikiano na Tume ya Kuajiri Walimu Nchini (TSC) itafanya hivyo kwa kuhakikisha usawa katika usambazaji wa walimu na ujiri wa walimu wabaya.

"Wizaru yangu inafahamu fika kwamba kuna uhaba mkubwa wa walimu katika eneo la kaskazini mashariki na kaunti za Tana River na Lamu kutokana na visa vya mashambulio ya kigaidi yaliyotokea katika maeneo hayo mwaka jana. Lakini kuwa kwa sasa usalama umelmarishwa 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 hiyo ilitolewa kufuatia mauaji ya watu watafu kutoka Kiarumu na Siya 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 aliwapongeza vijana wa kaunti hiyo kwa kujepusha na maandamano hayo ambayo yalifanyika kwa mara ya nne wiki hii.

Aidha aliwashahi waandalizi wa maandamano hayo waziweke familia zao mstari wa mbele badala ya kuwatumia vijana kutoka katika familia maskini.

Na Farouk Mwabeghe

SERIKALI YA KAUNTI YA MANDERA

WIZARA YA ARDHI, MAKAZI NA MIPANGO YA UJENZI

NOTISI KWA UMMA

NOTISI YA KUTAKA KUFIYANZA MIPANGILIO

MAANDALIZI YA RAMANI KWA NJIA YA KIDJITALI NA MIPANGILIO WA USTAWISHAJI WA MIJI YA MANDERA, ELWAK NA KOTULO (2015-2038)

Shughuli hii imezingatia Katiba ya Kenya vifungu vya 6, 60, 66, 67, 184, 186 Mipangilio 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 Uajaji 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 kidijitali na Mipangilio ya Ustawi wa Miji wa Mandera, Elwak & Kotulo kwa kipindi cha kati ya 2015 na 2038. Mipangilio wa mji wa Mandera utahusisha eneo la umbali wa kilomita 133Km², mji wa Elwak kilomita 91Km² na Kotulo kilomita 122km². Shughuli ya kuandaa mipangilio huo inatarajiwa kuchukua muda wa miezi 12.

Lengo kuu la shughuli hiyo ni kutoa mwongozo mwaafaka wa kuboresha maendeleo ya kiuchumi, uwekezaji na kuweka mazingira bora ya 'ukujaji' wa miji.

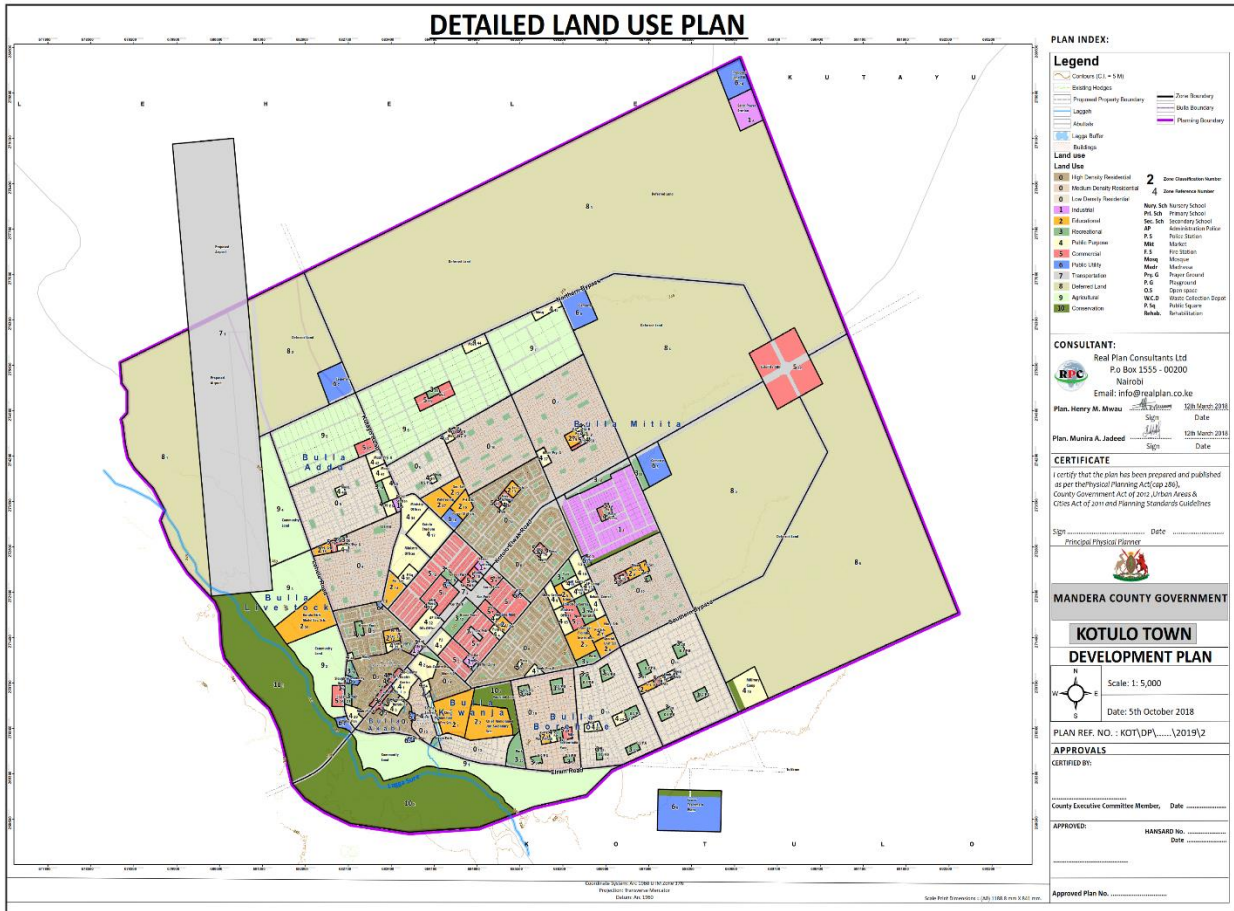
Katiba inahitaji washikaduu na wananchi kushirikisha kikamilifu katika mipango yote ya maendeleo ya Kaunti.

Serikali ya Kaunti ya Mandera kwa hivyo inaika washikaduu wote na wananchi kujihusisha na shughuli ya kuandaa mipango hiyo.

Taasisi au mtu yoyote anayataka kuhusishwa au kutoka maoni kuhusiana na mada hii anaweza kutafikia au kowasilisha mapendekezo hayo kupitia anwani ifuatayo:

Katibu wa kaunti, Serikali ya Kaunti ya Mandera, SLP 13-79300, Mandera

Mandera Detailed Land Use Plan



PLAN INDEX:

Legend

	Corridor (C1 - S16)		Zone Boundary
	Existing Roads		Sub-County Boundary
	Proposed Property Boundary		Suburb Boundary
	Lagoon		Planning Boundary
	Airside		
	Legal Buffer		
	Substation		
Land Use			
	High Density Residential		Zone Classification Number
	Medium Density Residential 1		Zone Reference Number
	Medium Density Residential 2		
	Low Density Residential		
	Educational		Nursery School
	Residential		Primary School
	Public Purpose		Secondary School
	Public Utility		International Airport
	Transport		Public Station
	Defense Land		Market
	Transcorridor		Mosque
	Agriculture		Madrasa
	Commercial		Parkland
			Open Space
			Waste Collection Depot
			Public Square
			Institutional

CONSULTANT:

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Nairobi
Email: info@realplan.co.ke

Plan: Henry M. Mweu Sign: 15th March 2019 Date:
Plan: Mutira A. Jabood Sign: 15th March 2019 Date:

CERTIFICATE

I certify that the plan has been prepared and published as per the Physical Planning Act (Cap 280), County Government Act of 2012, Urban Areas & Cities Act of 2011 and Planning Standards Guidelines

Sign: _____ Date: _____
Principal Physical Planner



MANDERA COUNTY GOVERNMENT

KOTULO TOWN DEVELOPMENT PLAN

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

PLAN REF. NO.: KOT/DP/...../2019/2

APPROVALS

CERTIFIED BY: _____

County Executive Committee Member, Date: _____

APPROVED: _____ HANSARD No. _____
Date: _____

Approved Plan No.: _____

LAND REGULATIONS (DEVELOPMENT CONTROL GUIDELINES)

ZONE No	ZONE NAME	AREA DESCRIPTION	EXISTING LAND USE	PERMITTED LAND USE	MIN PLOT SIZE (Ha)	DENSITY	PLOT RATIO	GROUND COVERAGE	AREA (ha)
0 ₁	Bulla Akabi	Bounded by 15m road on the Eastern side and El ram road on the southern side	Mixed Use	Residential	0.045	High density (Flats)	300	65%	38.8
0 ₂	Bulla Kasabdege	Bordered by zone 5 ₂ to the east	Residential	Residential	0.045	High density (Flats)	300	65%	51.0
0 ₃	Bulla Kasabdege	Abuts zone 0 ₂ on the Southern side and grazing land on the Western side, Eastern side, new CBD. Bounded by 60m road.	Residential	Residential	0.1	High density (Flats)	240	50%	70.5
0 ₄	Bulla Livestock	Abuts zone 0 ₃ on the Southern side, Western side, Kotulo Girls and	Agricultural	Residential	0.2	Medium density	200	50%	125.0

		Eastern side, proposed offices for the Ministry.							
0 ₅	Bulla Addu	Abuts zone 0 ₄ on the Southern side, on the western side, it is next to zone 9 ₄ and along 60m road.	Agricultural	Residential	0.46	Low density (Bungalows)	35	35%	137.0
0 ₆	Bulla Addu	Next to proposed polytechnic. Bounded by 40m road on the Southern side and 60m road on the Northern side.	Agricultural	Residential	0.46	Low density (Bungalows & maisonettes)	50	35%	69.0
0 ₇	Bulla Mitita	Abuts zone 9 ₇ to the North and deferred land to the East. On the southern side is the highway.	Agricultural	Residential	0.2	Medium density	240	50%	222.0

0 ₈	Bulla Mitita	Adjacent to the new CBD, along the highway.	Agricultural	Residential	0.1	High density	350	60%	107.0
0 ₉	Bulla Mitita	Situated on the Southern side of the CBD. Along the Southern Bypass	Agricultural	Residential	0.1	High density	350	60%	125.0
0 ₁₀	Bulla Borehole	Situated along Elram road next to zone 0 ₁₇	Residential	Residential	0.2	Medium density	240	50%	141.0
0 ₁₁	Bulla Borehole	Situated along Elram road next to the military camp	Agricultural	Residential	0.46	Low density	35	35%	216.0
0 ₁₂	Bulla Mitita	Situated along 60m road by-pass and next to deffered land.	Agricultural	Residential	0.1	Medium density	75	35%	168.0
0 ₁₃	Bulla Borehole	Situated along El ram road and adjacent to Chief Mohammed Jari Secondary School	Residential	Residential	0.1	Low density	35	35%	53.0

0 ₁₄	Bulla Kiwanja	Along the 60m Southern Bypass near zone 4 ₂	Residential	Residential	0.15	High residential	240	50%	18.0
0 ₁₅	Bulla Agarsu	Situated along 60m EI Ram road in the old town near Kiwanja	Residential	Residential	0.2	Medium density	75	35%	26.0
0 ₁₆	Bulla Mitita	Bounded by 60m roads on the Northern and Eastern sides. On the southern side, the zone is bound by a 30m road.	Agricultural	Residential	0.2	Medium density	240	50%	129.0
0 ₁₇	Bulla Borehole	Along the Southern Bypass and EI Ram road	Agricultural	Residential	0.46	Low density	35	35%	170.0
0 ₁₈	Bulla Mitita	Situated on the Northern side of Mandera-Kotulo highway, and to the Southern side of 0 ₁₆ . to	Agricultural	Residential	0.1	High density	350	60%	127.0

		the Eastern side is 60m road.							
INDUSTRIAL									
1 ₁	Bulla Mitita	Situated along the highway (Mandera-Elwak road)	Agricultural	Industrial	0.46	Medium density		50%	143.6
1 ₂	Jua Kali shades	Situated within new CBD on the Southern side	Agricultural	Light industrial	N/A	Light density	N/A	N/A	2.8
1 ₃	Petrol Station	Situated along the highway within the old town	Residential	Industrial	N/A	Medium density	N/A	15%	3
1 ₄	Petrol Station	Situated within the new town	Agricultural	Industrial	N/A	Medium density	N/A	15%	3.8/
1 ₅	Petrol Station	Situated adjacent to a fire station and along 60m road	Agricultural	Industrial	N/A	Medium density	N/A	15%	2.4
1 ₆	Solar Power Station	South of the proposed landfill	Agricultural	Industrial	N/A	Medium density	N/A	15%	21.5
1 ₇	Slaughter house	Within zone 9 ₂ in Bulla livestock	Slaughter house	Slaughter house	N/A	N/A	N/A	10%	0.3

EDUCATIONAL									
2 ₁	Chief Mohammed jari Primary School	Situated in Bulla Kiwanja next to the former airstrip	Educational	Primary School	N/A	N/A	N/A	10%	32.2
2 ₂	Chief Mohammed Jari Secondary School	Situated in Bulla Kiwanja next to the former airstrip	Educational	Secondary School	N/A	N/A	N/A	10%	34.3
2 ₃	Primary School	Primary school within O ₁₀ .	Agricultural	Educational	N/A	N/A	N/A	10%	2.6
2 ₄	Primary School	Within zone O ₁₁ .	Agricultural	Primary school (Educational)	N/A	N/A	N/A	10%	3.3
2 ₅	Technical Training Institution	Next to zone O ₉	Agricultural	Educational	N/A	N/A	N/A	10%	16.3
2 ₆	Special unit	Along the Southern Bypass	Agricultural	Educational	N/A	N/A	N/A	10%	9.6
2 ₇	Primary school/nursery	Abuts the proposed Technical Training Institute	Agricultural	Educational	N/A	N/A	N/A	10%	11.2

2 ₈	Islamic Educational centre	Next to zone 5 ₂₃ (proposed open air market)	Agricultural	Educational	N/A	N/A	N/A	15%	5.5
2 ₉	Mixed secondary school	Within zone O ₁₂ next to proposed health centre and along 30m road	Agricultural	Educational	N/A	N/A	N/A	10%	4.4
2 ₁₀	Primary school	Within zone O ₁₂ along 30m road	Agricultural	Educational	N/A	N/A	N/A	10%	2
2 ₁₁	Primary school	Within the new CBD along 40m road	Agricultural	Educational	N/A	N/A	N/A	10%	4.3
2 ₁₂	Primary and Secondary school	Within zone O ₃	Agricultural	Educational	N/A	N/A	N/A	10%	4.8
2 ₁₃	Secondary school	Located within zone O ₁₈ next to a market	Agricultural	Educational	N/A	N/A	N/A	10%	3.7
2 ₁₄	Primary school	Next to the proposed Ministry offices (4 ₃₄)	Agricultural	Educational	N/A	N/A	N/A	10%	12.3
2 ₁₅	Secondary school	Adjacent to the proposed polytechnic	Agricultural	Educational	N/A	N/A	N/A	10%	9.9

2 ₁₆	Primary school	Abuts zone O ₁₈	Agricultural	Educational	N/A	N/A	N/A	10%	5.8
2 ₁₇	Polytechnic	Borders proposed Kotulo Stadium	Agricultural	Educational	N/A	N/A	N/A	15%	13.5
2 ₁₈	Primary school	Within zone O ₄ next to a market	Agricultural	Educational	N/A	N/A	N/A	10%	4.5
2 ₁₉	Primary school	Within zone O ₇	Agricultural	Educational	N/A	N/A	N/A	10%	4.4
2 ₂₀	Kotulo Girls Model Secondary School	Next to proposed airstrip to the Northern side and grazing land to the Southern side	Educational	Educational	N/A	N/A	N/A	10%	34.3
RECREATIONAL									
3 ₁	Park	Within zone O ₇	Agricultural	Recreation park	N/A	N/A	N/A	N/A	0.8
3 ₂	El ram park	Along El ram Road next to zone O ₁₀	Agricultural	Recreation park	N/A	N/A	N/A	N/A	2.3
3 ₃	Baraza park in Bulla Akabi	Within Bulla Akabi, along 15m road	Recreation	Recreation park	N/A	N/A	N/A	N/A	0.3
3 ₄	Playground	Within zone O ₁₁	Agriculture	Recreation park	N/A	N/A	N/A	N/A	3.5

3 ₅	Playground	Within zone 0 ₁₇	Agriculture	Recreation park	N/A	N/A	N/A	N/A	3.7
3 ₆	Open space	Within zone 0 ₁₂	Agriculture	Recreation park	N/A	N/A	N/A	N/A	0.7
3 ₇	Public Baraza	West of rehabilitation centre zone 4 ₁₄	Agriculture	Recreation park	N/A	N/A	N/A	N/A	8.8
3 ₈	Park	Along 60m road next to adult centre	Agriculture	Recreation park	N/A	N/A	N/A	N/A	8.2
3 ₉	Park	Along the Southern Bypass	Agriculture	Recreation park	N/A	N/A	N/A	N/A	5.8
3 ₁₀	Buffer zone	Along Mandera Kotulo highway in the industrial zone.	Agriculture	Recreation park	N/A	N/A	N/A	N/A	13.4
3 ₁₁	Park	Next to the cemetery within zone 8 ₅	Agriculture	Recreation park	N/A	N/A	N/A	N/A	7.3
3 ₁₂	Park	Located at the central part of the new CBD along 120m highway	Agriculture	Recreation park	N/A	N/A	N/A	N/A	10.2

3 ₁₃	Park	Within zone 0 ₈	Agriculture	Recreation park	N/A	N/A	N/A	N/A	0.2
3 ₁₄	Park	within zone 0 ₅	Agriculture	Recreation park	N/A	N/A	N/A	N/A	4
3 ₁₅	Buffer zone	Next to zone 1 ₂ , Jua kali shades	Agriculture	Recreation park	N/A	N/A	N/A	N/A	0.30
3 ₁₆	Public park	Next to zone 5 ₁₁ in new CBD	Agriculture	Recreation park	N/A	N/A	N/A	N/A	3.5
3 ₁₇	Public park	Next to a mosque and madrasa	Agriculture	Recreation park	N/A	N/A	N/A	N/A	0.20
3 ₁₈	Park	In Bulla Livestock lies to the north of the cemetery	Agriculture	Recreation park	N/A	N/A	N/A	N/A	2.67
3 ₁₉	-	Within zone 0 ₃	Agriculture	Recreation park	N/A	N/A	N/A	N/A	1.9
3 ₂₀	Park	Within zone 0 ₄ along 25m road	Agriculture	Recreation park	N/A	N/A	N/A	N/A	0.7
3 ₂₁	Park	In Bulla Livestock lies to the south of the cemetery	Agriculture	Recreation park	N/A	N/A	N/A	N/A	2.8
3 ₂₂	Recreation park	Within zone 5 ₂₅	Agriculture	Recreation park	N/A	N/A	N/A	N/A	1.9

3 ₂₃	Recreation park	Adjacent to proposed market zone 5 ₂₄	Agriculture	Recreation park	N/A	N/A	N/A	N/A	1.6
3 ₂₄	Playground	Within zone 0 ₁₀ bound by 15m road to the east, south and west sides	Agriculture	Recreation park	N/A	N/A	N/A	N/A	2.1
3 ₂₅	Playground	Within zone 0 ₁₀	Agriculture	Recreation park	N/A	N/A	N/A	N/A	3.5
3 ₂₆	Playground	Within zone 0 ₁₇	Agriculture	Recreation park	N/A	N/A	N/A	N/A	2.6
3 ₂₇	Recreational	Within zone 0 ₁₁ near shopping Centre 5 ₂₁	Agriculture	Recreation park	N/A	N/A	N/A	N/A	2.9
3 ₂₈	Recreational	Within zone 0 ₁₁	Agriculture	Recreation park	N/A	N/A	N/A	N/A	2.9
3 ₂₉	Recreational	Within zone 0 ₁₁	Agriculture	Recreation park	N/A	N/A	N/A	N/A	2.8
3 ₃₀	Playground	Within zone 0 ₁₇ opposite police station 4 ₂₂	Agriculture	Recreation park	N/A	N/A	N/A	N/A	2.9
3 ₃₁	Playground	Within zone 0 ₁₇	Agriculture	Recreation park	N/A	N/A	N/A	N/A	2.1

4 ₆	Mosque	Within the new CBD, next to zone 5 ₇	Agricultural	Public Purpose	N/A	N/A	N/A	10%	1.5
4 ₇	Madrasa/Prayer field	Within zone 0 ₉	Agricultural	Public Purpose	N/A	N/A	N/A	10%	3.3
4 ₈	Mosque	Within zone 0 ₉	Agricultural	Public Purpose	N/A	N/A	N/A	50%	0.8
4 ₉	Show ground	Next to Islamic education centre	Agricultural	Public Purpose	N/A	N/A	N/A	50%	6.6
4 ₁₀	Fire Station	Along 60m road	Agricultural	Public Purpose	N/A	N/A	N/A	10%	9.2
4 ₁₁	Adult Centre	Adjacent to zone 3 ₈	Agricultural	Public Purpose	N/A	N/A	N/A	10%	3.9
4 ₁₂	Madrasa/Prayer Field	Adjacent to zone 4 ₁₃ and 4 ₁₁	Agricultural	Public Purpose	N/A	N/A	N/A	10%	3.8
4 ₁₃	AP Camp	Adjacent to zone 4 ₁₄	Agricultural	Public Purpose	N/A	N/A	N/A	15%	3.4
4 ₁₄	Rehabilitation Centre	Along 60m road adjacent to proposed nursery and primary schools	Agricultural	Public Purpose	N/A	N/A	N/A	15%	7.8
4 ₁₅	Ministry Offices	Along 30m road adjacent next to	Agricultural	Public Purpose	N/A	N/A	N/A	-----	7.2

		proposed Technical Training Institution							
4 ₁₆	Military Camp	Located within zone 8 ₆	Agricultural	Public Purpose	N/A	N/A	N/A	30%	27.7
4 ₁₇	Kotulo stadium	Located in the CBD, next to zone 5 ₁₂	Agricultural	Public Purpose	N/A	N/A	N/A	10%	9.3
4 ₁₈	Police post	Adjacent 5 ₁₅ in Bulla Mitita	Agricultural	Public Purpose	N/A	N/A	N/A	10%	0.2
4 ₁₉	Health centre	Within zone 0 ₁₂	Agricultural	Public purpose	N/A	N/A	N/A	10%	0.7
4 ₂₀	Mosque in Bulla Agarsu	Within zone 0 ₁₅ Bulla Argasu	Mosque (public purpose)	Public purpose	N/A	N/A	N/A	50%	0.3
4 ₂₁	Public square	Within zone 0 ₁₇	Agricultural	Public purpose	N/A	N/A	N/A	N/A	3.7
4 ₂₂	Police station	Within zone 0 ₁₇	Agricultural	Public purpose	N/A	N/A	N/A	15%	3.4
4 ₂₃	Police post	Within zone 0 ₁₁	Agricultural	Public purpose	N/A	N/A	N/A	15%	1.2
4 ₂₄	Madrasa	Within zone 0 ₁₁	Agricultural	Public purpose	N/A	N/A	N/A	10%	1.2

4 ₂₅	Mosque	Within zone 0 ₁₁	Agricultural	Public purpose	N/A	N/A	N/A	50%	1.2
4 ₂₆	Public purpose (Mosque)	Within zone 1 ₁ (Industrial zone)	Agricultural	Public purpose	N/A	N/A	N/A	50%	0.4
4 ₂₇	Mosque and a playground	Within zone 0 ₈	Agricultural	Public purpose	N/A	N/A	N/A	50%	1.8
4 ₂₈	Public square	Within zone 0 ₁₈ along 30m road	Agricultural	Public purpose	N/A	N/A	N/A	N/A	0.7
4 ₂₉	Madrasa and prayer field	Within Bulla livestock.	Residential	Public purpose	N/A	N/A	N/A	10%	5.68
4 ₃₀	Police post	Within zone 5 ₁₆ in Bulla Addu	Public purpose	Public purpose	N/A	N/A	N/A	10%	0.4
4 ₃₁	Community centre	Next to zone 2 ₁₂ within zone 0 ₃ along 30m road	Open space	Public purpose	N/A	N/A	N/A	10%	3.3
4 ₃₂	AP Line & Deputy County Commissioner	Within the new CBD along Mandera-Kotulo highway	Agricultural	Public purpose	N/A	N/A	N/A	----	15.9
4 ₃₃	Old Airstrip	Along 60m road, former airstrip area	Transportation	Public purpose	N/A	N/A	N/A	N/A	6.1

4 ₃₄	Ministry offices	Bordered by the proposed Kotulo Stadium	Agricultural	Public purpose	N/A	N/A	N/A	10	43.8
4 ₃₅	Public square	Along 60m road next to 2 ₁₄ .	Agricultural	Public purpose	N/A	N/A	N/A	10%	5.8
4 ₃₆	Mosque	Within zone 0 ₁₈ , near proposed park 3 ₁₇ .	Agricultural	Public purpose	N/A	N/A	N/A	35%	1
4 ₃₇	Madrasa/Prayer field	Within zone 0 ₇ . Along 60m road.	Agricultural	Public purpose	N/A	N/A	N/A	10%	4.3
4 ₃₈	Health centre	Along 18m road. Within zone 0 ₇ .	Agricultural	Public purpose	N/A	N/A	N/A	15%	1
4 ₃₉	Fire station	Adjacent to zone 0 ₅ .	Agricultural	Public purpose	N/A	N/A	N/A	10%	3.6
4 ₄₀	Public space	Within zone 0 ₅ , along Kutayu Road	Agricultural	Public purpose	N/A	N/A	N/A	10%	6.1
4 ₄₁	Mosque	Within zone 0 ₅ .	Agricultural	Public purpose	N/A	N/A	N/A	15%	5.8
4 ₄₂	Madrasa	Next to zone 0 ₅	Agricultural	Public purpose	N/A	N/A	N/A	10%	6
4 ₄₃	Madrasa/Prayer field	Within zone 0 ₁₆ . Along 60m road	Agricultural	Public purpose	N/A	N/A	N/A	10%	2.6

4 ₄₄	Mosque	Within zone 9 ₆ . Along 60m road.	Agricultural	Public purpose	N/A	N/A	N/A	15%	6.7
4 ₄₅	Mosque	Opposite to cemetery zone 6 ₆	Agricultural	Public purpose	N/A	N/A	N/A	15%	6.9
4 ₄₆	Public space	Located at the south west corner of 0 ₃	Agricultural	Public purpose	N/A	N/A	N/A	15%	6.7
4 ₄₇	Mosque & Social Hall	Within zone 5 ₁₁ opposite AP line	Agricultural	Public purpose	N/A	N/A	N/A	15%	1.1
4 ₄₈	Mosque	Lies within proposed residential zone 0 ₅	Agricultural	Public purpose	N/A	N/A	N/A	15%	1.6
4 ₄₉	Mosque	Within zone 0 ₆	Agricultural	Public purpose	N/A	N/A	N/A	15%	0.9
4 ₅₀	Mosque and madrassa	Situated in zone 0 ₁₀ adjacent to primary school 2 ₃	Agricultural	Public purpose	N/A	N/A	N/A	15%	1.6
4 ₅₁	Police post & prayer ground	Located to the north of Shopping Centre 5 ₁₄	Agricultural	Public purpose	N/A	N/A	N/A	15%	0.5

4 ₅₂	LMD	Situated in zone O ₂ in old town	Public purpose	Public purpose	N/A	N/A	N/A	15%	0.27
4 ₅₃	White house	Situated in zone O ₂ in old town	Public purpose	Public purpose	N/A	N/A	N/A		0.15
4 ₅₄	Main Fire station	Part of old air strip	Public purpose	Public purpose	N/A	N/A	N/A	10%	
4 ₅₅	Madrassa/ Mosque	Located adjacent to zone O ₄ and 5 ₁₆	Agricultural	Public purpose	N/A	N/A	N/A	15%	1.2
COMMERCIAL									
5 ₁	Market	Within old town	Commercial	Commercial	0.045	N/A	N/A	20%	3.8
5 ₂	Commercial	Along Manderakotulo Highway in old town	Mixed Use	Commercial	0.045	N/A	N/A	60%	3.4
5 ₃	Commercial	Along Manderakotulo Highway in old town within O ₂ .	Mixed Use	Commercial cum Residential	0.045	N/A	N/A	60%	2.5
5 ₄	Hotel	Along Manderakotulo Highway in the new CBD.	Agricultural	Commercial	-	N/A	300	35%	2,20

5 ₅	Commercial	Within new CBD. Along 40m road	Agricultural	Commercial	0.045	N/A	300	60%	18.6
5 ₆	Commercial	Along 60m road, next to zone 0 ₉	Agricultural	Commercial	0.09	N/A	240	50%	31.3
5 ₇	Market	Next to zone 5 ₆ in the new CBD	Agricultural	Commercial	0.06	N/A	240	50%	5.1
5 ₈	Commercial	Along 40m road, adjacent to Lorry park	Agricultural	Commercial	0.06	N/A	240	50%	27.1
5 ₉	Hotel	Along Highway, next to bus park	Agricultural	Commercial	-	N/A	100	35%	3.3
5 ₁₀	Shopping Mall	Along Highway, next to the proposed petrol station	Agricultural	Commercial	-	N/A	100	35%	3.0
5 ₁₁	Commercial	Abuts proposed car park in the new CBD	Agricultural	Commercial	0.06	N/A	300	50%	17.8
5 ₁₂	Commercial	Adjacent to the proposed Kotulo Stadium in the new CBD	Agricultural	Commercial	0.09	N/A	200	50%	74,2

5 ₁₃	Shopping Centre in zone 0 ₁₈	Within zone 0 ₁₈	Agricultural	Mixed use	0.045	N/A	150	30%	3.1
5 ₁₄	Shopping Centre	Within zone 0 ₇	Agricultural	Mixed use	-	N/A	150	30%	2.3
5 ₁₅	Shopping centre	Within zone 0 ₁₆ next to Madrassa	Agricultural	Mixed use	0.045	N/A	150	30%	1.2
5 ₁₆	Shopping centre	Within zone 0 ₄	Agricultural	Mixed use	0.045	N/A	150	30%	4.1
5 ₁₇	Shopping centre	Within zone 9 ₅	Agricultural	Mixed use	0.045	N/A	150	30%	7.4
5 ₁₈	Shopping centre	Within zone 0 ₈	Agricultural	Mixed use	0.045	N/A	150	30%	2.5
5 ₁₉	Shopping centre	Within zone 1 ₁₁	Agricultural	Mixed use	0.045	N/A	150	30%	4.2
5 ₂₀	Shopping centre	Within zone 0 ₁₂	Agricultural	Mixed use	0.045	N/A	150	30%	2.7
5 ₂₁	Shopping centre	Within zone 0 ₁₁	Agricultural	Mixed use	0.045	N/A	150	30%	1.2
5 ₂₂	Satellite CBD	Along Mandera-Kotulo Highway	Agricultural	Mixed use	-	N/A	For Future planning		82
5 ₂₃	Open air market	Bordered by the proposed Technical	Agricultural	Commercial	0.06	N/A	240		8.9

		Training Institute to the south							
5 ₂₄	Open air market	Within residential zone 0 ₁₀	Agricultural	Commercial	0.06	N/A	240	30%	2.4
5 ₂₅	Market/Shopping centre	Centrally located within zone 9 ₆	Agricultural	Mixed use	0.045	N/A	150	30%	10.4
5 ₂₆	Livestock market	Along 60m Lehele road in Bulla livestock	Agricultural	Commercial	N/A	N/A	N/A	10%	6.6
RECREATIONAL									
6 ₁	Water pan	Within zone 0 ₁	Water pan	Public utility	-	N/A	N/A	N/A	1.1
6 ₂	Water Pan	Within zone 9 ₁	Water pan	Public utility	-	N/A	N/A	N/A	0.9
6 ₃	Water pan	Near Largha sure in Bulla Livestock	Water pan	Public Utility	-	N/A	N/A	N/A	3.50
6 ₄	Waste collection depot	Located at the north-east corner of Residential zone 0 ₃	Agricultural	Public Utility	-	N/A	N/A	N/A	0.4
6 ₅	Cemetery	Along the highway, next to zone 3 ₁₁ . Within zone 8 ₅ .	Agricultural	Public Utility	-	N/A	N/A	N/A	22.8

6 ₆	Cemetery	Within zone 8 ₄ . Along the Northern Bypass	Agricultural	Public Utility	-	N/A	N/A	N/A	23.5
6 ₇	Cemetery	Within zone 8 ₂ . Along the Northern Bypass	Agricultural	Public Utility	-	N/A	N/A	N/A	23.5
6 ₈	Cemetery	Within zone 0 ₂ .	Cemetery	Public Utility	-	N/A	N/A	N/A	2.10
6 ₉	Sewer Treatment Plant	Located off 60m road on the Southern part of the planning area	Agricultural	Public Utility	-	N/A	N/A	N/A	65.5
6 ₁₀	Power Station	Lies in Bulla Mitita, north of New CBD	Agricultural	Public Utility	-	N/A	N/A	N/A	6.4
6 ₁₁	Waste collection Depot	Located within zone 5 ₁₁ and its bound by 30m and 25m road to the East and North side respectively	Agricultural	Public Utility	-	N/A	N/A	N/A	0.4
6 ₁₂	Waste collection Depot	Situated within Zone 5 ₈ along 60m road	Agricultural	Public Utility	-	N/A	N/A	N/A	0.4

6 ₁₃	Waste collection Depot	Lies at the South-west corner of the proposed industrial zone 1 ₁	Agricultural	Public Utility	-	N/A	N/A	N/A	0.7
6 ₁₄	Land fill	Within zone 8 ₃	Agricultural	Public utility	N/A	N/A	N/A	10%	21.1
TRANSPORTATION									
7 ₁	Proposed Airstrip	Along Larghasure, at the northeastern border	Transportation	Transportation	-	N/A	KCA regulations to be adhered to.	15%	700
7 ₂	Lorry park and Bus park	Along Mandera-Kotulo Highway in the new CBD	Agricultural	Transportation	-	N/A	N/A	N/A	20.7
7 ₃	Car park	Within zone 5 ₆ in the new CBD	Agricultural	Transportation	-	N/A	N/A	N/A	2
DEFERRED									
8 ₁	Deferred land	Adjacent to proposed Airstrip	Deferred	Deferred	-	N/A	N/A	N/A	330.0
8 ₂	Deferred land	East of the proposed airstrip, along	Deferred	Deferred	-	N/A	N/A	N/A	269.7

		the Northern Bypass							
8 ₃	Deferred land	At the northern edge of the planning, along the Northern Bypass	Deferred	Deferred	-	N/A	N/A	N/A	1945.0
8 ₄	Deferred land	Along highway bounded by 80m Northern Bypass	Deferred	Deferred	-	N/A	N/A	N/A	598.8
8 ₅	Deferred land	Bound by Southern bypass whose width is 80m	Deferred	Deferred	-	N/A	N/A	N/A	628.0
8 ₆	Deferred land	Bound by 80m Southern bypass to the North, 60m road to the West, Southern part at the edge of the planning area, 12m road	Deferred	Deferred	-	N/A	N/A	N/A	1054.3
AGRICULTURAL									
9 ₁	Agricultural	Bound by El-ram road on the northern side. Western side	Grazing land	Community grazing land	Not to be Sub-divided. (To be left as it is for	N/A	N/A	N/A	182.8

		highway, Southern side conservation area zone 10 ₂			grazing purpose).				
9 ₂	Grazing land	Bound by Kotulo Girls to the North, 60m road to the East, Mandera-Kotulo road to the South. Adjacent to Larghasure	Grazing land	Community grazing land	Not to be Sub-divided. (To be left as it is for grazing purpose).	N/A	N/A	N/A	69.6
9 ₃	Grazing land	Bound by the proposed airport to the northwest.	Grazing land	Community grazing land	Not to be Sub-divided. (To be left as it is for grazing purpose)	N/A	N/A	N/A	68.80
9 ₄	Grazing land	Bound by the proposed airport to the west	Grazing land	Community grazing land	Not to be Sub-divided. (To be left as it is for grazing purpose).	N/A	N/A	N/A	78.70
9 ₅	Agricultural	Adjacent to zone 8 ₂ on the Northern side. Bounded by 80m road to the	Grazing land	Agricultural Farms	2	N/A	N/A	N/A	129.0

		North and 60m road to the South.							
9 ₆	Agricultural	Abuts zones 0 ₆ & 0 ₁₆ and along the Northern Bypass	Grazing land	Agricultural Farms	2	N/A	N/A	N/A	256.0
9 ₇	Agricultural	Adjacent to a cemetery 6 ₆ . Bounded by a 60m road to the South 80m road to the North.	Grazing land	Agricultural Farms	4	N/A	N/A	N/A	126.0
CONSERVATION									
10 ₁	Lagsure	Along the Northern part of the highway	Stream	Conservation	N/A	N/A	N/A	N/A	395.0
10 ₂	Swampy area	Along El-ram road. (Flood zone)	Swamp	Conservation	N/A	N/A	N/A	N/A	6.0
10 ₃	Forested area	Adjacent to Chief Mohammed Jari Secondary school	Forest	Conservation	N/A	N/A	N/A	N/A	27.3

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.