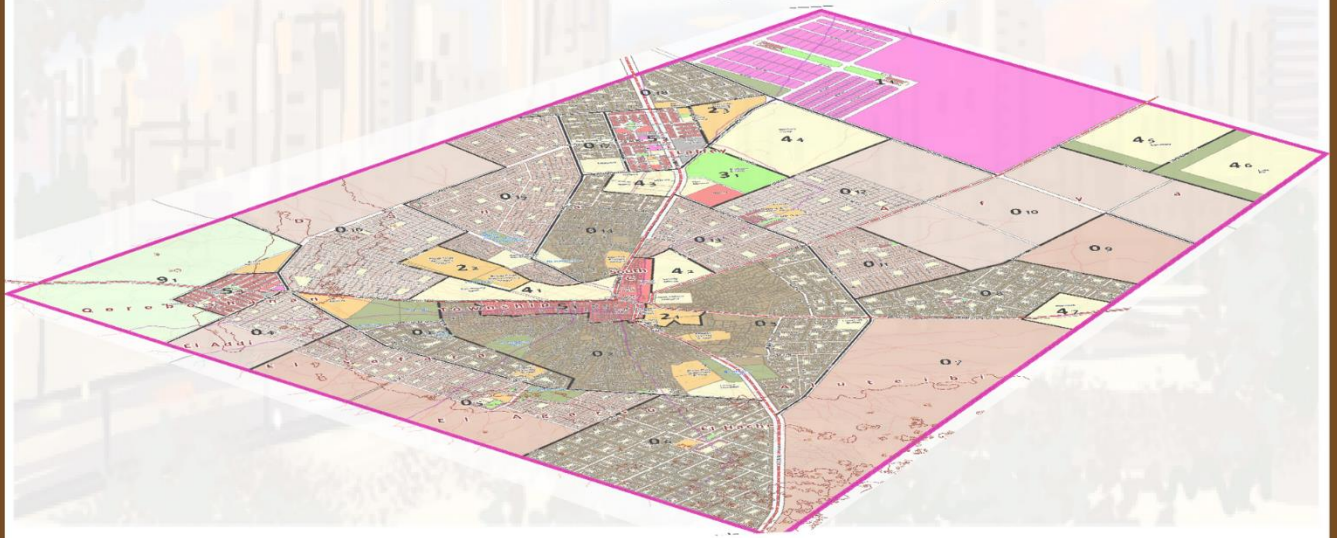




**MANDERA COUNTY GOVERNMENT
INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN
FOR EL WAK TOWN
(2015-2035)
FINAL PLAN REPORT**

To be a safe, well planned ecofriendly town with world class infrastructure and outstanding service delivery.



ELWAK TOWN INTEGRATED STRATEGIC URBAN DEVELOPMENT PLAN

This report presents the Integrated Strategic Urban Development Plan (2015 -2035) for El-Wak town. It is a project commissioned by the Mandera County Government and executed by Real Plan Consultants Limited in consultation with stakeholders. The main purpose of this ISUDP is to formulate a framework to guide the town's development in line with Vision 2030, the National Spatial Plan and the Sustainable Development Goals.

El-Wak town is arguably the second largest urban area in Mandera County after Mandera town. It has great prospects of growth taking into account its strategic location, vast land and water availability. However, lack of a comprehensive Physical Development Plan for the town is a main obstacle to development. This has manifested in the following ways; increased land use conflicts, stretched facilities, insecurity of land tenure, environmental degradation, development of poor structures and general lack of spatial order.

The Plan envisions a safe, well-planned and eco-friendly town with world-class infrastructure and outstanding service delivery. The interventions herein were multi-sectoral, geared towards realizing a healthy urban environment. Compatible and complementary land uses were proposed to ensure optimal benefits and avoid conflicting land uses. The Plan considered environmental sustainability taking into account critical natural and socio-economic roles played by the wells. It is also committed towards provision of quality living and work area with sustainably utilized resources, adequate infrastructural and social facilities.

The planning process involved assessment of the development constraints and potentials and visioning process. This was an all-inclusive process that saw active participation by the stakeholders, the client and consultants. In the spirit of inclusive participation, the proposals were presented to various Stakeholders; residents, the Technical Committee, County Assembly, Land, Housing & Physical Planning Committee, MP Mandera North and Hon. Cabinet Secretary of Trade and Industrialization. The comments and suggestions obtained during these interactions were incorporated in this Final Plan.

The outputs of the process consisted of Digital Maps, Structure Plan, Detailed Area Plans, and Sector Plans. The Sector Plans comprised of Transportation Strategy, Environmental Management Plan, Culture and Heritage Conservation Plan and Disaster Management Plan. A Capital Investment Plan was also prepared to link the ISUDP proposals to annual budgets.

The Structure Plan delineated El-Wak town into 18 broad land use zones that are further unpacked in the Detailed Land Use Plan. For each zone, specific regulations are proposed indicating permitted land use and minimum plot sizes. These are critical in the consideration of development applications that will be submitted to the County for approval such as building plans, change of use, extensions of use and lease, subdivisions and amalgamations of land among others. Regularization of property boundaries and subdivision have been undertaken to pave way for surveying works and enhancement of accessibility.

THE VISION

In the spirit of a shared vision, the various aspirations were integrated. Therefore, the Planning Vision statement for the El-Wak town is **'to be a safe, well – planned eco-friendly town with world-class infrastructure and outstanding service delivery'**.

The Vision comprises of four crucial components namely security, eco-friendly, quality infrastructural facilities and adequate service delivery.

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 Elwak 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-

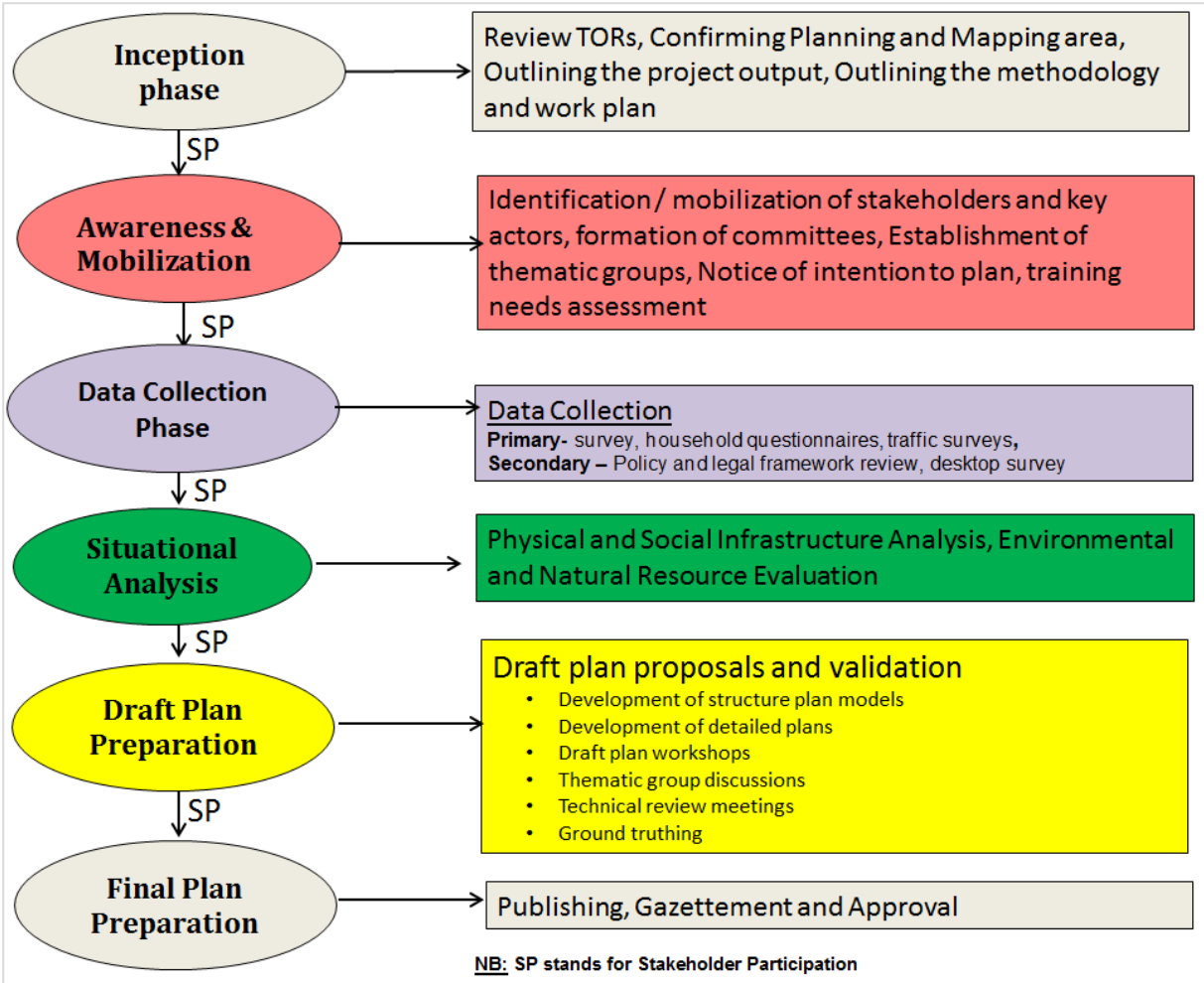
- i. Constitution of Kenya, 2010
- ii. County Governments Act, 2012
- iii. Urban Areas and Cities Act, 2011
- iv. Physical Planning Act, Cap 286
- v. Kenya Vision 2030

THE PLANNING PROCESS

The preparation of the ISUDP for Mandera 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.



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 waliokusika kwenye kesi dhidi yake wachunguzwe na kushtakiwa.

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

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

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

"Ingawa uamuzi huo ulilacha nafasi kwa kesi kuanzishwa 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 mashtaka, washirika wao na mashahidi walijihusisha katika utaji na ulaji wa rushwa ili watoe ushahidi wa uongo dhidi yake.

Alifika Kiongozi huru wa mashtaka ateuilwe na majaji ili achunguzwe na kushtaki wahusika katika madai hayo.

Alizidi kudai kuna maafisa waliokiuka sheria za mahakama kwa kujilusisha kimapenzi na baadhi ya mashahidi na jamaa zao.

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

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

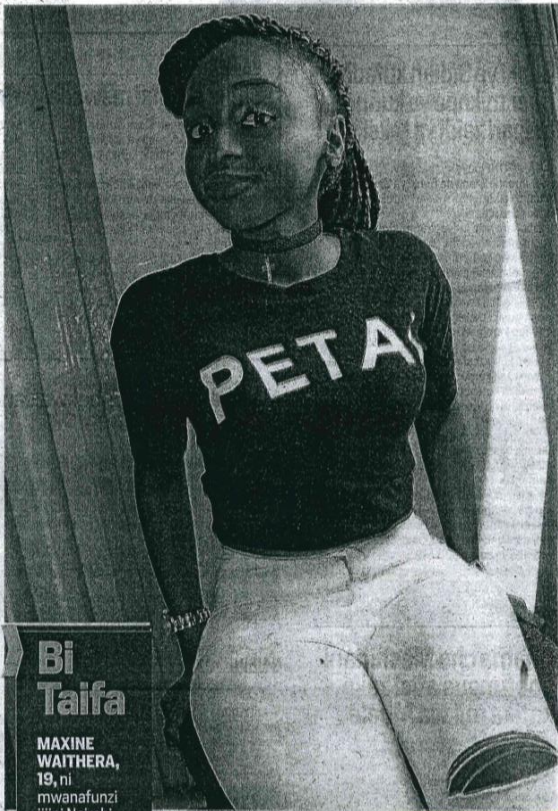
Kulingana hayo, Bw Khan alikuwa na mta mbaya ya kuibisha maafisa wa upande wa mashtaka alipobua madai hayo mwanzoni mwa nakala aliyowasilisha, kisha akakosa kuyaeleza zaidi.

"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 yalilingatia uvumi ambao haukutibitishwa na yalitoa sifa mbaya kwa afisi yake kwa kuwa yalichapishwa sana katika vrombo vya habari.

Aliongeza kuwa kwa sasa Bw Ruto hajatoa ushahidi wowote kwa mahakama wala majaji kuonyesha msingi wa kutaka ombi lake likibaliwe, kwa hivyo majaji hawana uwezo wa kuamua kuruhusu ombi hilo.

Hata hivyo, alisema afisi yake imejitolea kuchunguza malalamishi yoyote kuhusu madai kwa maafisa wake au mashahidi walikiuka sheria kama madai hayo yatawasilishwa kulingana na sheria.



Bi Taifa
MAXINE WAITHERA, 19, ni mwanafunzi jijini Nairobi. Urabuu 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 Mashiriki na maeneo mengine ambapo walimu mwaka jana walifigura kutokana na kudorora kwa usalama.

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

"Wizara 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 kwa 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 hiyo ilitolewa kufuatia mauaji ya watu watatu kutoka Klamu na Siaya baada ya maandamano yaliyofanyika siku ya Jumatatu kutibuliwa na polisi.

Akiongea 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 maandano hayo ambayo yalifanyika kwa mara ya nne wiki hii.

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

Na Farouk Mwabege

SERIKALI YA KAUNTI YA MANDERA



WIZARA YA ARDHI, MAKAZI NA MIPANGO YA UJENZI

NOTISI KWA UIMMA

NOTISI YA KUTAKA KUFANYA MIPANGILIO

MAANDALIZI YA RAMANI KWA NJIA YA KIDJITALI NA MPANGILIO WA USTAWISHAJI WA MIJILI YA MANDERA, ELWAK NA KOTULO (2015-2035)

Shughuli hii imezingatia Katiba ya Kenya vifungu vya 6, 60, 66, 67, 184, 186 Mpangilio wa Kwanza na Nne ya Katiba, Sheria ya Turne ya Kifaifa ya Ardhi, Sheria ya Serikali za Kaunti, Maeneo ya Miji na Majiji, Sheria ya Mpangilio ya Ujenzi na Usajili wa Maafisa wa Mpangilio ya Ardhi na sheria nyinginezo husika.

Serikali ya Kaunti ya Mandera inapenda kuwafahamisha kuwa imesaza maandalizi ya Ramani kwa njia ya kidijitali na Mpangilio wa 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 61Km² na Kotulo kilomita 122km². Shughuli ya kuandaa mpangilio huo inatarajiwa kuchukua muda wa miezi 12.

Lengo kuu la shughuli hiyo ni kutog' mwingozo mwafaka wa kuboreha maendeleo ya kiuchumi, uwekezaji na kuweka mazingira bora ya (ukuuji) 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 kujihusisha na shughuli ya kuandaa mipango hiyo. Taasisi au mtu yoyote anayetaka kuhusishwa au kutoa maoni kuhusiana na mradi huo anaweza kutafikia au kuwasilisha mapelelezo hayo kupitia anwani ifuatayo:

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

LAND REGULATIONS (DEVELOPMENT CONTROL GUIDELINES)

ZONE NO	ZONE NAME	AREA DESCRIPTION	EXISTING LAND USE	PERMITTED LAND USE	MINIMUM PLOT SIZE (Ha)	DENSITY	GROUND COVERAGE	PLOT RATIO	AREA
0 ₁	Bulla Afya	Bounded by 60m road on the Eastern and Western sides and on the Southern side 30m road. Within Bulla Afya	Mixed Use	Residential	0.045	High Density	50%	200	108.79
0 ₂	Alutebi	Bounded by 60m road on the Eastern and Western sides.	Mixed Use	Residential	0.045	High Density	50%	150	84.36
0 ₃	El Agarsu El Hache El Addi Qorobashanan	Bounded by 60m road on the Eastern and South western sides and 40m	Mixed Use	Residential	0.045	High Density	50%	200	340.93

		Takaba Road to the North. Situated within Bulla Argasu and El-hache							
0 ₄	El Safara	Situated along western ring road between El Agarsu Secondary sch and El Addi	Mixed Use	Residential	0.045	High Density	50%	200	100.22
0 ₅	El Addi Qorobashanan	Bounded by 30m road to the South and West. To the North it's bound by 60m wide Road. Adjacent to zone 5 ₁₀ .	Agricultural	Residential	0.46s	Low Density	35%	35	93.53
0 ₆	Bulla Laffey	Bounded by 30m roads on the Northern, Southern and Western side.	Agricultural	Residential	To be determined in the future	Low Density	N/A	N/A	20.83

		The boundary to the East is 18m road.							
0 ₇	El Safara	North-60m road. Located within Bulla El-Safara.	Agricultural	Residential	0.2	Medium Density	50%	200	156.05
0 ₈	Bulla El-Agarsu and El-Safara	North-30m road. Located within Bulla El-Agarsu and El-Safara.	Agricultural	Residential	0.2	Medium Density	40%	200	234.65
0 ₉	El-Agarsu	Located along Kotulo-Mandera road. On the Northern side near level 5 hospital.	Residential	Residential	0.1	High Density	50%	200	397.00
0 ₁₀	Alutebi	Situated along the highway and on the western bounded by	Agricultural	Residential	0.2	Medium Density	40%	150	723.6

		60m ring road and Mandera - Kotulo highway							
O ₁₁	Aluteibi	Bound by 60m Elkala road to the Northern part, 60m Eastern ring road to the East, to the West is Mandera – Kotulo highway. Adjacent to El-Hache well to the South.	Residential	Residential	0.1	High Density	50%	200	99.07
O ₁₂	Afya	Bounded by 25m road to the East, West, North sides and El-Kalla road to the South.	Residential	Residential	0.1	High Density	50%	200	18.93
O ₁₃	Afya	Bounded by 60m road to the East, El-	Residential	Residential	0.1	High Density	50%	200	68.71

		Kalla road to the South, O ₁₂ to the West and 25m road to the North.							
O ₁₄	Afya	Bounded by El-Kalla road to the South, 12m road to the East, 60m road to the West and 30 m road to the North.	Agricultural	Residential	0.1	High Density	50%	200	223.93
O ₁₅	Afya	Adjacent to zone O ₁₃ to the West, zone O ₁₉ to the East. Bounded by El-Golicha road to the North and 30m road to the South.	Agricultural	Residential	0.2	Medium Density	40%	200	129.45
O ₁₆	Laffey Afya	Bound by El-Golicha road to the South, 60m to the North West	Residential	Residential	0.2	Medium Density	40%	200	176.79

		and 60m road to the East.							
0 ₁₇	Laffey Afya	Bound by El-Golicha road to the South, 30m road to the North and 60m Eastern Ring road to the West.	Agricultural	Residential	0.46	Low Density	20%	35	193.64
0 ₁₈	Afya	Bounded by El-Golicha road to the South, 30m road to the North and 60m road to the East.	Agricultural	Residential	Large block	Low Density	20%	35	140.56
0 ₁₉	Afya	Bounded by El-Golicha road to the north, 30m road to the south, 60m Eastern link road to the East and 30m	Agricultural	Residential	0.46	Low Density	20%	35	313.37

		road to the West.							
O ₂₀	Dana	Adjacent to proposed AP Camp 4 ₁₃ and National & County Offices 4 ₁₄ to the south.	Residential	Residential	0.46	Low Density	20%	35	17.41
O ₂₁	Afya	Adjacent to zone O ₁₈ and 18m road to the West, 30m road to the North and Southern sides and 60m Eastern ring road to the East.	Agricultural	Residential	0.2	Medium Density	40%	200	21.33
O ₂₂	Dana	Bound by 30m road to the North, 60m Manderla – Kotulo highway road to the East, 40m road to the West and	Residential	Residential	0.1	High Density	50%	200	154.10

		40m Northern Artery road to the South.							
0 ₂₃	Dana	Adjacent to the zone 0 ₂₂ to the South, 60m road to the East, 40m road to the West.	Agricultural	Residential	0.1	High Density	50%	200	44.14
0 ₂₄	Bulla Guyo Mado Guda and Guyo Mado Diqa	Bound by 60m Northern Ring Road to the North and 40M roads to the East, South and Western sides.	Agricultural	Residential	0.2	Medium Density	40%	200	207.88
0 ₂₅	Dana	Bound by 60m road to the North, South, East and West. Adjacent to proposed hospital 4 ₆ .	Agricultural	Residential	0.1	High Density	50%	200	268.40

0 ₂₆	Dana	Bound by 12m road to the North, 30m road to the South, 60m road to the East and 60m Manderla – Kotulo highway to the West. Adjacent to the Technical Training Institute to the South.	Agricultural	Residential	0.1	High Density	50%	200	52.87
0 ₂₇	Dana	Bound by 12m road to the North, 60m road to the East and 60m road to the South.	Agricultural	Residential	0.1	High Density	50%	200	58.99
0 ₂₈	Dana	Situated along the Northern boundary, Eastern and Southern	Agricultural	Residential	0.2	Medium Density	40%	200	52.87

		parts 60m roads.							
O ₂₉	Bulla Dana	Bounded by 12m road to the North, 60m Northern ring road to the South and 30m road to the West.	Agricultural	Residential	Large block 0.46	Low Density	35%	35	248.71
O ₃₀	Bulla Dana/ LMD	Located adjacent to Elwak Boys Secondary School to the East, bound by 60m road to the West and Northern artery to the North. Bound by Takaba Road to the South.	Residential	Residential	0.46	Low Density	35%	35	211.6
O ₃₁	Power	Adjacent to Elwak Boys Secondary School to the west and	Agricultural	Residential	0.2	Medium Density	40%	200	25.70

		Kenya Power Sub-station to the East, 60m road to the East and 30m road to the North.							
0 ₃₂	LMD	Located adjacent to Kenya Power sub-station to the North, bound by 60m northern artery to the East and 15m road to the West.	Agricultural	Residential	0.2	Medium Density	40%	200	23.29
0 ₃₃	Qorobashanan	Located close to El Safara well	Agricultural	Residential	0.46	Low Density	35%		29.63
0 ₃₄	Dana	Located Norther ring road close to Uthole shopping centre	Agricultural	Residential	0.1	High Density	50%	200	30.81
Industrial									

1 ₁	-	Bounded by 60m road to the West and north and 40m road to the South. To the East it's bound by a 12m road.	Agricultural	Industrial	5	Heavy Industrial	15%		576.96
1 ₂	-	Situated in Bulla Nguvu along 60m road and east to the Military Camp.	Agricultural	Industrial	0.46	Light Industrial	15%	N/A	84.22
1 ₃	-	Situated partly in Bulla Nguvu next to zone 1 ₁₀	Agricultural	Industrial	2	Medium Density Industrial	15%	N/A	76.64
1 ₄	-	Situated between zone 3 ₁ and 3 ₂	Agricultural	Industrial	2	Medium Density	15%	N/A	82.84
1 ₅	Service petrol station	Located along Mandera-Kotulo road next to the bus park in the new CBD.	Agricultural	Industrial	5	Light Industrial	15%	N/A	3.22

1 ₆	Jua kali shade	Situated along the highway next to proposed AP Camp.	Agricultural	Industrial	-	Light Industrial		N/A	3.50
1 ₇	Ware houses	Situated in Uthole next to proposed AP Camp	-	Industrial		Light Industrial			1.69
1 ₈	Slaughter house	Located in zone O ₁₆ , off the highway	Existing slaughter house	Industrial	1.6	Light		Stalls	2.02
1 ₉	Proposed industrial activities	Located in zone O ₁₆ , off the highway	Residential	Industrial	2.5	Medium	15%	-	3.02
1 ₁₀	Solar farm	Situated at the northern edge of proposed industrial area	Agricultural	Industrial	29.6	Light	15%	-	36.14
1 ₁₁	Slaughter house	Lies along El Kala road, opposite the livestock market	Agricultural	Industrial	12.0	Light	15%	-	7.91
1 ₁₂	Petrol Station	Along the highway in the old town near	Existing petrol station	Industrial	0.3	Light	15%	-	0.59

		Alroiwa Prim. Sch.	(Industrial)						
1 ₁₃	Proposed industrial	Situated along Takaba road opposite to lorry park (1 ₁₃) at the northern edge of proposed industrial area	Agricultural	Industrial			15%		1.4
1 ₁₄	Proposed industrial	Situated in Zone 5 ₁₁ at junction of Takaba road and Northern ring road	Agricultural	Industrial	-	High Industrial	15%	N/A	2.81
Educational									
2 ₁	Elwak DEB Primary School	Bound by 60m El-Kalla road to the North, Elwak Mixed Secondary School and Alrowla Primary School to the South.	Educational	Educational	-	-	10%	-	13.39

2 ₂	Alrowla Pri. school	Bound by El-Kalla road to the North and Elwak DEB Prim. School to the north	Educational	Educational	-	-	10%		6.39
2 ₃	Aluteibi Prim. School and Aluteibi orphanage	Located within zone O ₂ along 60m road	Educational	Educational	-	-	10%	N/A	11.1
2 ₄	El- Wak Girls Pri Sch.	Bound by 9m roads to the North and west sides and El-Hache well to the south and east sides.	Educational	Educational	-	-	10%	N/A	11.3
2 ₅	Proposed sec. School	Within zone O ₉	Agricultural	Educational	-	-	10%	N/A	5.14
2 ₆	Youth Polytechnic	Located within Zone O ₁ and borders Elwak Referral hospital to the East.	Educational	Educational	-	-	10%	N/A	2.16
2 ₇	Proposed Pri. School	Within zone O ₇	Agricultural	Educational	-	-	10%	N/A	4.17

2 ₈	Elagarsu Sec. School	Within zone O ₄ near Aan - Garbicha well. Along 60m road.	Educational	Educational	-	-	10%	N/A	4.92
2 ₉	Elagarsu Pri. School	Within zone O ₄ near Adan-Garbicha well. Along 30m road.	Educational	Educational	-	-	10%	N/A	5.64
2 ₁₀	Proposed Sec. School	Bound by Takaba road to the North and 60m road to the South.	Agricultural	Educational	-	N/A	10%	N/A	14.87
2 ₁₁	Proposed Primary Sch	Bound by 25m road to the North West and 60m road to the East. Near proposed commercial zone 5 ₁₁ .	Agricultural	Educational	-	-	10%	N/A	18.82
2 ₁₂	Elwak Boys Sec. School	Bound by 30m road to the North and Senior Chief	Educational	Educational	-	-	10%	-	48.58

		Adawa Prim. School to the South east near Kenya Power substation.							
2 ₁₃	Senior Chief Adawa Pri. School	Located near community land 4 ₁ to the South and Elwak Boys Sec. School to the North west.	Educational	Educational	-	-	10%	-	14.77
2 ₁₄	Aluweys Pri. School	Located within zone O ₂₂ along B ₉ .	Educational	Educational	-	-	10%	-	12.09
2 ₁₅	Proposed Pri.	Located within zone O ₁₇ . Bound by 25m roads to north, east and west sides and proposed sec sch to the south.	Agricultural	Educational	-	-	10%	-	3.56
2 ₁₆	Proposed Nursery Sch.	Located in the new CBD, next	Agricultural	Educational	-	-	10%	-	1.70

		to a Madrasa 4 ₁₀							
2 ₁₇	Proposed primary and Sec. School	Located along 60m road to the East and 30m road to the South.	Agricultural	Educational	-	-	10%	-	12.89
2 ₁₈	Madrasa	Located next to a police station and proposed CBD	Agricultural	Educational	-	-	10%	-	3.37
2 ₁₉	Proposed Technical Training Institution	Bound by a 60m road to the East and 30m road to the North. To the south is a Military Camp.	Agricultural	Educational	-	-	15%	-	47.43
2 ₂₀	Proposed Pri. School	Located within zone O ₁₃ .	Agricultural	Educational	-	-	10%	-	5.76
2 ₂₁	Proposed Pri. School	Located within O ₁₉ along a 60m road.	Agricultural	Educational	-	-	10%	-	3.94
2 ₂₂	Proposed Sec. School	Located within zone O ₁₉ along a 15m road near proposed	Agricultural	Educational	-	-	10%	-	5.22

		community zone.							
2 ₂₃	Sec school	South-western edge of zone O ₉	Agriculture	Education	-	-	10%	-	7.53
2 ₂₄	Primary school	South-western edge of zone O ₉	Agriculture	Education	-	-	10	-	5.06
2 ₂₅	Primary school	At the western edge of zone O ₂₄ , along the Northern Bypass	Agriculture	Education	-	-	10	-	4.39
2 ₂₆	Sec school	At the western edge of zone O ₂₄ , along the Northern Bypass	Agriculture	Education	-	-	10	-	5.42
2 ₂₇	Elwak Mixed Secondary School	Bound by 60m El-Kalla road to the North, Elwak DEB Primary School to the north and Alrowla	Educational	Educational	-	-	10%	-	5.58

		Primary School to the west.							
2 ₂₈	El- Wak Girls Pri Sch.	Bound by 9m roads to the West, Elwak girls Pri Sch to the North and El-Hache well to south and east sides.	Educational	Educational	-	-	10%	N/A	14.75
2 ₂₉	Proposed Sec. School	Located within zone O ₁₇ . Bound by 25m roads to south, east and west sides and Proposed pri. sch 2 ₁₅ to the north.	Agricultural	Educational	-	-	10%	-	7.44
2 ₃₀	Proposed pri. School	Located within zone O ₂₈ . Along Northern ring road	Agricultural	Educational	-	-	10%	-	4.66
2 ₃₁	Proposed Special needs sch	Located within zone O ₂₃ near existing Ap Camp and	Agricultural	Educational	-	-	10%	-	7.85

		opposite proposed hospital 4 ₆							
2 ₃₂	Proposed pri. School	Located within zone 0 ₉ near water works zone 6 ₁₀	Agricultural	Educational	-	-	10%	-	3.7
2 ₃₃	Bulla Afya Primary sch	Located within zone 0 ₁₃	Educational	Educational	-	-	10%	-	6.42
2 ₃₄	Abaiyesa water point Pri. sch	Located within zone 0 ₇ along western ring road	Educational	Educational	-	-	10%		7.87
2 ₃₅	Tawakal Mixed Secondary	Located within zone 0 ₂₂	Educational	Educational	-	-	10%		0.7
Recreational									
3 ₁	Industrial garden	Located between zone 1 ₃ and 1 ₄	Agricultural	Recreational	-	-	-	-	22.78
3 ₂	Buffer zone	Bounded by a 60m road on the southern part and 30 m road on the northern part	Agricultural	Recreational	-	-	-	-	23.81

		adjacent to zone 1 ₄							
3 ₃	Recreational Park	Next to zone 2 ₁₉ and proposed police station to the southern and proposed primary school to the north. Along 30m road.	Agricultural	Recreational	-	-	-	-	1.24
3 ₄	Central park in the Uthole centre	Bound by 30m roads on all sides. It borders the proposed commercial complex 5 ₆ to the North, hotel 5 ₈ to the Southeast and mall 5 ₇ to the Southwest.	Agricultural	Recreational	-	-	-	-	2.94
3 ₅	Park	Adjacent to proposed AP	Agricultural	Recreational	-	-	-	-	1.36

		camp. Located within zone 5 ₅							
3 ₆	Park	Located along Takaba road next to proposed market	Agricultural	Recreational	-	-	-	-	3.68
3 ₇	Park	Located within zone 0 ₇ . Bound by 18m road to the north and 15m road on the eastern, western and southern sides.	Agricultural	Recreational	-	-	-	-	2.48
3 ₈	Proposed park	Located within zone 0 ₇ . Triangular in shape. Bound by 15m roads	Agricultural	Recreational	-	-	-	-	0.97
3 ₉	Proposed park	Located within zone 0 ₁₇ , adjacent to proposed commercial zone and	Agricultural	Recreational	-	-	-	-	2.46

		mosque. Located along 60m road on the eastern side.							
3 ₁₀	Proposed park	Within zone O ₁₅ along a 30m road to the east	Agricultural	Recreational	-	-	-	-	0.70
3 ₁₁	Proposed stadium and park	Bound by 60 m road to the north, 30m road to the east, 30 m road to the south and 25m road to the west	Agricultural	Recreational	-	-	-	-	67.77
3 ₁₂	Park	Within zone 5 ₃₂ , located off a 60m road	Agricultural	Recreational	-	-	-	-	1.71
3 ₁₃	Park	Lies off the Western Ring Road within zone O ₇	Agricultural	Recreational	-	-	-	-	0.8
3 ₁₄	Play ground	At the southern edge of zone O ₃ ,	Agricultural	Recreational	-	-	-	-	5.77

		along the Western Ring Road							
3 ₁₅	Existing Baraza Park	Lies within the old town, next to County Offices	Recreational	Recreational	-	-	-	-	4.55
3 ₁₆	Park	Located within zone O ₉ , next to proposed secondary and primary school, zone 2 _{23 & 24}	Agricultural	Recreational	-	-	-	-	3.08
3 ₁₇	Park	Lies within zone 5 ₉ Uthole center	Agricultural	Recreational	-	-	-	-	1.40
Public Purpose									
4 ₁	Mosque	Located to the south east of zone O ₃₀	Residential	Public purpose	-	N/A	15%	N/A	1.81
4 ₂	Mosque	Located to the west of zone O ₃₁	Residential	Public purpose	-	N/A	15%	N/A	2.18
4 ₃	Mosque / Madrassa	Located within zone O ₃₀ .	Agricultural	Public purpose	-	N/A	15%	N/A	4.38

		Bound by 15m roads on the southern and eastern side 18 m road on the northern side.							
4 ₄	Mosque	Situated within Zone O ₂₄ . Near Guyo Mado Diga well	Public purpose	Public purpose	-	N/A	10%	-	1.32
4 ₅	Mosque / Madrassa	Situated within Zone O ₃₃	Agricultural	Public purpose		N/A	15%	N/A	1.02
4 ₆	Hospital	Located in new town bound by 60m roads on the southern, eastern and western part.	Agricultural	Public purpose	-	N/A	30%	N/A	18.84
4 ₇	Fire station	Located within zone O ₃₄ within the new CBD	Agricultural	Public purpose	-	N/A	10%	N/A	3.88

4 ₈	Mosque/ Madrasa	Located within zone 0 ₂₄	Agricultural	Public purpose	-	N/A	10%	N/A	1.49
4 ₉	Police station	Within zone 0 ₂₈ bound by 15m roads on the southern, eastern and western side.	Agricultural	Public purpose	-	N/A	10%	N/A	1.52
4 ₁₀	Mosque, Madrasa and Prayer grounds	Located within new town next to a mall.	Agricultural	Public purpose		N/A	10%	N/A	2.18
4 ₁₁	AP camp	Located within new town next to a nursery school and a mosque/ madrasa	Agricultural	Public purpose		N/A	15%	N/A	2.53
4 ₁₂	Mosque	Located adjacent to zone 2 ₁₉ within zone 5 ₉	Agricultural	Public purpose		N/A	10%	N/A	1.44
4 ₁₃	AP camp	Adjacent to zone 4 ₄ on the eastern side. Bound by 25m	AP camp (RDU)	Public purpose		N/A	15%	N/A	9.17

		roads on all sides.							
4 ₁₄	National and County offices	Bound by 60 m road (B9) to the East, 25m road to the south and west and 25m road to the north.	Agricultural	Public purpose		N/A	10%	N/A	17.34
4 ₁₅	Fire station	Bound by 60m road (B9) to the East, 25 m road to the West and 25 m road to the south	Agricultural	Public purpose		N/A	10%	N/A	13.04
4 ₁₆	Police station	Located adjacent to the proposed technical training institute within the new town	Agricultural	Public purpose		N/A	15%	N/A	2.63
4 ₁₇	Military Camp	Located adjacent to zone 3 ₁₁ .	Military Camp	Public purpose	-	N/A	30%	N/A	88.84

		Bound by 30m road to the south and west and 60 m roads to the north and east							
4 ₁₈	Mosque	Located between zones 1 ₃ and 1 ₄ along a 60m road	Agricultural	Public purpose	-	N/A	10%	N/A	1.68
4 ₁₉	Mosque	Located within Bulla Afya in zone 1 ₂	Agricultural	Public purpose	-	N/A	10%	N/A	1.65
4 ₂₀	Mosque and public baraza, prayer grounds and madrasa	Within zone 0 ₁₇ adjacent to zone 5 ₃	Agricultural	Public purpose	-	N/A	10%	N/A	3.13
4 ₂₁	Mosque / madrasa	Within zone 0 ₁₆ . Bound by 15m roads to the North and West and 15m roads to the East and South	Agricultural	Public purpose	-	N/A	10%	N/A	2.43
4 ₂₂	County Offices	Along El Golicha road	National/	Public purpose	-	N/A	50%	N/A	17.96

		adjacent to the former airstrip	County offices						
4 ₂₃	Elwak Referral Hospital	Located along El Golicha road adjacent to Elwak police lines	Elwak Referral Hospital	Public purpose	-	N/A	30%	N/A	29.01
4 ₂₄	Level 5 Hospital	Located in Bulla El-Hache, abuts El Hache Well	Agricultural	Public purpose	-	N/A	30%	N/A	41.88
4 ₂₅	Mosque	Within zone O ₇ along 60m road	Agricultural	Public purpose	-	N/A	N/A	N/A	1.18
4 ₂₆	Mosque	Within Zone O ₁₁	Agricultural	Public purpose	-	N/A	10%	N/A	0.76
4 ₂₇	Mosque and madrasa	Located within S ₁₂ near existing customs	Agricultural	Public purpose	-	N/A	10%	N/A	0.92
4 ₂₈	Customs duty office	Located within zone O ₁₄ . Bound by 12m road to the East and El	Agricultural	Public purpose	-	N/A	10%	N/A	47.27

		Kalla road to the South							
4 ₂₉	Mosque, madrasa and Prayer ground	Within zone O ₉	Agricultural	Public purpose	-	N/A	10%	N/A	4.13
4 ₃₀	Mosques and pray ground	Within zone O ₇	Agricultural	Public purpose	-	N/A	10%	N/A	3.01
4 ₃₁	Mosque	Lies in zone O ₁₁ along 15m road	Agricultural	Public purpose	-	N/A	110%	N/A	0.77
4 ₃₂	Mosque and police post	Adjacent to existing industrial Zone 1 ₉	Agricultural	Public purpose	-	N/A	15%	N/A	1.92
4 ₃₃	Public works	Located in old town adjacent to the DCC's residence	Public purpose	Public purpose	-	N/A	50%	N/A	6.19
4 ₃₄	Prayer grounds and Police station	To the west of the Military Camp, along a 30m road	Agricultural	Public purpose	-	N/A	10%	N/A	5.8
4 ₃₅	Police station	Located in Elhache within zone 5 ₁₄	Agricultural	Public purpose	-	N/A	15%	N/A	1.11

4 ₃₆	Police post	Within zone O ₁₅	Agricultural	Public purpose	-	N/A	10%	N/A	0.89
4 ₃₇	Mosque	Within zone O ₅	Agricultural	Public purpose	-	N/A	15%	N/A	0.59
4 ₃₉	El Wak police line	Along the El Golicha Road in the old town	Agricultural	Public purpose	-	N/A	15%	N/A	9.84
4 ₄₀	El Wak Police Station	Situated at the junction of Takaba road and the Highway	Public purpose	Public purpose	-	N/A	15%	N/A	1.55
4 ₄₁	Jamia Mosque	Located within zone S ₁ in the old town	Public purpose	Public purpose	-	N/A	10%	N/A	0.2
4 ₄₂	Public space	Lies along the B9, at the southern edge of the El Wak town next to Zone O ₁₀	Agricultural	Public purpose	-	N/A	10%	N/A	25.92
4 ₄₃	Prayer ground/ mosque	To the south of Elagarsu sec and primary school	Agricultural	Public purpose	-	N/A	10%	N/A	1.76

4 ₄₄	Mosque	Situated in zone O ₄	Agricultural	Public purpose	-	N/A	10%	N/A	0.71
4 ₄₅	Mosque and Madrasa	Lies within zone O ₄ , off the Western Ring Road	Agricultural	Public purpose	-	N/A	10%	N/A	1.54
4 ₄₆	Mosque	Lies at the northern edge of zone O ₇ , along a 15m road	Agricultural	Public purpose	-	N/A	10%	N/A	0.93
4 ₄₇	Mosque, Madrasa and social hall	Situated in the Estate commercial node within residential zone O ₇	Agricultural	Public purpose	-	N/A	10%	N/A	1.13
4 ₄₈	Mosque	Lies within zone O ₇	Agricultural	Public purpose	-	N/A	10%	N/A	0.86
4 ₄₉	Mosque	Lies within zone O ₇	Agricultural	Public purpose	-	N/A	10%	N/A	0.72
4 ₅₀	Police post	Situated along the Western Ring Road, within zone O ₇	Agricultural	Public purpose	-	N/A	15	N/A	1.09

4 ₅₁	Social hall	Located within zone O ₇ , along 25m Road.	Agricultural	Public purpose	-	N/A	15	N/A	1.57
4 ₅₂	Mosque	Situated in zone O ₇	Agricultural	Public purpose	-	N/A	10%	N/A	0.49
4 ₅₃	AP offices, Chiefs office	Lies within old town, abuts the Elwak Police station	Public purpose	Public purpose	-	N/A	10%	N/A	2.34
4 ₅₄	Mosque	Located in zone O ₉	Agricultural	Public purpose	-	N/A	10%	N/A	0.86
4 ₅₅	Mosque	Located in zone O ₉	Agricultural	Public purpose	-	N/A	10%	N/A	0.86
4 ₅₆	Mosque	Located in zone O ₉	Agricultural	Public purpose	-	N/A	10%	N/A	0.86
4 ₅₇	Post office	Situated at the B9 – Takaba roads junction, and borders the Catholic Church	Public purpose	Public purpose	-	N/A	10%	N/A	1.04
4 ₅₈	Catholic Church	Situated at the B9 – Takaba roads junction, and	Public purpose	Public purpose	-	N/A	10%	N/A	0.59

		borders the Post Office							
4 ₅₉	Baraza Park	Located in zone O ₂₂ , off the highway	Public purpose	Public purpose	-	N/A	50%	N/A	3.64
4 ₆₀	Mosque	Located in zone O ₉ , at the western edge	Agricultural	Public purpose	-	N/A	10%	N/A	0.57
4 ₆₁	Mosque	Located in zone O ₉ off the highway	Agricultural	Public purpose	-	N/A	10%	N/A	0.7
4 ₆₂	Mosque / madrasa, Police Post & S.H	Located in zone O ₉ , within the estate node 5 ₂₇	Agricultural	Public purpose	-	N/A	10%	N/A	3.59
4 ₆₃	Mosque	Located in zone O ₉ , at the southern edge	Agricultural	Public purpose	-	N/A	10%	N/A	0.73
4 ₆₄	Mosque	Located in zone O ₈	Agricultural	Public purpose	-	N/A	10%	N/A	10.92
4 ₆₅	Mosque	Situated in zone O ₁₂	Agricultural	Public purpose	-	N/A	10%	N/A	0.79
4 ₆₆	Mosque	Lies within the old town, next	Agricultural	Public purpose	-	N/A	10%	N/A	1.73

		to proposed market 5 ₂₁							
4 ₆₇	Mosque	Lies at the western edge of zone 0 ₁₄	Agricultural	Public purpose	-	N/A	10%	N/A	1.38
4 ₆₈	Police station	Lies within estate node 5 ₁₂	Agricultural	Public purpose	-	N/A	10%	N/A	0.2
4 ₆₉	Mosque	Situated within zone 0 ₁₄ , to the west of Customs	Agricultural	Public purpose	-	N/A	10%	N/A	0.68
4 ₇₀	Mosque	Located within zone 0 ₁₄ , to the north of Customs	Agricultural	Public purpose	-	N/A	10%	N/A	0.55
4 ₇₁	Police post, social hall, mosque, madrasa	Situated within estate node 5 ₂₃	Agricultural	Public purpose	-	N/A	10%	N/A	1.28
4 ₇₂	Mosque	Located within residential zone 0 ₁₄	Agricultural	Public purpose	-	N/A	10%	N/A	0.69
4 ₇₃	Mosque	Lies within zone 0 ₁₅	Agricultural	Public purpose	-	N/A	10%	N/A	1.95

4 ₇₄	Mosque	Situated in zone 0 ₁₅	Agricultural	Public purpose	-	N/A	10%	N/A	1.58
4 ₇₅	Mosque	Located next to the commercial Node 5 ₁₃ , in zone 0 ₁₅	Agricultural	Public purpose	-	N/A	10%	N/A	0.89
4 ₇₆	Police station, mosque, madrasa & prayer field	Situated within zone 5 ₁₀ .	Agricultural	Public purpose	-	N/A	10%	N/A	1.94
4 ₇₇	Mosque	Lies in zone 0 ₁₆ , next to a playground along an 18m road	Agricultural	Public purpose	-	N/A	10%	N/A	1.00
4 ₇₈	Police post	Located in node 5 ₃ within 0 ₁₇	Agricultural	Public purpose	-	N/A	10%	N/A	0.37
4 ₇₉	Mosque	Lies at the eastern edge of zone 0 ₁₇	Agricultural	Public purpose	-	N/A	10%	N/A	1.65
4 ₈₀	Mosque	Situated in zone 0 ₁₇	Agricultural	Public purpose	-	N/A	10%	N/A	1.29

4 ₈₁	Police station	Located within the proposed industrial area	Agricultural	Public purpose	-	N/A	10%	N/A	2.9
4 ₈₂	Mosque/ Madrasa	Within zone O ₂₆ , along a 25m road	Agricultural	Public purpose	-	N/A	10%	N/A	1.17
4 ₈₃	Mosque / madrasa	Located within zone O ₂₆ , off the highway	Agricultural	Public purpose	-	N/A	10%	N/A	0.9
4 ₈₄	Mosque	Situated within zone O ₂₇ , along an 18m road	Agricultural	Public purpose	-	N/A	10%	N/A	1.13
4 ₈₅	Mosque	Situated in zone O ₂₇ , and bound by 15m roads	Agricultural	Public purpose	-	N/A	10%	N/A	0.54
4 ₈₆	Mosque	Lies in zone O ₂₅ ,	Agricultural	Public purpose	-	N/A	10%	N/A	0.60
4 ₈₇	Mosque & Police post	Located in the new CBD, abutting the Central Park	Agricultural	Public purpose	-	N/A	10%	N/A	0.60
4 ₈₈	Mosque & Social hall	It abuts the new CBD to the west,	Agricultural	Public purpose	-	N/A	50%	N/A	2.69

		along a 60m road							
4 ₈₉	Mosque	Lies within zone 0 ₂₃ , along a 15m road	Agricultural	Public purpose	-	N/A	-	N/A	0.59
4 ₉₀	Mosque	Lies in zone 0 ₂₈ , along a 15m road	Agricultural	Public purpose	-	N/A	-	N/A	0.94
4 ₉₁	Mosque /Madrasa	Situated at the northern edge of zone 0 ₂₄	Agricultural	Public purpose	-	N/A	-	N/A	0.98
4 ₉₂	Mosque	Located within zone 0 ₂₄ , bound by 15m road	Agricultural	Public purpose	-	N/A	-	N/A	1.00
4 ₉₃	Police Station	Within zone 0 ₂₄ , along an 18m road, next to the estate node 5 ₃₂	Agricultural	Public purpose	-	N/A	10	N/A	1.52
4 ₉₄	Mosque, madrasa and social hall	Lies within zone 0 ₂₄ , in the estate node 5 ₂₃	Agricultural	Public purpose	-	N/A	-	N/A	1.66

4 ₉₅	Police station	Situated within zone O ₃₀ , next to a play ground	Agricultural	Public purpose	-	N/A	10	N/A	2.84
4 ₉₆	Mosque	Located in zone O ₃₀ , along a 15m road	Agricultural	Public purpose	-	N/A	-	N/A	1.36
4 ₉₇	Mosque	Lies in zone O ₅ , off the Western Ring Road	Agricultural	Public purpose	-	N/A	-	N/A	1.15
4 ₉₈	Social hall	Situated in the Airport Node 5 ₁₀ , along the 30m road	Agricultural	Public purpose	-	N/A	50	N/A	0.78
4 ₉₉	Arida Public space	Situated along El Kalla Road in residential zone O ₂ (Bulla Aluteibi)	Public purpose	Public purpose	-	N/A	-	N/A	5.87
4 ₁₀₀	Mosque	Lies within zone O ₁ in old town	Public purpose	Public purpose	-	N/A	-	N/A	0.11
4 ₁₀₁	Mosque	Lies within zone O ₃₁ in old town	Public purpose	Public purpose	-	N/A	-	N/A	0.27

4 ₁₀₂	Police post & County office	Lies within shopping Centre 5 ₂₉	Agricultural	Public purpose	-	N/A	-	N/A	0.29
4 ₁₀₃	Mosque & Madrassa	Lies within zone 0 ₂₈	Agricultural	Public purpose	-	N/A	-	N/A	1.08
4 ₁₀₄	Customs office	Situated next to livestock market and slaughter house along El Kala road	Existing customs office	Public purpose					14.54

Commercial

ZONE NO	ZONE NAME	AREA DESCRIPTION	EXISTING LAND USE	PERMITTED LAND USE	MINIMUM PLOT SIZE (Ha)	DENSITY	GROUND COVERAGE	PLOT RATIO	AREA
5 ₁	Bulla township	Located within old town. Bound by Takaba road to the north and 60 m road to the east	Mixed use	Commercial cum residential	0.045	-	50%	N/A	69.55
5 ₂	South C	Located within old town, next to the former airstrip	Mixed use	Commercial cum residential	0.045	-	50%	N/A	2.20

5 ₃	Commercial center	Adjacent to zone O ₁₇ . Bound by 60 m road to the west Located in Laffey	Agricultural	Commercial cum residential	0.045	-	30%	N/A	6.35
5 ₄	Proposed open market air	Bound by 60 m road to the west, 25m road to the east , 30 m road to the south and zone 4 ₁₅ (proposed fire station) to the north	Agricultural	Commercial cum residential	-	-	10%	N/A	20.47
5 ₅	Commercial complex	Situated west of zone O ₂₅	Agricultural	Commercial	0.1	-	50%		15.37
5 ₆	Commercial complex	4 rows after 60 m road (within new town)	Agricultural	Mixed use	0.1	-	50%	200	15.37
5 ₇	Mall	Along 60 m road	Agricultural	Commercial	0.1	-	40%	240	3.25
5 ₈	Hotel	Along the highway	Agricultural	Commercial	0.1	-	40%	90	3.64

		within new town							
5 ₉	Commercial zone	Located within Bulla Laffey to the west technical training institute.	Agricultural	Commercial	0.1	-	30%	-	22.12
5 ₁₀	Shopping centre	Located south of Takaba road adjacent to zone 9 ₂	Agricultural	Commercial	0.1	-	40%	240	32.30
5 ₁₁	Shopping centre	Located along Takaba road adjacent to zone 9 ₁	Agricultural	Commercial	0.1	-	40%	240	26.33
5 ₁₂	Shopping centre	Located within zone 0 ₁₄ on the northern part of el-Kalla road	Agricultural	Commercial	0.1	-	40%	200	4.48
5 ₁₃	Shopping centre	Located within zone 0 ₁₅ along a 25m road	Agricultural	Commercial	0.045	-	40%	200	1.36
5 ₁₄	Shopping centre	within zone 0 ₉ along a 30 m road	Agricultural	Commercial	0.045	-	40%	90	9.61

5 ₁₅	El wak Regional market	Lies within the old town to the east of El Wak Police station	Commercial	Commercial	-	-	40%		4.55
5 ₁₆	Shopping centre	Along a 30m road, next to zone 0 ₆ and zone 4 ₃₄	Agricultural	Commercial	-	-	50%	150	1.67
5 ₁₇	Shopping centre	Lies along the highway, to the south of the proposed AP Camp (4 ₁₁), Located in Uthole	agricultural	Commercial	0.1	-	50%	200	7.24
5 ₁₈	Shopping centre	Situated within the new CBD to the west of the proposed hospital (zone 4 ₆), borders 60m to the west and south,	Agricultural	Commercial	0.1	-	50%	200	8.77
5 ₁₉	Market	Lies along the highway, next	Agricultural	Commercial	-	-	50%	150	1.36

		to the bus park zone 7 ₈ and Police post/ mosques zone 4 ₃₂							
5 ₂₀	Market	Situated next to the zone 0 ₁₇ , along El Golicha road	Agricultural	Commercial	-	-	50%	150	6.15
5 ₂₁	Market	Lies along a 30m road, borders zone 0 ₁ to the west and 0 ₁₃ to the east	Agricultural	Commercial	-	-	50%	150	6.98
5 ₂₂	Market	Situated within zone 0 ₁₄ , along an 18m road	Agricultural	Commercial	-	-	50%	150	1.37
5 ₂₃	Shopping centre	Located along a 25m road to the east of zone 0 ₁₄ , and borders zone 9 ₄	Agricultural	Commercial	0.045	-	50%	150	6.95
5 ₂₄	Livestock market	It lies within zone 0 ₁₁ , at	Agricultural	Commercial	-	-	50%	-	10.37

		the El Kalla and Eastern Ring roads							
5 ₂₅	Market	Situated within zone O ₁₁ , along the proposed eastern ring road	Agricultural	Commercial	-	-	50%	150	12.20
5 ₂₆	Hotel	Located within old town between Baraza park and air market	Agricultural	Commercial	0.045	-	50%	200	0.86
5 ₂₇	Shopping centre	Lies to the south western edge of zone O ₉	Agricultural	Commercial	0.045	-	50%	150	8.59
5 ₂₈	Market	Situated along a 30m road, at the southern edge of zone O ₇	Agricultural	Commercial	-	-	50%	150	7.35
5 ₂₉	Shopping centre	Lies within zone O ₇ , and borders proposed	Agricultural	Commercial	0.045	-	50%	150	13.91

		western ring road							
5 ₃₀	Market	Situated within zone O ₃₀ , along 25m road	Agricultural	Commercial	-	-	50%	150	3.95
5 ₃₁	Shopping centre	Located next to a proposed primary school (2 ₂₅), along the proposed northern ring road located in Bulla Dana	Agricultural	Commercial	0.045	-	50%	150	4.11
5 ₃₂	Shopping centre	Lies within zone O ₂₄ , along a 40m road located in zone O ₂₄	Agricultural	Commercial	0.045	-	50%	150	13.91
5 ₃₃	Shopping centre	Situated within zone O ₇	Agricultural	Commercial	0.045		50%	150	4.43
5 ₃₄	Shopping centre	Situated within industrial zone adjacent to 1 ₃ and 1 ₄	Agricultural	Commercial	0.045		50%	150	4.75

5 ₃₅	Shopping centre	Situated within industrial zone adjacent to 1 ₂	Agricultural	Commercial	0.045		50%	150	4.19
Public utility									
6 ₁	Waste collection Depot	Lies in bulla Afya at the north western edge of industrial zone 1 ₂ .	Agricultural	Public utility	-	N/A	-	N/A	1.79
6 ₂	Cemetery	Located to the east edge of El Wak town next to the proposed landfill	Agricultural	Public utility	-	N/A	-	N/A	164.65
6 ₃	Land Fill	Located east edge of the planning area, adjacent to proposed cemetery zone 6 ₂	Agricultural	Public utility	-	N/A	-	N/A	174.53
6 ₄	Power Station	Located within the proposed industrial	Agricultural	Public utility	-	N/A	-	N/A	7.11

		zone, next to the police station							
6 ₅	Kenya Power Substation	Power station next to El Wak Sec Sch,	Public utility	Public utility	-	N/A	-	N/A	22.28
6 ₆	Cemetery	Situated along 30m road, within zone 0 ₂₉	Agricultural	Public utility	-	N/A	-	N/A	10.94
6 ₇	Cemetery	Situated in zone 9 ₂ at the western edge of the planning area	Agricultural	Public utility	-	N/A	-	N/A	10.94
6 ₈	Water works	Situated along El Kalla road, adjacent to El Wak Referral Hospital.	Public utility	Public utility	-	N/A	-	N/A	2.46
6 ₉	Cemetery	Located to the Southern edge of zone 0 ₈ .	Agricultural	Public utility	-	N/A	-	N/A	21.45
6 ₁₀	El Wak Water	Situated along Mandera – Kotulo highway	Public utility	Public utility	-	N/A	-	N/A	5.21

		within zone 0 ₉ .							
6 ₁₁	Waste collection depot	Situated within the residential zone 0 ₁₀ adjacent to slaughter house 1 ₁₁	Agricultural	Public utility	-	N/A	-	N/A	2.47
6 ₁₂	Waste collection depot	Located along Mandera - Kotulo Highway bordering water works zone 6 ₁₀ within Bulla El Hache	Agricultural	Public utility	-	N/A	-	N/A	1.99
6 ₁₃	Waste collection depot	Lies in Bulla El Addi within residential zone 0 ₅	Agricultural	Public utility	-	N/A	-	N/A	2.34
6 ₁₄	Waste collection depot	Lies within proposed commercial zone 5 ₃₂ in Bulla Dana	Agricultural	Public utility	-	N/A	-	N/A	0.58

6 ₁₅	Sewer Treatment plant	Situated off El Kalla Elwak road	Agricultural	Public utility					101.36
6 ₁₆	Water offices	Located within zone O ₁₀	Existing water reservoir	Public utility	-	N/A	-	N/A	2.10
Transportation									
7 ₁	Existing airstrip	Located to the West of The Planning area and to the South of Takaba road	Existing airstrip	Transportation	-	N/A	15%	N/A	192
7 ₂	Bus park	Located within zone 5 ₁₀ . Bounded by Takaba road to the North in the airport node	Agricultural	Transportation	-	N/A	-	-	2.76
7 ₃	Lorry park	Located within zone 5 ₁₀ . Bounded by Takaba road to the North in the airport node	Agricultural	Transportation	-	N/A	-	-	2.35
7 ₄	Lorry park	Bounded by the highway	Agricultural	Transportation	-	N/A	-	-	21.05

		to the West, 30m road to the North and 60m road to the East. Near Technical Training Institute							
7 ₅	Bus park	Located to the Western side of the highway. Adjacent to the proposed petrol station (Zone 1 ₅)	Residential	Transportation	-	N/A	-	-	2.91
7 ₆	Parking bay	Situated next to the El Wak Police Line in the Old town	Parking Bay (Transportation)	Transportation	-	N/A	-	-	1.79
7 ₇	Parking	Along the Highway within the New CBD	Agricultural	Transportation	-	N/A	-	-	0.78
7 ₈	Bus park	Lies next to proposed market 5 ₁₉ along the B9	Agricultural	Transportation	-	N/A	-	-	1.38

7 ₉	Parking	Within the commercial node in zone 0 ₂₄	Agricultural	Transportation	-	N/A	-	-	1.89
7 ₁₀	Parking	Situated in commercial node 5 ₂₇ , in zone 0 ₉	Agricultural	Transportation	-	N/A	-	-	2.29
Deferred									
8 ₁	Deferred site	Lies along the proposed Eastern Link Road, next to the Military Camp located in Bulla Afya	Agricultural	Deferred	N/A	N/A	N/A	N/A	58.14
Agricultural									
9 ₁	Bulla Dana	Lies along Takaba road, at the eastern edge of airport node 5 ₁₁	agricultural	agricultural	-	N/A	N/A	N/A	217.0
9 ₂	Qoroboshanan	Situated along the Takaba road, at the western edge of town, to	agricultural	agricultural	-	N/A	N/A	N/A	180.32

		the east of the Airport Node							
9 ₃	El Addi/El Safara	Borders zone O ₅ at the western border of the town	agricultural	agricultural	-	N/A	N/A	N/A	89.85
9 ₄	Afya	It borders zone O ₁₄ to the south west	agricultural	agricultural	-	N/A	N/A	N/A	180.32
9 ₅	Afya	Borders the proposed land fill to the north, and lies along the El Golicha road	agricultural	agricultural	-	N/A	N/A	N/A	283.63
Conservancy									
10 ₁	El Agarsu Well	Situated within zone O ₃ along a 30m road	Conservancy	Conservancy	N/A	N/A	N/A	N/A	19.29
10 ₂	Adan Garbicha Well	Located within zone O ₇ , along the Western Ring Road	Conservancy	Conservancy	N/A	N/A	N/A	N/A	19.56
10 ₃	El Hache Wells	Lies next to Elwak girls Primary and	Conservancy	Conservancy	N/A	N/A	N/A	N/A	97.99

		Secondary Schools along the highway							
10 ₄	El Kalwasha	Lies within zone O ₂₂ , near Aluweys primary school	Conservancy	Conservancy	N/A	N/A	N/A	N/A	1.19
10 ₅	Guyo Mado Guda and Guyo Mado Diga Wells	Falls within zone O ₂₄ , along the proposed Northern Artery	Conservancy	Conservancy	N/A	N/A	N/A	N/A	8.88
10 ₆	Community well	It borders Senior Chief Adawa Primary School	Conservancy	Conservancy	N/A	N/A	N/A	N/A	5.80
10 ₇	El Addi Well	It borders El Safara Well to the west and Takaba Road to the North	Conservancy	Conservancy	N/A	N/A	N/A	N/A	22.97
10 ₈	El Safara Well	Lies along Takaba road and the proposed Western Ring Road	Conservancy	Conservancy	N/A	N/A	N/A	N/A	17.62

10 ₉	El Qolati Well	Situated within zone 0 ₄ , along a 30m road	Conservancy	Conservancy	N/A	N/A	N/A	N/A	47.09
10 ₁₀	Community well	Lies next to the old town, along Takaba road	Conservancy	Conservancy	N/A	N/A	N/A	N/A	47.09
10 ₁₁	Community well	Located along Takaba road and Mander-Kutulo road	Conservancy	Conservancy	N/A	N/A	N/A	N/A	44.10
10 ₁₂	El Addi well	Located at the northern planning boundary	Conservancy	Conservancy	N/A	N/A	N/A	N/A	29.67
10 ₁₃	Abdulla Bala / El Hache Wells	Located east side of Mander-Kotulo road next to zone 0 ₁₁	Conservancy	Conservancy	N/A	N/A	N/A	N/A	58.41

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.