



County Government of Wajir

Department of Lands, Public Works, Housing & Urban
Development

ELDAS TOWN

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN, 2023-2033.



FINAL PLAN REPORT



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PLAN APPROVAL

CERTIFIED

I certify that the Plan has been prepared as per section 45 of the Physical and Land Use Planning Act, 2019 and physical planning standards and guidelines.

Signature..... Date.....

COUNTY DIRECTOR OF PHYSICAL PLANNING

RECOMMENDED

Signature..... Date.....

COUNTY EXECUTIVE MEMBER OF LANDS, HOUSING AND PHYSICAL PLANNING

APPROVAL

Hansard No..... Date.....

COUNTY ASSEMBLY

ENDORSED

Signature..... Date.....

H.E. GOVERNOR

FOREWARD

Physical and land use planning are functions assigned to county governments as outlined by the Constitution of Kenya, 2010. This function bestows counties to prepare County Integrated Development Plans (CIDPs), County Physical and Land Use Development Plans, and Local Physical and Land Use Development plans. This comes with the need to control development, spur economic growth, and guide the provision of robust infrastructure and services.

Given this context, preparing the Local Physical and Land Use Development Plan for Eldas Town is an earnest step toward achieving the county's vision of being “**A peaceful, cohesive and prosperous county, affording quality life for its citizens.**” The plan focuses on improving residents' living conditions and livelihood and spurring economic development.

The plan is supported by strategic interventions in transportation, housing, governance, physical and social infrastructure provision, and environmental conservation. These interventions are supported by a raft of projects and programmes that aim to improve the living conditions in the town.

The plan has been prepared in consultation with the public at the town/grassroots level. Public participation was inclusive and involved extensive stakeholder engagement throughout the plan preparation process. The contribution of stakeholders exemplifies the spirit and vision through which this plan is anchored.

This plan fits into the county's development priority and proposals for incorporation into future county-integrated development plans. The achievable benefits of the plan are only as good as its implementation.

I desire to give my commitment to the process of implementing this plan. Lastly, I call upon all stakeholders and the county's development partners to take up active roles in achieving the vision articulated in this Plan and make the Eldas Town dream of being “***A clean, economically vibrant, well-planned town having a clearly defined road network, better infrastructural facilities, effective administration with a conducive green environment***” a reality.

**H.E. FCPA AHMED ABDULLAHI,
GOVERNOR.**

ACKNOWLEDGEMENTS

The preparation of this plan was made possible by the earnest effort of the Governor, H.E. Ahmed Abdullahi, and his Deputy, H.E. Ahmed Muhumed Abdi. The Department of Lands, Housing, and Physical Planning prepared the plan. I thank the Governor and his deputy for entrusting the department with successfully delivering this plan.

A special thanks go to the Lands Committee and the County Assembly for discussion and approval of this plan. I also appreciate the role played by the county executive committee members in not only providing their input and aligning their departmental aspirations to this plan but also in validating the plan. This sets a rightful tone for more straightforward implementation.

Additional gratitude goes to the planning team comprising the office of the Director of Lands, Mr. Abdullahi Adan, the county physical planner, Mr. Edward Mucheru, and the consultant, Mr. David Gichuki, who was the lead consultant in preparing the plan.

I hold special gratitude to the residents of Eldas Town, especially the ward and sub-county administrators, who provided understanding and leadership to enable the preparation of the plan. The residents' input throughout the plan preparation process has made the plan wholesome. With this in mind, policing its intentions will be forthcoming during implementation.

I also wish to express my appreciation for the efforts of the town, sub-county, ward administrators, and area chiefs in fully mobilizing the community and participating during the plan preparation period.

The preparation of the plan was a lengthy and intensive process that involved many other institutions and individuals at a personal level. We thank all involved for their contribution and input to the Plan.

SAADIA AHMED ABDI

COUNTY EXECUTIVE COMMITTEE MEMBER,

DEPARTMENT OF LANDS, HOUSING AND PHYSICAL PLANNING.

EXECUTIVE SUMMARY

Eldas Town Local Physical and Land Use Development Plan (2023-2033) has been prepared in line with the provisions of the Constitution of Kenya, 2010, Physical and Land Use Planning Act, 2019, Urban Areas and Cities Act, 2011 and its Amendment of 2019, County Governments Act, 2012 and the Government's Development Blue Print outlined in The Kenya Vision 2030, as well as the National Spatial Plan.

This plan shall guide and coordinate the development of infrastructure and land use in the town and its environs for ten (10) years. The planning area covers an area of approximately 155.8 km² which includes **Eldas Town** (15.34 km²), and its nodes of **Masalale** (6.19 km²) and **Kilkiley** (2.8 km²).

The town functions as the sub-county headquarters for **Eldas Sub-County** and a major commercial hub to the immediate hinterland areas. The town is located along the seasonal river *Lag Bor*, which is a major source for the recharge of its groundwater supply.

In preparation for the plan, participatory planning was carried out through extensive stakeholder engagement with county government officials, residents, and other relevant stakeholders (drawn from various sectors and interest groups). The result of these engagements offered a deeper understanding of the town as well as the development aspirations of its citizenry.

Plan preparation was based on a process that broadly included the identification of planning issues, which gave a profile of the development issues in the town, development of land use & zoning plans, preparation of a land cadastre and development of an implementation strategy having the projects/programmes, actors, timelines and a capital investment framework.

An assessment of the development potential, opportunities, and constraints for Eldas Town was performed during the identification of issues. The town faces many challenges, including inefficient waste management, lack of land ownership documents, narrow and dilapidated roads, flooding during the rainy seasons occasioned by a lack of storm water drainage, and inefficient town institutional set-up, among others.

The Proposed Structure Plan presents the land use proposals that include transportation corridors, utilities and services. These proposals have been guided by population needs, structuring elements, land suitability, and compatibility with other uses.

A Zoning Plan accompanies the Structure Plan to provide detailed land use regulations for specific zones within the Core Urban Area; ranging from permitted uses, minimum plot sizes, setbacks (front, side and rear), levels (building heights) and plot coverage. A subdivision scheme plan highlighting institutional and individual plot ownership has also been provided. This shall assist in the survey process and provide residents with title deeds.

Sector-specific development strategies have been proposed for Transportation, Housing, Local Economic Development, Infrastructure and Governance. These strategies outline the specific projects that will be put in place to achieve the plan's objectives.

An Implementation Framework was formulated to actualize the plan. The framework identifies and proposes actors and specific timeframes for the achievement of the projects. It is intended to ensure smooth, well-coordinated and result-oriented implementation of this Local Physical and Land Use Development Plan.

Adopting the proposed plan coupled with the timely and coordinated implementation of the proposed projects will improve development in the town, the living conditions of Eldas residents and, above all, help achieve the Vision of the community and subsequent growth of the County.

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ACRONYMS

AP	Administration Police
ASAL	Arid and Semi-Arid Lands
CBD	Central Business District
CBO	Community Based Organisation
CDF	Constituency Development Fund
CIP	Capital Investment Plan
ECD	Early Childhood Development
FM	Frequency Modulation
FY	For Year
GIS	Geographic Information Systems
Ha	Hectares
ICT	Information Communication and Technology
IEBC	Independent Electoral and Boundaries Commission
KeFRI	Kenya Forest Research Institute
KFS	Kenya Forest Service
KMRC	Kenya Mortgage Refinance Company
KNBS	Kenya National Bureau of Statistics
LPG	Liquid Petroleum Gas
LPLUDP	Local Physical and Land Use Development Plan
NGCDF	National Government Constituency Development Fund
NGO	Non-Governmental Organization
PPP	Public Private Partnerships
REREC	Rural Electrification and Renewable Energy Corporation
TOR	Terms of Reference
UACA	Urban Areas and Cities Act



1 BACKGROUND

1.1 Overview

Physical and land use planning are functions assigned to county governments as outlined in the Fourth Schedule of the Constitution of Kenya, 2010. Further captured by the County Government Act, 2012, this planning function mandates counties to prepare County Integrated Development Plans (CIDPs), County Physical and Land Use Development Plans, and Local Physical and Land Use Development. This comes with the need to control development, spur economic growth, and guide the provision of robust infrastructure and services.

Preparing the Local Physical and Land Use Development Plan for Eldas Town is an earnest step toward achieving the county vision of being “*A peaceful, cohesive and prosperous county, affording quality life for its citizens.*” The plan focuses on improving residents' living conditions and livelihood and spurring economic development.

The growth of Eldas Town has been uncontrolled and unregulated over the years despite having a development plan. The result is the uncoordinated and unchecked division of land, inadequate access roads, inefficient solid waste management, inadequate social infrastructure and adherence to development standards, encroachment of public spaces, and poor natural resource conservation and management, among others.

Eldas Town Local Physical and Land Use Development Plan (LPLUDP) is directed and guided by an assortment of legislations (sectoral policies and laws) as well as the population's needs in terms of infrastructure and services. The plan is a long-term plan and shall span ten (10) years, 2023-2033, to guide the town's overall development regarding land use sustainability and coordinated growth.

1.2 Purpose of the Plan

This is a long-term plan spanning the next ten (10) years to guide the overall development of the town in terms of land use sustainability and coordinating growth. The purpose of the Local Physical and Land Use Development Plan (LPLUDP) is to:

- ✓ Guide and coordinate the development of infrastructure;
- ✓ Regulate the use of land and land development;

- ✓ Promote urban renewal and zoning;
- ✓ Provide a framework for coordinating various sectoral agencies working in the town and the county;
- ✓ Provide a framework and guidelines for building and work development in the town;

1.3 Vision and Objectives

Consultative meetings with the stakeholders and residents of the town, resulted in the following vision statements:

- To have a well-planned town with effective administrative services.
- To have adequate infrastructural facilities such as; increased clean water supply, liquid and solid waste management and improved telecommunication.
- To have improved road connectivity within the town.
- To have adequate, well-equipped educational and improved health care facilities
- To have an economically vibrant town with proper markets, improved livestock production
- To have a clean, safe, livable and environmentally sensitive/sustainable town.
- Women and Youth empowerment.



These vision statements were later interpreted to give the vision for Eldas Town as:

A clean, economically vibrant, well-planned town having a clearly defined road network, better infrastructural facilities, effective administration with a conducive green environment.

The plan's purpose is to provide a framework for the town's coordinated development, which will assist in better governance and efficient land use management. The plan can also be used as a source for funding for projects proposed herein.

The following are the objectives of the plan.

- i. To create an enabling environment for creation of economic opportunities
- ii. To provide an environment that can cater to the social needs of the town
- iii. To conserve the environment of the town and its hinterland
- iv. To create order in development in terms of compatibility of land uses.
- v. To achieve better governance of the town which will assist in both revenue collection and effective management.

1.4 Description of the project

This assignment involved the preparation of a Local Physical and Land Use Development Plan for Eldas Town. The plan was prepared under the following summarized terms of reference;

- Preparing a participatory framework to guide stakeholder engagement throughout the plan-making process and implementation. The output of this is the general vision for the town and the identification of the current development issues and the possible future development in the town.
- Production of an inventory of the current situation in the town in terms of land use, suitability, and availability, and the development scenario done per sector/thematically in areas involving the environment, analysis of current and future urban development trends, socio-economy of the town, infrastructure, and services.
- Develop an interactive GIS-based plan for the town, showing the current situation, the proposed cadastral layer, and the plan in a digitally interactive format.

- An integrated urban development plan that addresses both the existing and future challenges of the town

1.5 Guiding Principles/Values

Principles from the national spatial plan guided the preparation of Eldas Town LPLUDP. These are the principles that guide the formulation of plans in the country. These principles are;

- Effective public participation** - the preparation of Eldas LPLUDP has been through various consultative meetings with the affected stakeholders, the residents of the town, and the county government, who gave their recommendations during the inception stages, visioning and plan validation stages



- Urban containment/Compact cities** - The plan is prepared to meet optimum land utilization, hence reducing urban sprawl and encroachment into agricultural and environmentally sensitive lands.
- Livability**- The plan aims to have a town with a high livability index with adequate physical and social services, affordable and adequate housing, adequate transportation infrastructure, and safety and environmental friendliness.
- Minimal disturbance**: The Plan has been prepared considering the minimal impact to existing developments.

1.6 Methodology

The preparation of the LPLUDP employed a step-based process to achieve the intended objectives. Wholesome consultation among the key stakeholders across the sectors was undertaken. These included the county government, the public and various stakeholders. These steps and key activities are presented in the table below.

Table 1-1 Methodology for plan preparation

No.	Step	Key Activity
1.	Project Inception	<ul style="list-style-type: none"> ➤ Notice of intention to plan ➤ Start-up meetings ➤ Identification of stakeholders ➤ Developing mode of Operation/Action Plan ➤ Appraisal of project area/reconnaissance
2.	Scoping of context	<ul style="list-style-type: none"> ➤ Launch and preliminary Visioning; ➤ Urban Study that included: <ul style="list-style-type: none"> ○ Literature review ○ Key Informant interviews ○ Stakeholder consultations ○ Observation (including photography) ○ Administering questionnaires ➤ Stakeholder consultations; ➤ Aligning the results according to themes.
3.	Mapping	<ul style="list-style-type: none"> ➤ Acquisition of digital topographical maps from Client ➤ Preparation of base, thematic maps ➤ Preparation of sub-division scheme plan ➤ Creation of GIS platform
4.	Identification of planning issues	<ul style="list-style-type: none"> ➤ Establishing of analysis criteria ➤ Analysis of the baseline information ➤ Sector consultations ➤ Visioning

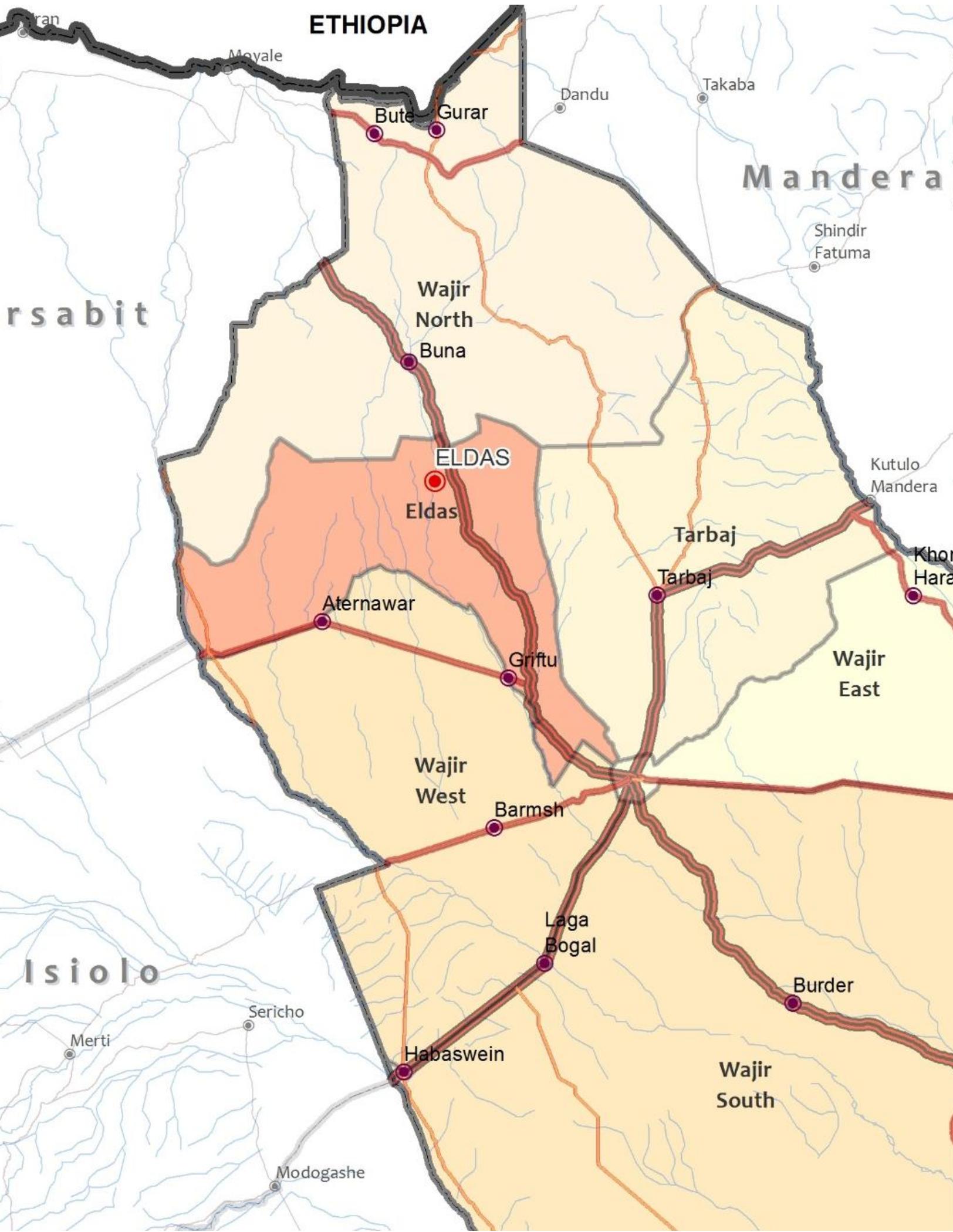
No.	Step	Key Activity
		<ul style="list-style-type: none"> ➤ Description and illustration of status, potentials and constraints ➤ Establishing linkages ➤ Identifying emerging issues ➤ Validation of situational analysis findings and planning issues identified ➤ Realigning /reaffirming the preliminary vision established at the launch of the project ➤ Preparation and validation of the situational analysis report.
5.	Land optimization for Urban Development	<ul style="list-style-type: none"> ➤ Projection of Land requirements based on population needs; ➤ Land suitability/site analysis
6.	Preparation of Land use /Zoning plan	<ul style="list-style-type: none"> ➤ Preparation of a Land use Plan
7.	Formulation of Land Use and Land Management Policies.	<ul style="list-style-type: none"> ➤ Zoning regulations.
8.	Preparation of a Cadastral layer and Urban Design	<ul style="list-style-type: none"> ➤ Preparation of a Scheme Plan ➤ Identification of Urban design opportunities and interventions ➤ Urban design modelling
9.	Sector development strategies	<ul style="list-style-type: none"> ➤ Formulating sector development strategies; ➤ Identifying strategic actions and measures; ➤ Identification of programs and projects to be implemented to realize the strategies.
10.	Implementation Framework	<ul style="list-style-type: none"> ➤ Preparation sector of implementation strategy

No.	Step	Key Activity
11.	Capital Investment Plan	<ul style="list-style-type: none"> ➤ Identification of capital projects ➤ Costing of the capital projects ➤ Identification of the actors ➤ Funding mechanisms
12.	Stakeholder engagement (validation workshop)	<ul style="list-style-type: none"> ➤ Presentation of the plan ➤ Collection of comments from stakeholders
13.	Preparation of the final plan	<ul style="list-style-type: none"> ➤ Incorporation of comments as raised by the stakeholders ➤ Packaging of the reports for final submission
14.	Submission to the client i.e., County Government of Wajir for approval	<ul style="list-style-type: none"> ➤ Submitting the final plan to the County Government of Wajir

1.7 Organization of the report

This report is presented in five sections as outlined below:

- i. **The Background** of the plan incorporating its purpose, vision and objectives. A description of the terms of reference, the methodology used in preparing the plan and the organization of the plan report;
- ii. **The Planning Context** outlines the project location and its physiographic characteristics in terms of climatic conditions and geological attributes, the previous planning efforts in the town and its existing functions and potential. Additionally, a review of the policy and legal background guiding the development of the plan is provided;
- iii. An analysis of the **Existing Development Situation** that highlights the population and its needs assessment, land use and suitability analysis, housing, physical and social infrastructure provision, transport, and local economic development while highlighting key issues in each sector;
- iv. The **Planning Proposals** presented as sector-based development strategies, a zoning plan and regulations, and an implementation framework;
- v. A **Capital Investment Plan** outlining the key projects that will spark transformation and socio-economic development.



2 PLANNING CONTEXT

2.1 Overview

The planning of Eldas Town takes cognizance of different legal provisions that guide the process of developing the plan and the expected output. This section presents an overview of the town's location and its physiographic characteristics. Additionally, a review of the previous planning effort in the town is presented alongside the existing functions. Lastly, a review of existing legislation regarding policies and laws guiding the plan is presented.

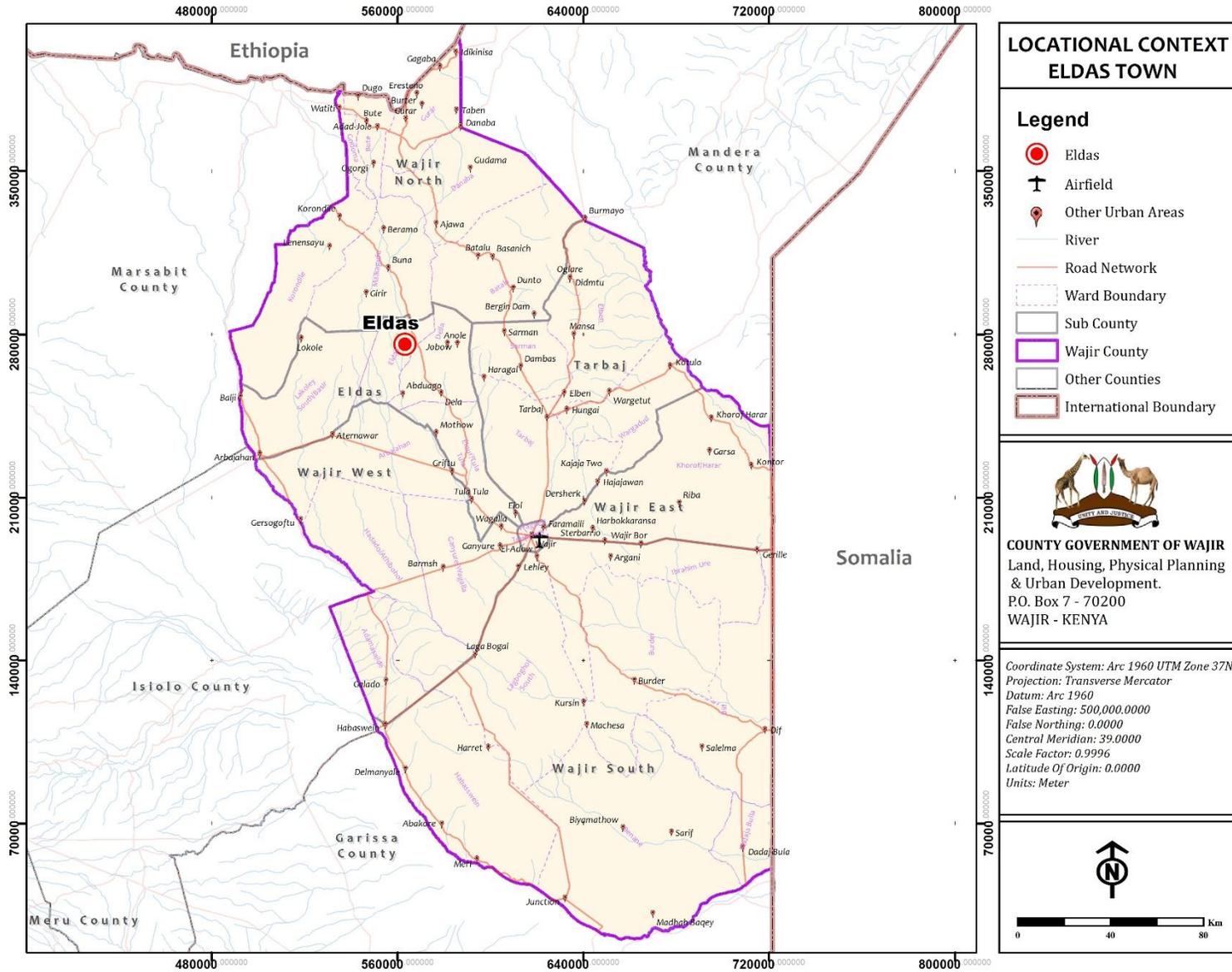
2.2 Locational Context

Eldas Town lies within latitudes 2.47°N and 2.51°N and longitudes 39.56°E and 39.60°E at an altitude of 500-600 meters above sea level. The town is located approximately 116 Kilometers North West of Wajir Municipality along Wajir-Moyale road. The town's core business area lies at the junction of Wajir-Eldas road (G5371), Eldas-Lokole road (5007) and Eldas-Anole Road (E5008).



Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 2-1 Location of Eldas Town.



2.3 Physiography

2.3.1 Climate

The town is located in a semi-arid area with a hot and dry climate throughout the year. Rainfall received and average temperatures are the main climatic determinants.

Rainfall

Rainfall in the Eldas is characterized by significant temporal and spatial variability. The average annual precipitation received is 270 mm. There are two rainy seasons; long rains generally last from March to May, while the short rains last from September to December. June is usually the driest month, with a daily average of 1 mm of rain, while April is the wettest month, with a daily average of 111 mm of rain.

This, therefore, means that the town is water-scarce and that the available water must be used optimally. It also requires that any town beautification of open green spaces will require irrigational waters.

Temperature and Humidity

The annual average temperature in the town is 28.0 °C. The warmest month of the year is March, with an average temperature of 29.5 °C, while July is the coldest, with the average temperature dropping to a low of 26.3 °C. This is the lowest average temperature of the whole year. The annual average relative humidity of 61.8% ranging from 56% in February to 68% in June.

Therefore, this requires town buildings to be oriented in a way that will allow free flow of air, more open spaces, open boulevards and buildings with bigger windows and proper ventilation.

2.3.2 Altitude and Slope (topography)

Eldas town lies on a generally flat area with hills at the periphery of the town's hinterland at an altitude of about 500-600 metres above sea level. The town gently slopes towards the south. The flat terrain poses a challenge during the rainy seasons as the area floods during the rainy season.

2.3.3 Groundwater

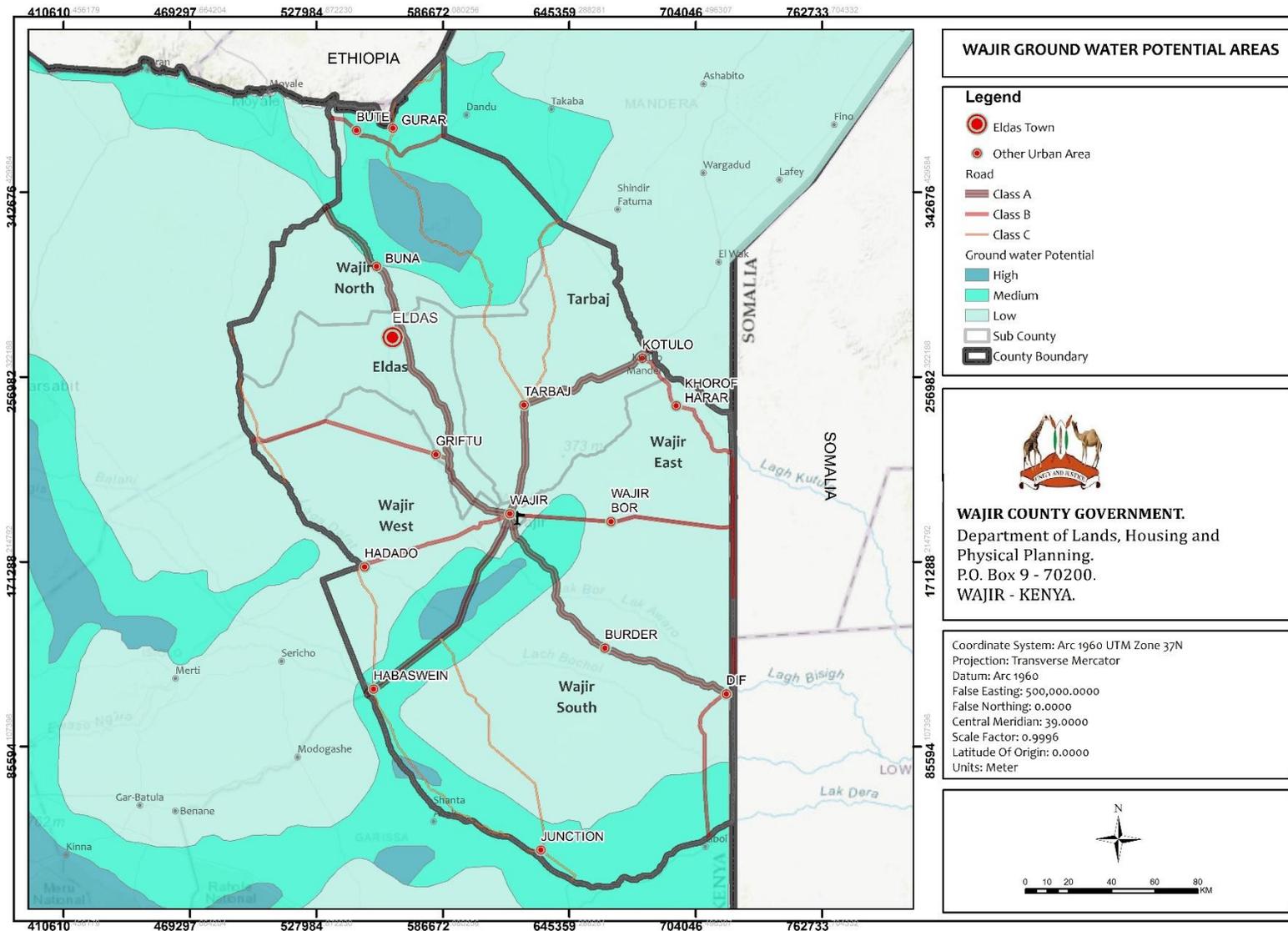
Eldas Town gets its water from an underground aquifer. Permeable water-bearing layers define the aquifer. Generally, groundwater in the aquifer is confined and found at depths between 110

and 180 m below ground level. Successful wells tap the more permeable zone of the aquifer formation, commonly between 105 and 150 metres below ground level.



Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 2-2 Ground water potential in Eldas Town



Source: Kenya Data

2.4 Previous Planning Effort

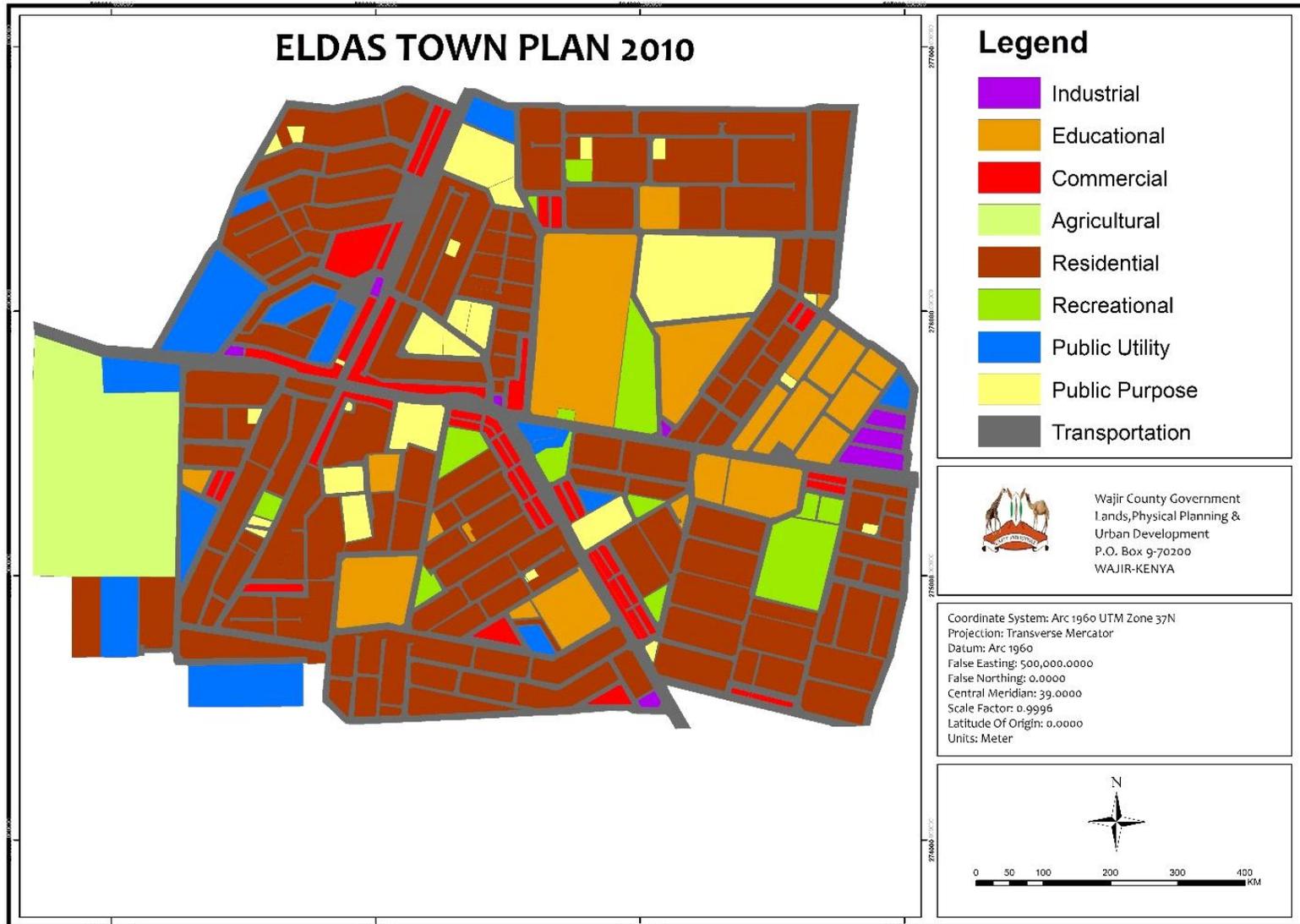
A physical development plan for Eldas Town was prepared in 2010. The development plan covered a total area of 6.42 km². This plan has been implemented to about 50 per cent since most of the major facilities including the police station, Aps camp, Eldas health centre, Kalaar dispensary, the cemetery, the substation, Eldas primary Eldas girls and Eldas secondary school among other facilities are on their specific location as per the 2010 plan. It can also be inferred that the facilities were located on site as the plan was being prepared and, therefore, failed to induce change.

The proposed plan took the densification objective with residential land use taking the majority share of proposed land uses. However, this plan was not implemented as it was never approved. Map 2.1 shows the previous plan done in 2010.



Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 2-3 Eldas Town plan of 2010



Source; Wajir County Department of Lands, Housing and Urban Development

2.5 Function and Potentials of the Town

Function of the Town

- i. **Commercial and service functions-** The town hosts a mix of commercial activities, including small wholesale and retail shops, hotels and lodges, mobile money transfer shops, auto repair and fueling, and a fresh produce market. Services such education, health and administrative services are offered within the town.
- ii. **Administrative functions-** Eldas Town is the sub-county headquarters of Eldas Sub-County. The town also hosts several offices, including Eldas Constituency CDF office, a sub-county administrator's office, a ward administrator's office, a chief's office, town administrator, a district agricultural office, IEBC, a police station and an AP camp. Previously, the town served as the former Eldas Division's headquarters and currently holds the district county commissioner's office.
- iii. **Educational town-** the town hosts several schools at all levels. These schools include Eldas Primary School, Eldas Secondary School and Eldas Girls High School. There is also a tertiary training institute under construction in the town. This, therefore, positions the town to offer quality education from primary to technical levels.

Potential of the Town

- i. **Commercial and service centres-** being a sub-county headquarters, the town plays a major role in providing administrative services. The town hosts the largest hospital in the sub-county, hence providing health services to the people of the sub-county. Education is also another service since the town hosts major schools in the sub-county. Location along a major transport corridor, Wajir-Moyale Road (A14), other classified roads to the hinterland and the proposed Eldas airstrip positions the town to be a transport centre offering shopping facilities, hotel and lodging services to people passing through the town.
- ii. **Industrial development -** Eldas town and its hinterland is endowed with camiphora trees, which produce gums and resins that can be exploited for industrial gain. Livestock in the town and its hinterlands provides an opportunity for livestock-based industrial activities such as slaughtering, hides, skins, meat and milk processing.
- iii. **Green energy production-** the town relies on solar energy for electricity production. The town experiences long hours of sunlight and a steady wind flow. These natural resources

can be enhanced to create a hybrid power production farm for the town adding more green energy to the existing local grid.

2.6 Policy Context

This includes all existing planning policy settings that guide development in the country. Some of these include Vision 2030, the national spatial plan, the housing policy, and the national land policy discussed below.

2.6.1 Vision 2030

Vision 2030 aims to transform Kenya into a newly industrializing, middle-income country that will provide a high-quality life to its citizens by 2030. It is based on three pillars: economic, social, and political.

Specifically, the plan aims to directly achieve the intentions of the economic pillar by promoting value addition, promoting an inclusive wholesale and retail trade sector, and promoting a robust, diversified manufacturing sector and financial services.

In addressing the social pillar, the plan aims to provide a clean, secure, and sustainable environment, adequate and decent spaces for promoting housing development, and infrastructure, including schools, health facilities, water reticulation, and sanitation systems. The plan also aims to promote gender, youth, and vulnerable groups in resource distribution and improve their livelihoods.

2.6.2 National Spatial Plan (2015-2045)

The Plan was prepared within the framework of the Constitution. It seeks to achieve promises Kenyans furnished themselves under the new Constitution like the right to economy; the need for balanced development across the country, the right to a clean and healthy environment and the right to property among others. The Plan covers the entire country and encompasses all the 47 counties. The Plan recognizes that Kenya has various resources that must be managed in a concerted effort.

The National Spatial Plan addresses land use and socio-economic and environmental issues to achieve balanced and sustainable spatial development and optimal land uses across the country.

The Plan provides comprehensive strategies and policy guidelines to deal with rural and urban development issues, modernizing agriculture, infrastructure, energy production, mining and industry, and sustainable human settlements. The NSP forms the basis upon which lower-level plans in the country shall be prepared, including Regional Plans, County Spatial Plans, Local Physical Development Plans, and Urban Plans.

2.6.3 National Disaster Management Policy, 2009

The overall goal of Disaster Management is to build a safe, resilient, and sustainable society. The objectives of the policy are as follows:

1. To establish a policy/legal and institutional framework for the management of disasters, including the promotion of a culture of disaster awareness and for building the capacity for disaster risk reduction at all levels;
2. To ensure that institutions and activities for disaster risk management are coordinated and focused on fostering participatory partnerships between the Government and other stakeholders at all levels, including international, regional, sub-regional (Eastern African), national, and sub-national bodies;
3. To promote linkages between disaster risk management and sustainable development to reduce vulnerability to hazards and disasters.
4. To mobilize resources, including establishing specific funds for disaster risk reduction strategies and programmes.

The development of the plan for Eldas Town takes cognizance of the objectives of this policy in mainstreaming disaster management.

2.6.4 National Urban Development Policy

This policy is aimed at addressing the unprecedented urbanization phenomenon Kenya is currently experiencing, which has profound impacts on the way people live, work, socialize, and do business. The rapid urban transition is likely to present potential social and economic opportunities and significant challenges. The long-term goal of the Policy is to accelerate economic growth, reduce poverty, and promote equity. The policy creates a framework for sustainable urbanization and urban development by presenting three thematic areas of intervention: urban management, urban core issues, and urban advisory. **Urban Management** includes urban governance, finance,

and economy; **Urban Core** comprises urban planning, land, infrastructure and climate change, housing and disaster and risk management. **Urban Advisory** encompasses social issues, marginalized groups, and cross-cutting principles; and introduces an implementation matrix.

2.6.5 Sessional Paper No. 8 of 2012 on National Policy for the Sustainable Development of Northern Kenya and Other Arid Lands

The policy was developed based on the premise that the ASALs have hidden strengths and enormous resources that can be harnessed to sustain themselves and contribute to national development. This was based on the fact that the region was unfairly recognized in the country's development agenda in the past. It also recognized that the country would not achieve sustained economic growth and progress if the ASALs were not appropriately factored into national planning and development.

The policy highlights a raft of provisions that aim to ensure that the region achieves development like the rest of the country. Specifically, the policy directs the need to improve the enabling environment for development in Northern Kenya and other arid lands through infrastructure development, including roads, water, and energy, to support economic activities and enhance connectivity within ASALs and other regions. Additionally, the policy advocates the reduction of disparities in access to essential services such as education and healthcare. The plan aims to conform to the intentions of the policy through the provision of infrastructure to ensure parity of the region to the rest of the country.

2.7 Legal Context

Eldas Town LPLUDP has been prepared in the context of different laws, as highlighted in the table below.

Table 2-1: Alignment to the Law of Kenya

LAW	SECTIONS RELEVANT TO THE PLAN
The County Government Act, 2012	<p>This act gives effect to Chapter Eleven of the Constitution to provide for county governments' powers, functions, and responsibilities to deliver services and for connected purposes.</p> <ul style="list-style-type: none"> • Section 5 of the act states the responsibilities of the county government, including county planning, as provided in the fourth schedule of the Constitution. • Section 49 introduces the urban areas and cities as a tool for managing urban areas and cities. • Section 102 stipulates the principles of planning and development facilitation in a county. • Section 104 indicates the obligations to plan by the county • Section 107 highlights the plans that the county should prepare, including urban plans • Section 111 indicates the plans for both a municipality and a city. • Section 115 stipulates the process taken to carry out public participation.
Urban Areas and Cities Act, 2011 and Urban Areas and Cities (Amendment) Act, 2019	<p>This act gives effect to Article 184 of the Constitution; to provide for the classification, governance, and management of urban areas and cities; to provide for the criteria of establishing urban areas, to provide for the principle of governance and participation of residents and for connected purposes</p> <ul style="list-style-type: none"> • Section 5 of the act instructs on the criteria for classifying urban areas and cities.

LAW	SECTIONS RELEVANT TO THE PLAN
Physical and Land Use Planning Act, 2019	<ul style="list-style-type: none"> • Section 11 provides the principles of governance and management of urban areas and cities. • Section 34 gives directions on service delivery in towns. • Part V of the act gives objectives, contents, the process of adoption, and reviewing of integrated development plans for urban areas. • The first schedule of the Act lists the services to be offered by different categories of urban areas in the country. • The second schedule highlights the rights of and participation of residents in the affairs of their urban area. • The third schedule provides provisions for issues to be dealt with in preparation of an integrated development plan. <p>This act makes provision for the planning, use, regulation, and development of land and for connected purposes.</p> <ul style="list-style-type: none"> • Section 5 of the act stipulates the principles and norms of physical and land use planning. • Section 17 stipulates the responsibility of the County Executive Committee Member in charge of Physical planning. Among these responsibilities is the formulation of policy on physical and land use planning and promoting the integration of county physical and land use planning functions and sectoral planning levels. • Sections 45-50 intricately describe a local physical and land use development plan: its purpose, preparation process, content, notices of objection and approvals as well as the publication of the LPLUDP. • Second schedule part A instructs matters that may be dealt with in an LPLUDP.



3 SITUATIONAL ANALYSIS

3.1 Overview

The basis for a plan is based on understanding the area in terms of how communities live and utilize land and land-based resources. Additionally, understanding the condition of facilities that drive their socio-economic development and the capacities of water, electricity, sewerage, and solid waste management infrastructure is fundamental to bridging the development gaps in the urban area. The section below presents the findings on Eldas Town in terms of the population, existing land use, transportation, housing, water and energy supply, sanitation conditions, the local economy, and urban governance.

3.2 Population and Needs Assessment

Population is a parameter that provides a basis for current and future planning, enabling decision-making on the provision of facilities and services.

3.2.1 Population Size and Growth Rate

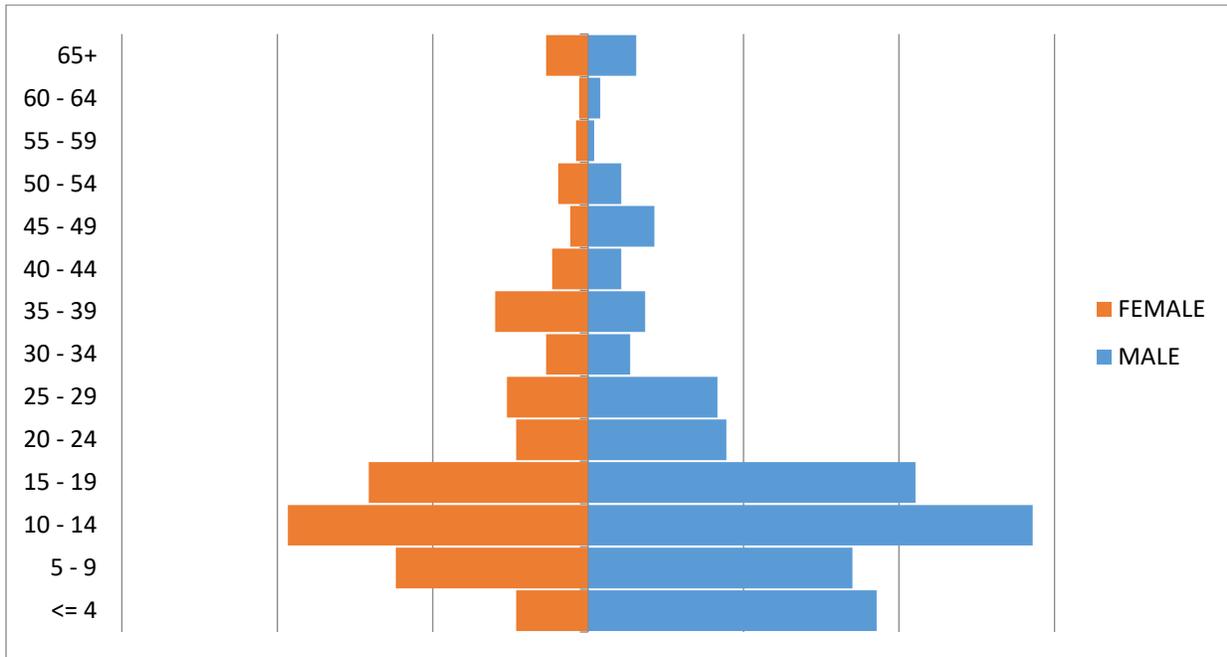
According to the population and housing census (KNBS) 2019, the population of Eldas Town was 12,270 persons. This population is projected to be 13,110 and 15,472 for the years 2023 and 2033 respectively, calculated from the county's population growth rate of 1.67%. The current population density of Eldas Town (core urban area) is 855 persons per square kilometre while that of the planning area is estimated to be 84 persons per square kilometre.

3.2.2 Population Structure

The population of Eldas Town is youthful. The population pyramid below shows that there are more youths than the elderly in the town; the majority of the town's population is between 0 and 19 years old. The town has a higher male population (60.6%) than the female population (39.4%). The town's under-five population is small due to factors attributed to high infant and under-five mortality rates.

The high population growth emerges as both an opportunity and a challenge to the town.

Chart 3-1 Eldas Town Population pyramid



Source: Field Survey, 2019

3.2.3 Age cohorts

Under 5 Age Group- Approximately 11.6% of the urban population in Eldas Town falls in this age bracket. Therefore, there is a need to establish new and improve the facilities of the existing early childhood development centers (ECDs) especially in the peri-urban areas to adequately serve this age cohort's interest.

Age Group 5-14 (Primary School Age Cohort) - This age cohort has an increasing population. Approximately 38.7% of the total urban population within the town forms this age cohort. As a result, there's need for increased investment and expansion of primary education facilities and to develop vocational training facilities to absorb school dropouts.

Age group 15-19 (Secondary school age cohort) – The secondary school population bracket is approximately 17.6% of the total urban population. The existing secondary schools and vocational training institutions need to be expanded, and new ones need to be established to accommodate the growing population within this age cohort and create more employment opportunities within Eldas Township.

Ages group 15-34 (Youth Population) - This youthful population represents 33.8% of the total population in the town. This calls for policies encouraging investment and business in Eldas Town to address unemployment. This group consists of the most energetic and active population, which if efficiently and effectively utilized can serve as a major source of workforce for uplifting the town's economy.

3.2.4 Population Needs and Assessment

The assessment of facility needs for the current and projected population is shown below.

Table 3-1 Current and projected facilities need

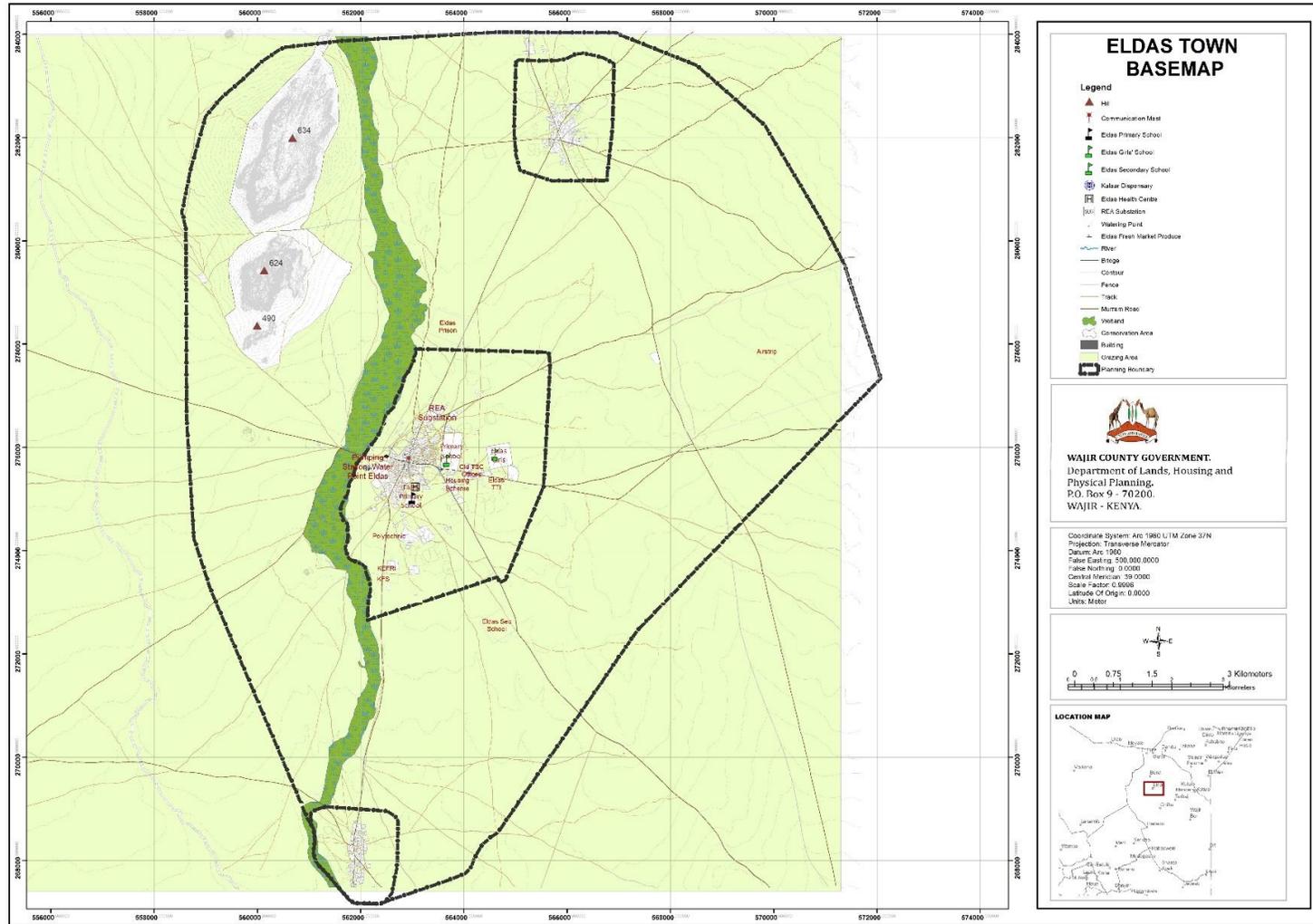
Facilities	(1 per catchment population)	Number of existing facilities	Current demand in number as per the 2023 population (13,110)	Projected demand in numbers as per the 2033 population (15,472)	Projected Gap 2033
Police Station	49,999	1	1	1	-
Town Halls	49,999	-	1	1	1
Lower court	49,999	-	1	1	1
Light Industries	30,000	-	1	1	1
Library	49,999	-	1	1	1
Post office	49,999	-	1	1	1
Primary	4,000	2	5	7	5
Secondary School	8,000	2	3	4	2
Vocational institution	15,000	-	1	2	2
Religious institution	15000	2	2	2	-

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Facilities	(1 per catchment population)	Number of existing facilities	Current demand in number as per the 2023 population (13,110)	Projected demand in numbers as per the 2033 population (15,472)	Projected Gap 2033
Community Centres	20,000	-	1	1	1
Level 1 (Clinics)	5,000	-	4	5	1
Level 2 (Dispensary)	10,000	1	2	3	2
Level 3 (Health Centres)	30,000	1	1	1	-
Level 4 (Sub-County Hospitals)	100,000	-	1	1	1
Child care facilities	49,999	-	1	1	1
Animal control office	49,999		1	1	
Slaughter house	49,999	1	1	1	-
Disaster control centre	150,000	-	1	1	1

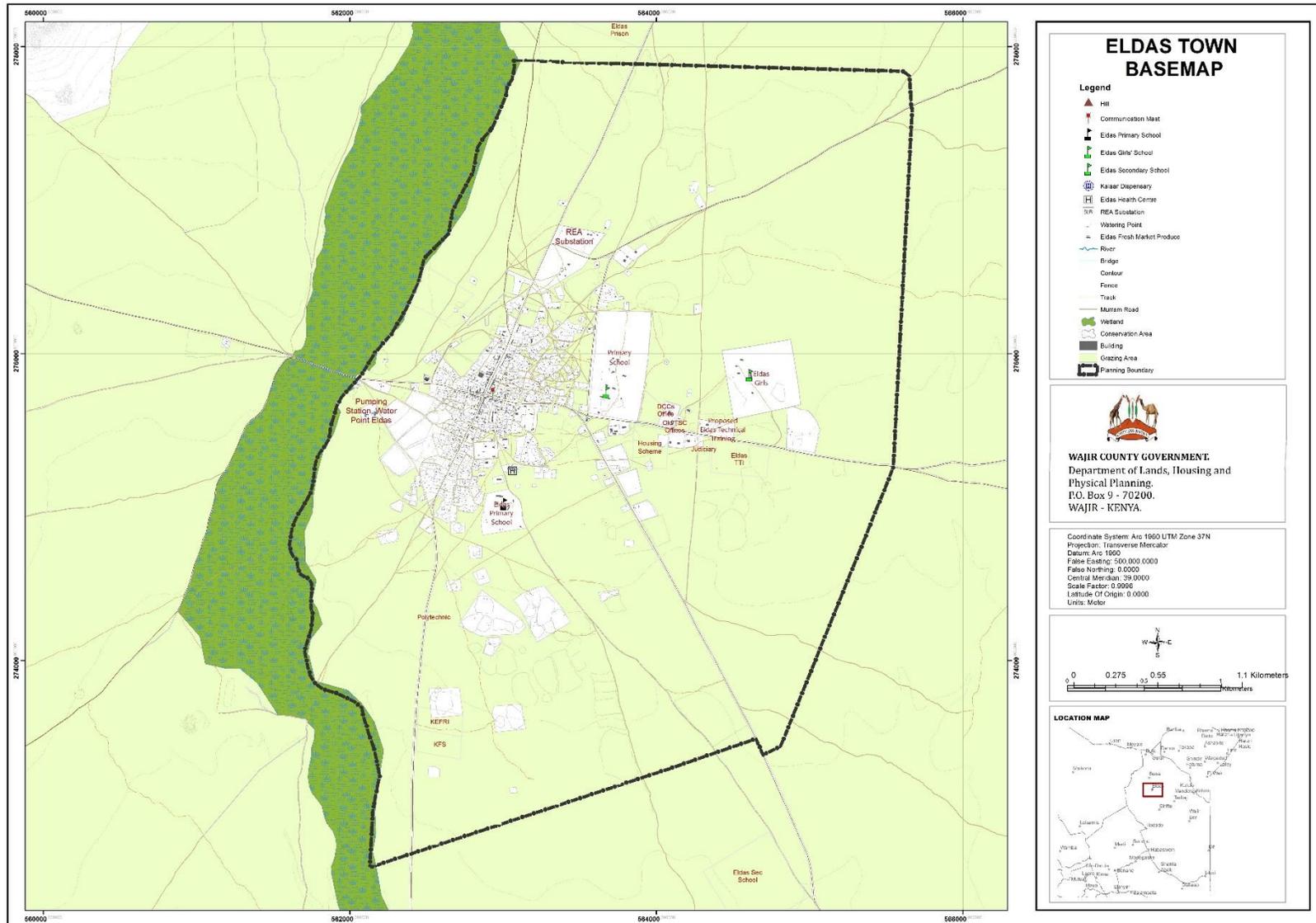
3.3 Site and Land Use Analysis

Map 3-1: Eldas Planning Area Base Map



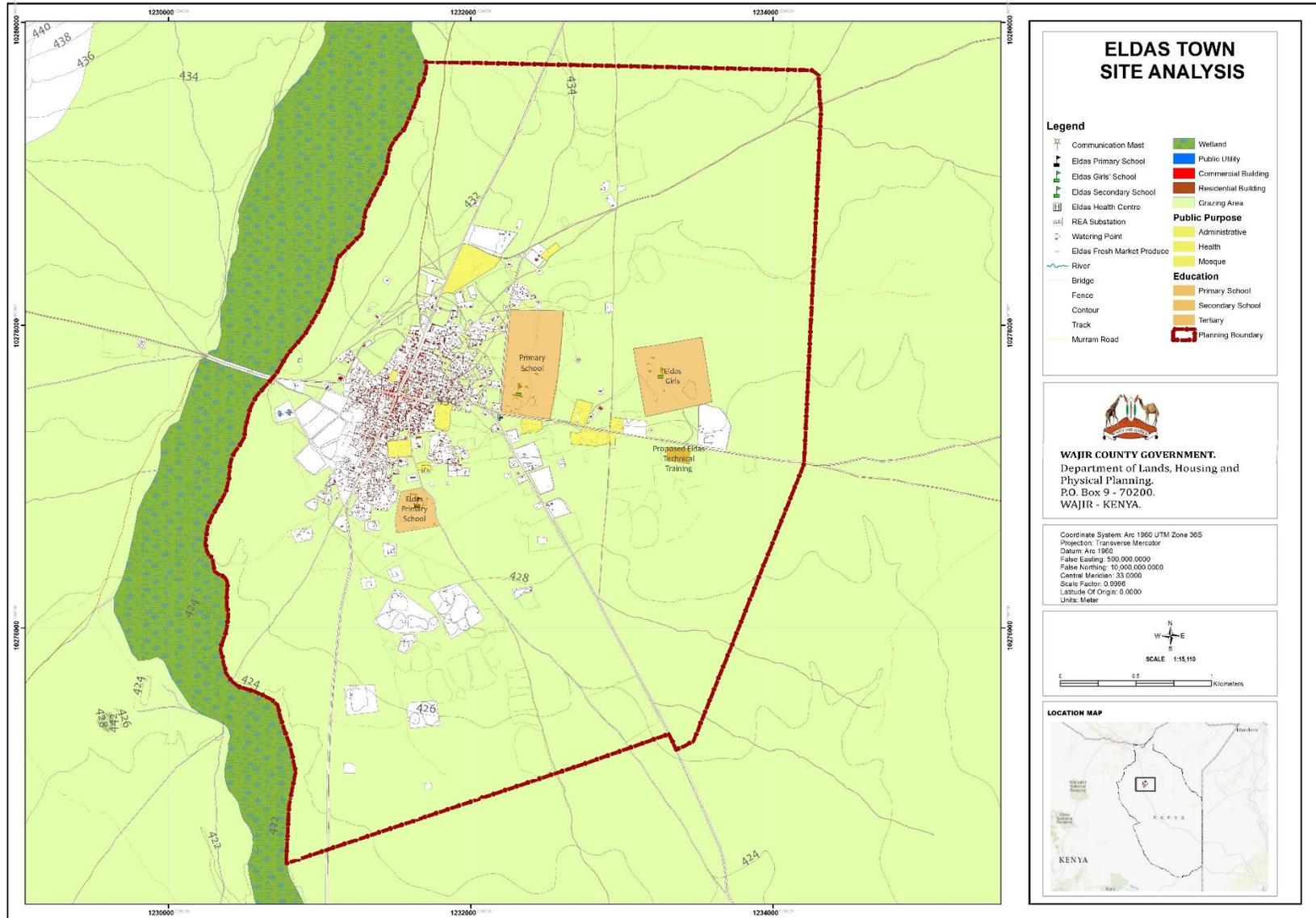
Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 3-2 Eldas Town Base Map



Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 3-3 Eldas Town Site Analysis



3.3.1 Current Land Use

This section looks into the various activities happening on space around the town. The total planning area covers approximately 155.8km² (15,303.31Ha). Eldas Town (core urban area) covers 15.3387km² (1533.87Ha).

Residential Land Use

This forms the bulk of developments within the built-up area in the town covering a total area of 1.8128km².

Commercial Land Use

Commercial land use occurs mainly along the cross junction of the Wajir-Buna (G5371) and the Anole-Lokole (E 5007, 5008) road. This forms the town's commercial core. This land use covers a total area of 0.0411km². It is comprised of retail shops, restaurants, hotels and lodges, vehicle repair shops, and mobile money banking outlets. The commercial shops cover only a single line of buildings, mostly facing the main roads, while the back end is used for residential purposes.

Educational Land Use

Several education facilities are located within Eldas Town including Eldas Girls and Eldas Secondary School, two primary schools, a polytechnic and a technical training institute that is under construction. These facilities cover approximately 0.7187km².

Plate 3-1: Eldas Technical Training Institute



Industrial Land Use

Eldas slaughterhouse and quarries are the only industrial activity with defined land covering an area of approximately 0.0549 km². The few light industries in Eldas Town which include metal works, tailoring and clothing, furniture making, petrol stations and small-scale cottage industries, are mostly found within the commercial area and along the Eldas-Buna (G5371) road.

Plate 3-2: Eldas Slaughter House (Vandalized)



Public Purpose Land Use

Public-purpose land use in the town includes government offices, civic areas, hospitals, the police station and AP camp, a public baraza, playfields, and religious facilities. This land use covers a total area of approximately 0.1961km² (19.61Ha).

Public Utility Land Use

Public utility land use in Eldas Town includes five boreholes, water tanks, the electricity sub-station, a water point and pumping station, a telecommunication mast, and a cemetery. This covers only 0.0629km² (6.29Ha).

Transportation Land Use

This land use includes land covered by roads, footpath networks within the town and the proposed site for the airstrip. The airstrip covers an area of 9.0069km² while roads and paths cover approximately 1.3006km².

Conservation

This includes the area along *Lag Bor*, which is susceptible to flooding during the rainy season, and the hilly area in the northwestern part of the town. The total area of this land is approximately 16.9287 km².

Agricultural Land Use

This forms the area adjacent to the seasonal river along the western edge of the town where soils are viable for crop farming and the town’s hinterland used for livestock grazing. These land covers a total area of 133.2179 km².

Table 3-2 Summary of land uses

Land Use	Area (Km ²)	Hectare (Ha)
Residential	18.128	181.28
Commercial	0.0411	4.11
Education	0.7187	71.87
Public Purpose	0.1961	19.61
Public Utility	0.0629	6.29
Industrial	0.0549	5.49
Conservation	16.9287	1692.87
Undeveloped Land	133.2179	13321.79
TOTAL	153.0331	15303.31

3.3.2 Land Tenure

Land Tenure

Land in Eldas Town is communally owned. The existing plot sizes in the town range from 0.09-7.5 acres, with mean holding sizes being 0.52 acres. Communal land ownership in the town poses a challenge to investment due to the lack of land ownership documents.

3.3.3 Land Suitability Assessment

The planning area covers 155.8 km². However, the town’s growth to the west has been limited by the presence of the seasonal river (*Lag Bor*). On the northwestern part of the town, hills limit the

town's growth in that direction. The *Lag Bor* and the hilly areas cover 16.8 km², about 10.8% of the planning area. This land is unsuitable for urban development.

The total developable land in the planning area is 139 km² (89.2%).

3.3.4 Summary of land requirement by facilities

Table 3-3: Facilities land requirement

Facilities	Current land size	Standard land size per facility in ha	Number of facilities required in 2023	Total land requirement (2023)	Number of facilities required in 2033	Total land requirement (2033)
Police station	6.20	3	1	3	1	3
Town hall	0	1.2	1	1.2	1	1.2
Law court	2.40	1	1		1	
Light industries	0		1		1	
Library	0	0.4	1	0.4	1	0.4
Post office	0	0.04	1		1	
Pre-primary schools	0	0.25	6	1.5	8	2
Primary schools	5.2	3.9	5	19.5	7	27.3
2 Secondary schools	37.58	4.5	3	13.5	4	18
vocational institutions	5.69	10.2	1	10.2	2	20.4
Recreational parks	0	1.5	1	1.5	1	1.5
Religious institutions	0.28	0.1	1	0.1	2	0.2
Community centre	0.92	0.25	1	0.25	1	0.25
Level 1 (Clinics)	0	0.5	4	2	5	2.5
Level 2 (Dispensary)	1.56	1	2	2	3	3

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Facilities	Current land size	Standard land size per facility in ha	Number of facilities required in 2023	Total land requirement (2023)	Number of facilities required in 2033	Total land requirement (2033)
Level 3 (Health Centres)	4.16	3	1	3	1	3
Level 4 (Sub-County Hospitals)	0	4	1	4	1	4
Child care facilities	0	0.1	1	1	1	1
Animal control office	0	0.1	1	1	1	1
Abattoirs	0					
Sports and cultural centre facilities	0	2	1	2	1	2
Disaster management centre/ Fire station	0	0.5	1	0.5	1	0.5

3.4 Assessment of Development Conditions

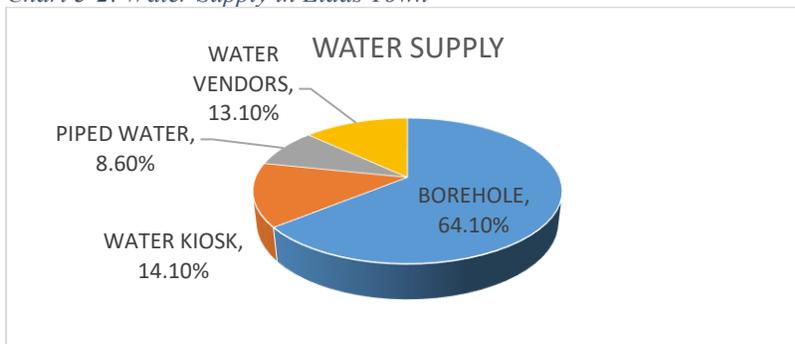
3.4.1 Physical Infrastructure

Water Supply

The main source of water in the town is boreholes. Eldas Town has five boreholes providing water for domestic and livestock use.

According to a field survey in 2019, 64.1% of households in Eldas Town get water from boreholes, while 8.6% have piped water. Households that get water from vendors and kiosks are 13.1% and 14.1%, respectively.

Chart 3-2: Water Supply in Eldas Town



Source: Field Survey, 2019

According to a field survey in 2019, 21.7% of households get water at a household level, while 78.3% source water at an average distance of 2.03km communally. This shows a high demand for piped water in the town.

Plate 3-3: Borehole, Pumping station and Water Storage Tank

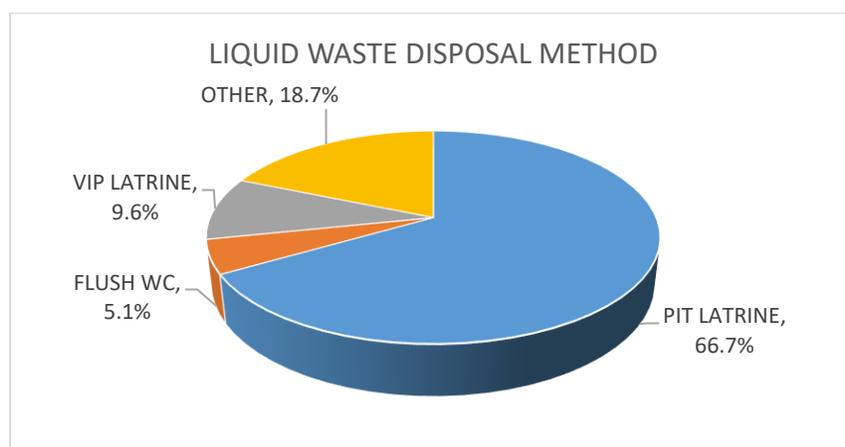


Source: Field Survey, 2019

Liquid Waste Disposal

The town does not have a sewer system or a sewer treatment plant. 66.7% of households in the town use pit latrines for liquid waste disposal (black water). In comparison, 18.7% of residents use other means of liquid waste disposal, implying they use open defecation (bushes) or buckets. The rampant use of pit latrines for liquid waste disposal poses a risk to underground water sources and the contraction of diseases such as cholera and diarrhoea during the rainy seasons when parts of the town experience periodic flooding. The town, therefore, requires a trunk sewer system and a treatment plant to control the threats posed by wastewater to the public as the town expands. The chart below shows methods of liquid wastewater disposal in the town.

Chart 3-3: Liquid Waste Disposal in the town



Source: Field Survey, 2019

Table 3-4 shows the town's water and liquid waste demand for the current and projected population up to the year 2033. This gap shows a need to provide the town with a water and sewer reticulation system.

Table 3-4: Water and Liquid Waste Demand Projection

Water Demand Projection FY 2023				
Consumer Water Demand	% Of Total Population (13,110)	Consumption Litres/Head/Day	Litres/Day	M ³ /Day
Low income	70	75	688,275	688.275
Medium income	25	150	491,625	491.625
High income	5	250	163,875	163.875
Total domestic			1,343,775	1,343.775

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Commercial and institutions	30% of total domestic water demand	403,132.5	403.133
Allowance for leakage	20% of total domestic water demand	268,755	268.76
Total Water Demand		671,887.5	671.89
Internal usage	5% of total domestic water demand	67,188.75	67.19
Total Water Requirement		2,082,851.25	2,082.85
Liquid Waste Demand	80% of total water demand	1,666,281	1,666.281
Water Demand Projection FY 2033			
Consumer Water Demand	% Of Total Population (15,472)	Consumption Litres/Head/Day	Litres/Day M³/Day
Low income	70	75	812,280 812.28
Medium income	25	150	580,200 580.2
High income	5	250	193,400 193.4
Total domestic		1,585,880	1,585.88
Commercial and institutions	30% of total domestic water demand	475,764	475.76
Allowance for leakage	20% of total domestic water demand	317,176	317.18
Total Water Demand		792,940	792.94
Internal usage	5% of total domestic water demand	79,294	79.29
Total Water Requirement		2,458,114	2458.114
Liquid Waste Demand	80% of total water demand	1,966,491.2	1,966.49

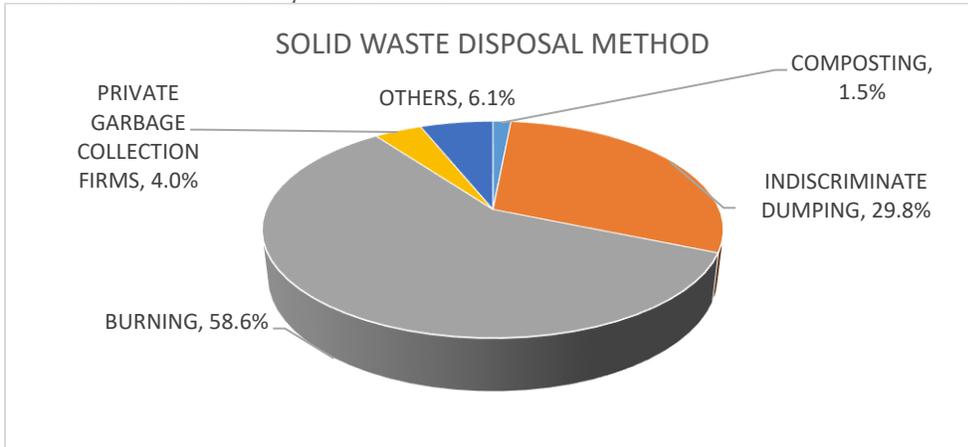
Source: *Water design manual, 2005*

Solid Waste Disposal

The town does not have an established solid waste collection system or a designated waste disposal area/sanitary landfill. According to field survey in 2019, various methods are used in waste disposal, including burning, municipal receptacles, indiscriminative dumping, and composting. These waste disposal methods degrade the town's environment while negatively impacting the town's aesthetic. Therefore, a solid waste management system must be established, including coordinated collection, transportation and dumping into a designated landfill.

The chart below shows the percentages of the various methods of waste disposal used by households in the town.

Chart 3-4: Solid Waste Disposal Methods



Source: Field Survey, 2019

On average each person generates solid waste amounting to 0.74 kilograms daily (*World Bank, 2016*). An estimated population of 13,110 (year 2023) generates 9,701.4 kilograms of solid waste per day. The amount of waste generated by the town per day by the year 2033, with a population of 15,472, will be 11,449.28 kilograms. The town, therefore, requires a sanitary landfill to meet the solid waste output for the town’s projected population and other related land uses that generate waste.

Storm Water Drainage

Eldas Town does not have stormwater drainage infrastructure. The town’s terrain is relatively flat, sloping gently towards the south. The town lies along the flood plain of a seasonal river, *Lag Bor*. This leads to seasonal flooding of the town during the rainy season, thereby cutting linkage in transportation and disrupting development. The town, therefore, requires proper stormwater drains, especially along the major roads, to channel flood water adequately. Areas that are also prone to flooding need drainage channels to direct the flood water to water pans and to *Lag Bor*.

Energy Use

Electricity Supply

Eldas Town is supplied with electricity from an off-grid Rural Electrification and Renewable Energy Corporation (REREC) substation. The power station uses solar and diesel-powered generators for electricity generation. Although distribution lines cover the entire planning area, households in the peripheral areas do not have electricity, thereby using solar power or kerosene lamps for lighting. Eldas Town (core urban area) is adequately connected to electricity.

Plate 3-4: Eldas Power Substation

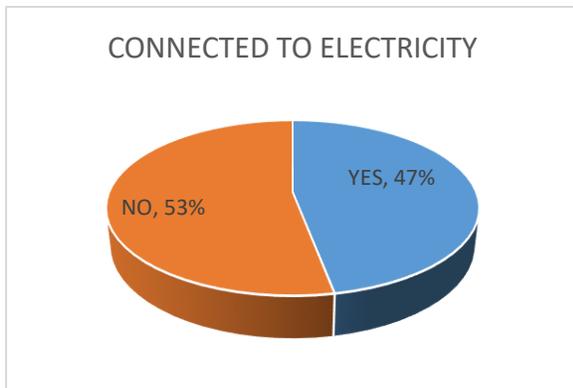


Source: Field Survey, 2019

Households Connected with Electricity

According to field survey, 47% of households in Eldas Town are connected to electricity.

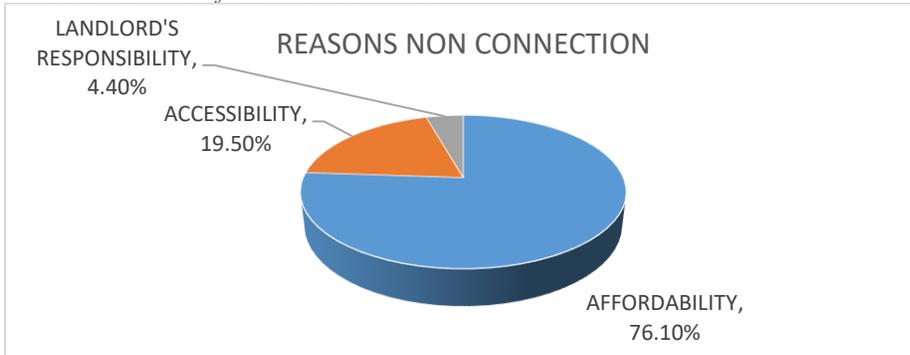
Chart 3-5: Household Electricity Connection in the town



Source: Field Survey, 2019

76.1% of households which are not connected to electricity site affordability as the main reason for non-connection while 4.4% of households site this as the landlord's responsibility. 19.5% of households site accessibility as a reason for non-connection.

Chart 3-6: Reasons for Non-Connection



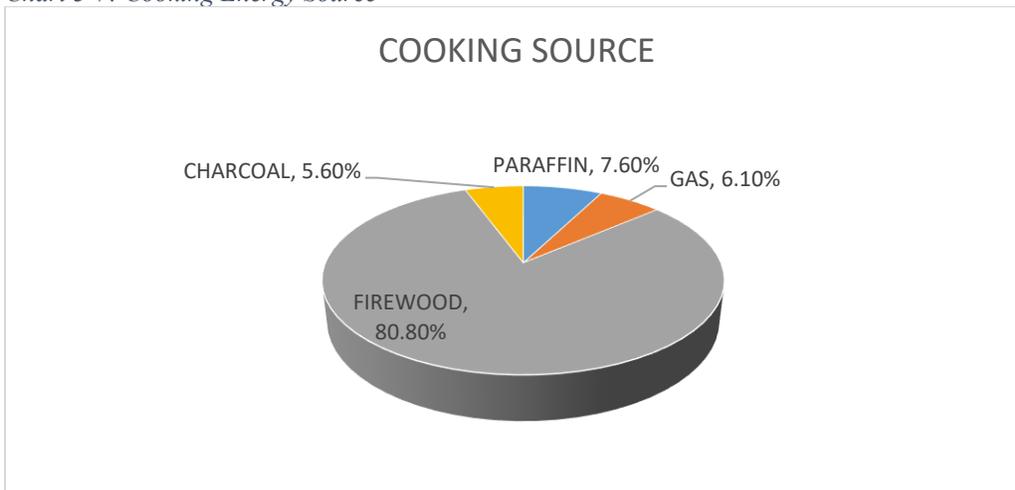
Source: Field Survey, 2019

Data from the world energy council shows that in 2010, an average household consumed about 3,500kWh of electricity for a year. This is approximately 9.59kWh per day. Eldas Town has 2,474 households. This translates to an approximate household demand of 23,725.66kWh of electricity per day. By the year 2033, there will be 2,920 households in Eldas Town hence a household demand of 28,002.8kWh of electricity by 2033.

Household Sources of Cooking Energy

In Eldas Town, households use different energy sources for cooking. Firewood (80.8%), charcoal (5.6%) and LPG Gas (6.1%) are mainly used for cooking. Only 7.6% of households use paraffin for cooking.

Chart 3-7: Cooking Energy Source



Source: Field Survey, 2019

The reliance on wood fuels is a challenge to the natural vegetation, leading to massive clearance of vegetation.

Information Communication Technology (ICT)

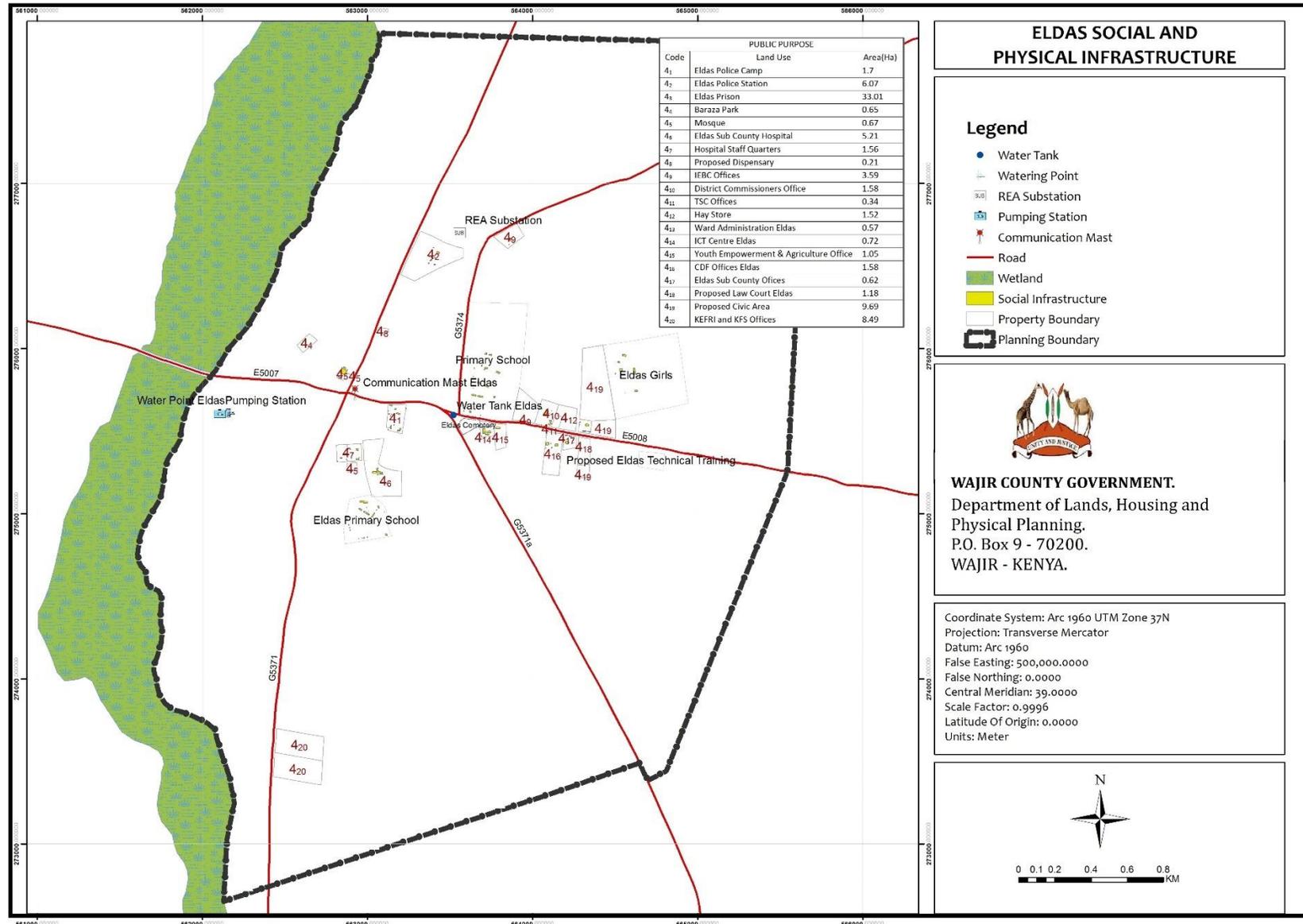
Safaricom provides Eldas Town with a communication network. This is a 2G mobile network which adequately covers the town.

There are two FM radio stations which operate from Wajir Municipality. These are Wajeer FM and Wajir Community Radio. The town also has an ICT centre, which is meant to be an innovation centre for the youth. However, the uptake of ICT in the town is very low.



Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 3-4: Distribution of Physical and Social Infrastructure



3.4.2 Social infrastructure

Health

Eldas Town relies on Eldas Health Centre for health services. The facility serves as the main hospital in the sub county and is being upgraded to a sub county (level 4) hospital. The facility offers various services such as surgeries, maternity and specialized treatment. The health Centre also has an ambulance on standby for emergencies.

Plate 3-5: Eldas Health Centre Hospital



Source: Field Survey, 2019

The current number of staff in Eldas Health Centre is as presented in Table 3-5.

Table 3-5: Eldas Health Centre Staff

Staffing	Number
Doctor	1
Registered clinical officer	1
Nurses	3
Lab Technician	1
Public Health Officer	1
Bio Med Eng.	1
Nutritionist	2
Pharmacist	2

Source: County Department of Public Health, Medical Services and Sanitation

With the current standards and norms for health facilities, Eldas Town will need five clinics, two more dispensaries. Table 3.7 shows the number of health facilities required by the year 2033.

Table 3-6 Eldas Town Health Facilities Demand

Facility	Existing number	Current demand	Current deficit	Demand by 2033	Required facilities by 2033
Level 1 (clinics)	0	3	3	3	3
Level 2 (dispensary)	1	1	0	2	1
Level 4 (sub-county hospital)	0	1	1	1	1

Education

There are several established educational facilities in Eldas town. These include two primary schools, two secondary schools, Eldas Girls and Eldas Secondary School, and a polytechnic and technical training facility that is under construction. The two primary schools in the town are inadequate; hence, there is a need to set up three more schools in the town that should be embedded with ECD centres.

Plate 3-6: Eldas Girls and Boys Secondary Schools



Source: Field Survey, 2019

The Physical Planning Handbook recommends a primary school for a catchment population of 4,000 persons and a secondary school for a catchment of 8,000 persons. Therefore, Eldas Town will require two (2) primary schools by the year 2033. Table 3-7 shows the current and future demand for education in the town.

Table 3-7: Educational needs for the town

Facility	Existing number	Current demand (2023)	Current deficit (2023)	Demand by 2033	Required facilities by 2033
Primary	2	3	1	4	2
Secondary	2	2	-	2	-
Vocational institutions	2	1	-	-	-

Safety and Security

Eldas Town has a police station as well as an administrative police camp. The town uses solar-powered street lighting for illumination during the night. Streetlights are mainly located along the main roads passing through the town's built-up area.

Plate 3-7: Eldas Police Station and Street Lighting



Source: Field Survey, 2019

Cemeteries /Burial Grounds

Eldas Town has a small communal cemetery located along the Anole-Lokole Road, opposite Eldas Primary School. The cemetery is currently full. The town shall, therefore, require another site for burial.

Religious Facilities

The town has two mosques with madrassas within. There are no churches in the town, although Christians congregate within the confines of the police station.

Chart 3-8: Mosques in Eldas Town



Source: Field Survey, 2019

The town needs several social and community facilities. Table 3-8 shows the facilities the town requires by the year 2033.

Table 3-8: Social Facilities Needs

No.	Required Social Services
1.	Cemeteries
2.	Sports and cultural centres
3.	Social Halls and Community Centres
4.	Open spaces/ parks and play fields
5.	Community Centres
6.	Libraries
7.	Postal Services and Courier Services
8.	Children and Old Age Homes
9.	Rehabilitation Centres
10.	Disaster Management Centre.
11.	Religious facilities

3.4.3 Environment

Increased urban development comes with a number of previously unforeseen challenges on the environment. There is need to consider environmental issues during development.

Environmentally Sensitive Areas

Environmentally sensitive areas in the town include wetlands around the seasonal river (*Lag Bor*) located on the western side of the town. The volume of water flowing in the seasonal river during the rainy season causes perennial flooding in the town. The seasonal river is also a source of underground water for livestock and domestic use. Due to the sensitivity of this flood-prone area, agricultural activities flourish. The town has a hilly area that offers aesthetics to the town and is also a habitat for wild animals. These areas should be adequately conserved.

Land Use Effect on Environment

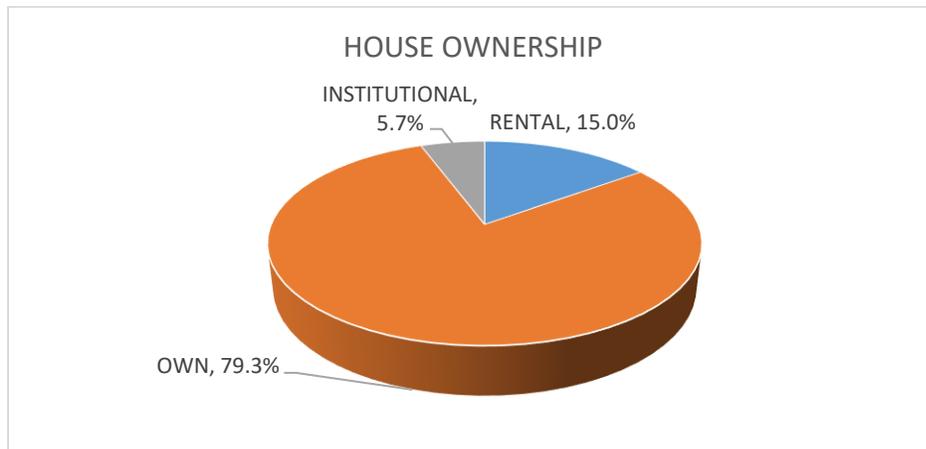
Population growth in Eldas Town puts pressure on the town’s natural resources. Human activities such as poor solid and liquid waste disposal mechanisms can lead to pollution of underground water, while overreliance on wood fuels contributes to the reduction in vegetation in the town and its hinterland.

3.4.4 Housing and Urban Development

Housing Ownership, Provision and Typology

Housing provision in Eldas Town is mainly by individuals who have constructed houses for themselves and for rental purposes. Some government institutions, such as the Kenya Police, have constructed houses for their staff. There are also proposed housing initiatives which target civil servants working within the town. The project is funded by the Constituency Development Fund (CDF).

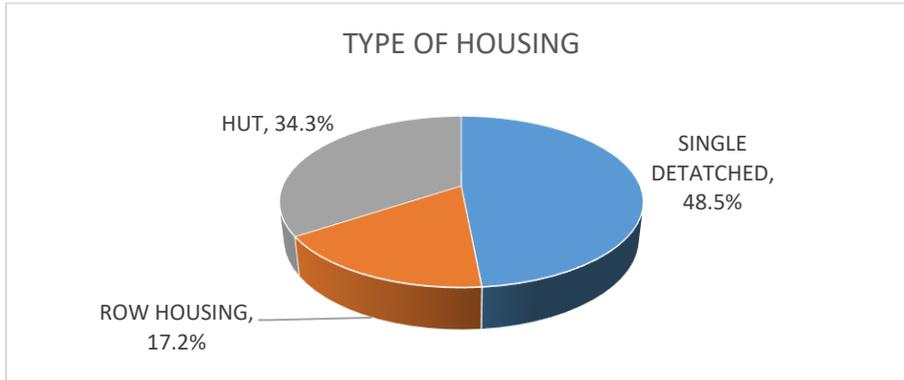
Chart 3-9: House Ownership in Eldas Town



Source: Field Survey, 2019

According to a field survey in 2019, single detached houses (bungalows and standalone houses) were the common housing typology at 48.5% followed by huts (*herios*) 34.3%. Row housing accounts for 17.2% of the housing typology in the town. This is shown in Chart 3-10.

Chart 3-10: Housing Typologies in Eldas Town.



Source: Field Survey, 2019

Plate 3-8: Housing Typologies in Eldas Town



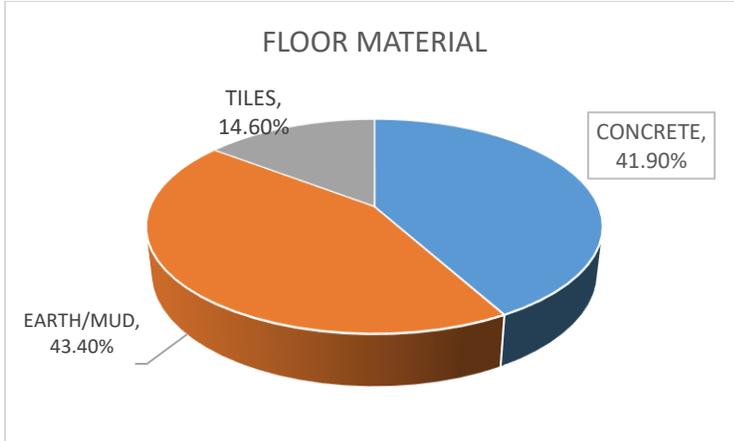
Source: Field Survey, 2019

Building Materials

Floor Materials

According to field survey, in 2019, only three materials are predominantly used for flooring. 41.9% of households in Eldas Town have cemented floors, while only 14.6% of households have used tiles. 43.4% of households have earthen floors. Earthen floors are characteristic of traditional huts.

Chart 3-11: Floor Material

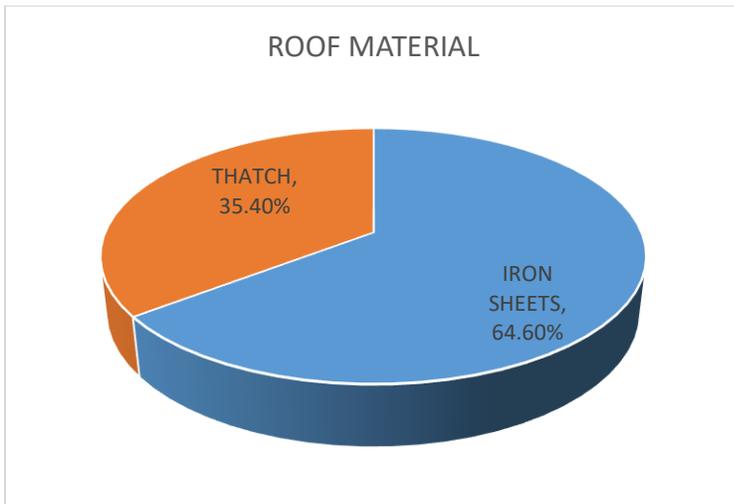


Source: Field Survey, 2019

Roofing Materials

According to a field survey in 2019, 64.6% of houses in the town have used corrugated iron sheets as roofing material while 35.4% use thatch for roofing. This is presented in Chart 3-12.

Chart 3-12: Roofing Materials

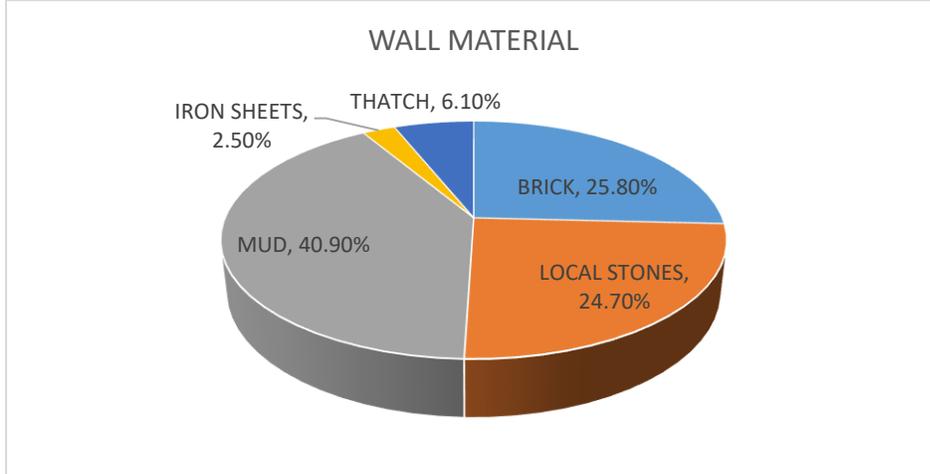


Source: Field Survey, 2019

Wall Materials

According to field survey, 40.9% of households in Eldas Town have walls made of mud while 2.5% of households use mud as wall material. 6.1% of households in Eldas Town have thatched walls while 2.5% have used iron sheets as wall material.

Chart 3-13: Wall Material



Source: Field Survey, 2019

Residential Housing Demand

According to a household survey in 2019, the household size in Eldas Town is 5.3 persons. The town's population is projected to be 13,110 persons, and the housing demand in 2023 is 2,474 units. As the population continues to grow, the housing demand is projected to be 2920 units as the town's population will reach 15,474 persons by 2033.

Urban Development Pattern

The settlement pattern in the town is linear. This has led to the concentration of settlements along major transport routes including the Eldas-Buna Road (G5371), Eldas-Lokole road (E5007) and Eldas Wajir (G5371) roads. Development is extending north towards Buna and west on route to Lokole but has been restricted by the seasonal river (*Lagha*). Concentration is high on the junction of the Anole-Lokole and Wajir-Buna Road. This is shown on the map overleaf. The town is restricted from growing towards the East as this area hosts public institutions, including Eldas Girls and Eldas Primary School.

Structuring Elements

The two major structuring elements of the town are discussed below;

Major Roads

The major roads in the town include Wajir-Buna Road (G5371) and Anole-Lokole roads (E5007 and E5008). Commercial, public purpose, public utility, and residential use along these roads abound due to the need for transportation of goods and people and service provision. The roads have hence greatly influenced the form and pattern of the town.

The Seasonal River

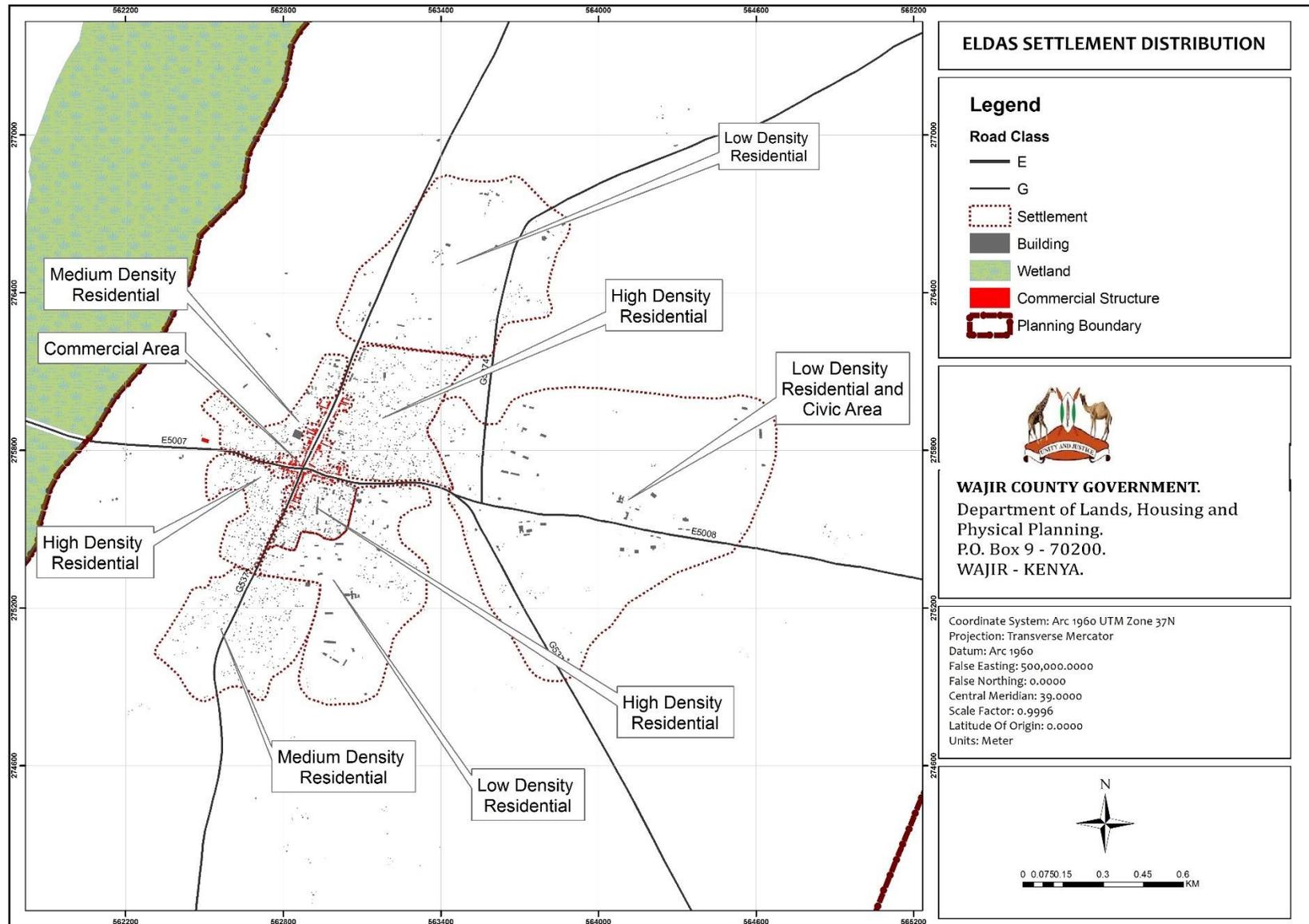
Eldas has a seasonal river to the western side of the town (*Lag Bor*). This has restricted urban development from spreading west of the built-up area due to occasional flooding during rainy seasons.



Source: Extract from Google Earth

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 3-5 Human Settlement and Distribution Densities in Eldas Town



3.4.5 Transportation

Road Coverage and Condition

Roads are the main mode of access to the town and within. The town has classified roads traversing through it. These are class E and G roads. Road surfaces in the town are murrum for the classified roads and earth surfaces for the tracks around the town. Classified roads in the town have a total coverage of approximately 41.2 kilometers.

Inter and Intra Connectivity

Intra-connectivity in the town is through earth roads that lead to various points in the town and its hinterlands. These roads are not defined and are mostly tracks used by boda-boda, animal carts, and town residents.

The town is accessible from neighboring urban areas by road, including Wajir-Buna Road G5371a, to Griftu via G5371. The road passes through the town centre, the main commercial street in the town. Eldas is connected to Lokole by a class E5007 road and to Anole by a class E5008 road.

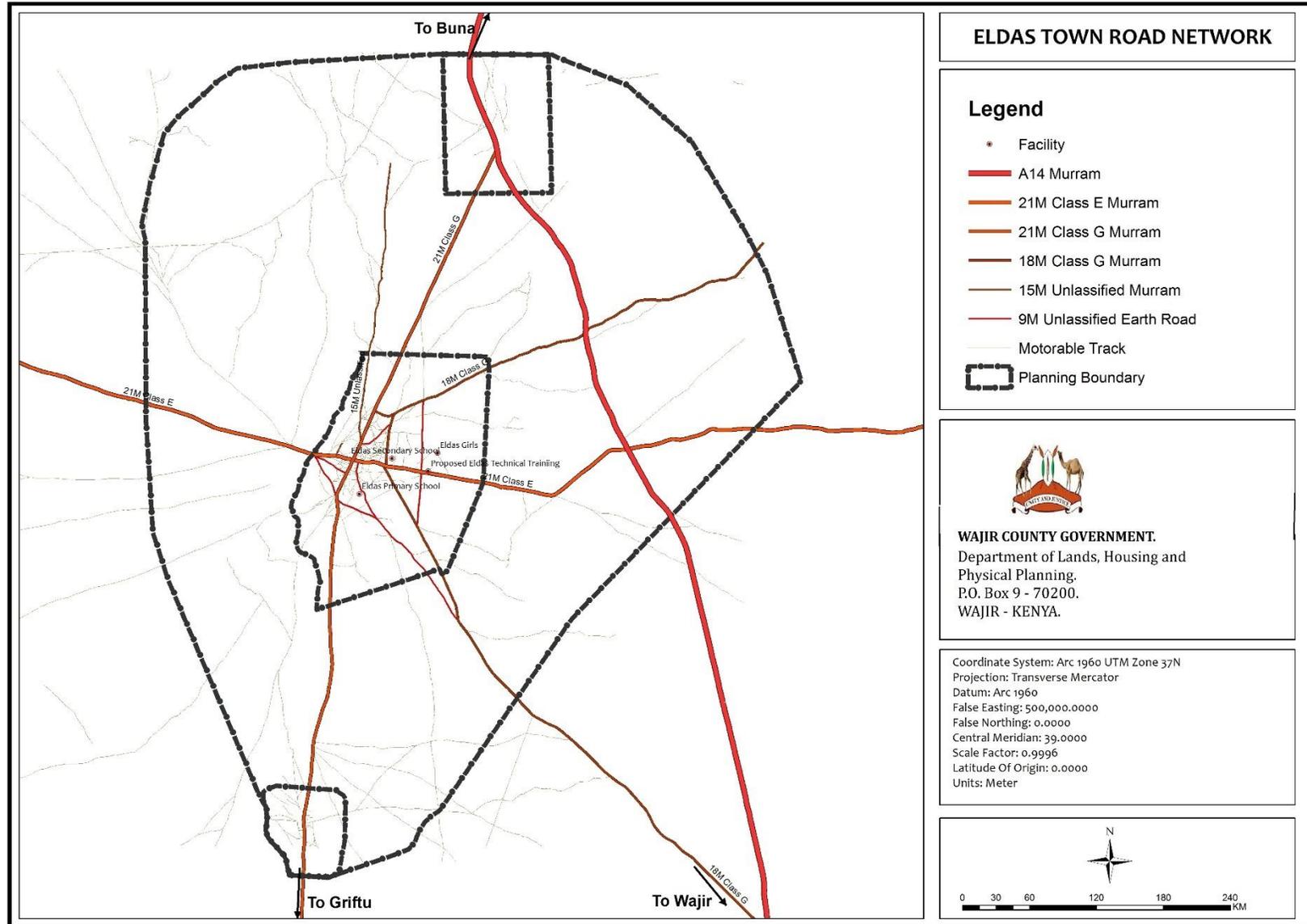
Means of Public Transport

Road is the main mode of transport in the town. Non-motorized transport (hand carts and donkey-pulled carts, walking and cycling) is the common means of transport within the town. However, bodabodas and *tuk-tuks* are also used in the town to transport goods. Long-distance travel is mainly by bus and private vehicles.



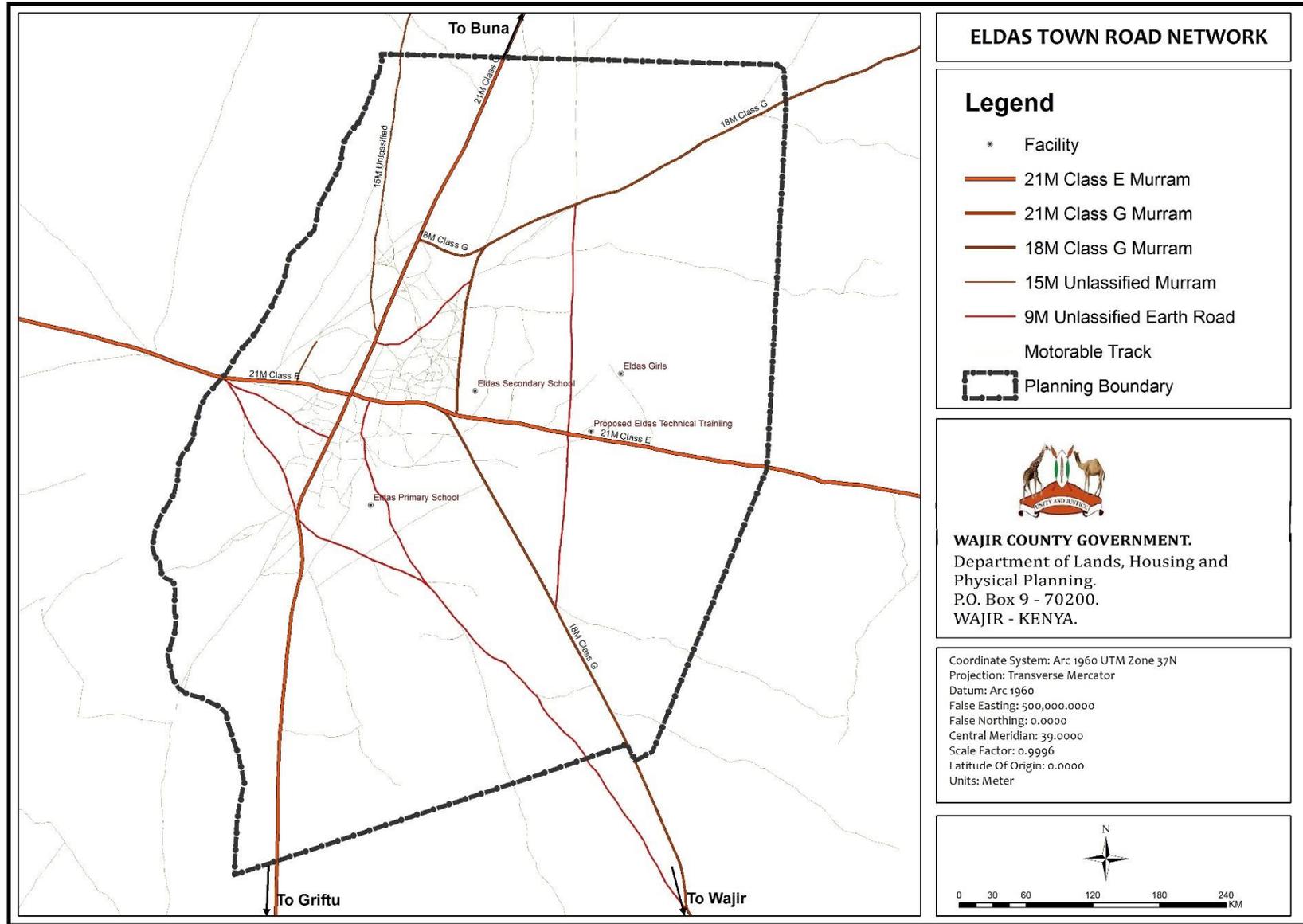
Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 3-6 Eldas Planning Area Road Network



Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 3-7: Eldas Town Road Network



3.4.6 Local Economic Development

Overview

The main economic activities in the town are agriculture (pastoralism and crop farming), trade/commerce and light industries. Key sectors have been evaluated within the context of Eldas Town.

Economic Activities

Trade and Commerce

A significant number of commercial activities are being undertaken in Eldas Town. Major commercial outlets in the town include retail shops, restaurants, tailoring shops, khat (*miraa*) vendors, motorbike spare outlets, pharmacies, and salons. There are also several mobile money outlets in the town.

Light Industries

Petrol stations are the only formal light industrial establishments in town. Informal industrial activities in the town are mainly furniture making, motorcycle and vehicle repair, and welding and metal fabrication. These activities are mainly operated within the town center. Locals also operate small-scale cottage industries that specialize in basketry and mat weaving. The town has a small slaughterhouse at the town's outskirts. The facility is, however, not in use as it is constantly vandalized.



Plate 3-9: Metal Fabrication and Vehicle Repair



Source: Field Survey, 2019

Agriculture

Pastoralism is the dominant economic activity in the planning area. Common livestock reared are camels, donkeys, indigenous cattle such as *Zebu* and *Borana*, and indigenous goats and sheep. Crop farming on the other hand is practiced in small scale along the seasonal river, *Lag Bor*, where locals grow vegetables and cereals mainly for subsistence.

Plate 3-10: Herds of Camel in Eldas



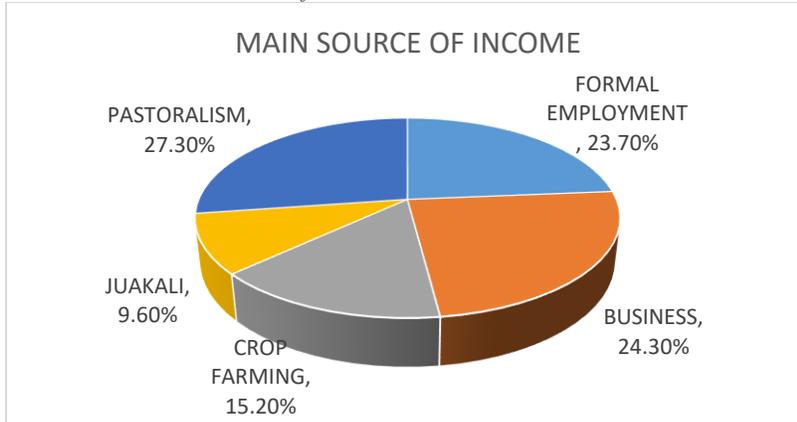
Source: Field Survey, 2019

Employment/Income

According to field survey, 24.3% of the households in the town are engaged in business either formally or informally. Formal employment accounts for about 23.7% of income-generating activities for individuals in the town. This involves employment in government institutions such as public schools and the health center as well as in public administration. Agriculture is the main source of income for 42.5% of households, with locals engaging in crop farming and pastoralism.

Crop farming is mostly undertaken for subsistence along the *Lag Bor*. The *jua kali* sector provides income for 9.6% of the population.

Chart 3-14: Main Sources of Income in Eldas Town



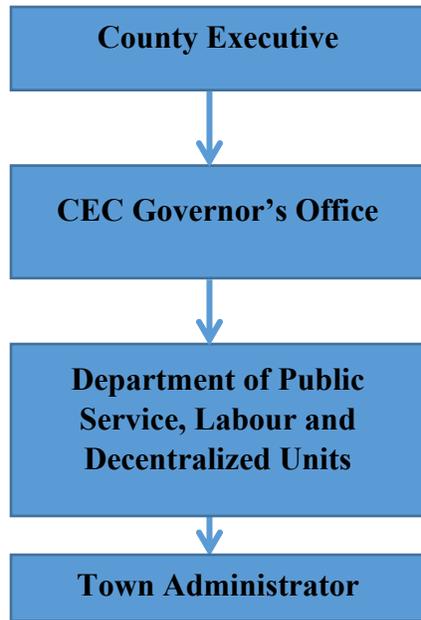
Source: Field Survey, 2019

3.4.7 Urban Management (Governance)

The management of a town is vested upon a town committee which prescribes the functions of a town administrator. Public participation through involvement of the resident population is also paramount. The current management structure of Eldas Town is as described below.

Current Town Management Structure

Section 31 (1 and 2) of the Urban Areas and Cities (Amendment) Act (UACA) stipulates for the appointment of a town administrator through the county public service board. However, his/her duties are determined by a town committee as per the Urban Areas and Cities (Amendment) Act section 31 (3). Within this prescribed law, Wajir County appointed a town administrator for Eldas Town, whose office is located within the town. The organogram for town administration in the county is as shown in the figure below.



Eldas Town lacks a town committee. The absence of a town committee to prescribe the functions of the town administrator highlights a disparity in the town's management. A town committee is appointed by the county governor and approved by the county assembly. Upon formulation of a town committee, the following are the functions that it is supposed to perform:

- Oversee the affairs of a town
- Formulate and implement an Integrated Plan.
- Develop and adopt policies, plans, strategies and programmes, and may set targets for delivery of services.
- Control land use, land sub-division, land development and zoning by public and private sectors for any purpose, including industry, commerce, markets, shopping and other employment centers, residential areas, recreational areas, parks, entertainment, passenger transport, agriculture, and freight and transit Adopt policies and plans.
- Promote and undertakes infrastructural development.
- Develop and manage schemes, including site development in collaboration with the relevant national and county agencies.
- Maintain a comprehensive database and information system of the administration and provide public access thereto upon payment of a nominal fee to be determined by the board.

- Settle and implement tariffs, rates and tax and debt collection policies as delegated by the county government;
- Monitor the impact and effectiveness of any services, policies, programmes or plans
- Promote a safe and healthy environment
- Facilitate and regulate public transport

The town lacks a stakeholder or resident committee to communicate and represent the views of the town residents when called upon. The town administrator, ward administrator, and chiefs have been charged with mobilising the town's stakeholders during stakeholder participation/involvement exercises.

Rights of Stakeholders/Residents in Town Management

- Contribute to decision-making by submitting written or oral presentations or complaints to a town committee through the town administrator.
- Be informed of decisions of a town committee that affect their rights, property, and reasonable expectations.
- Be privy to regular disclosure of the state of affairs of the town, including its finances.



3.4.8 Summary of Emerging Issues

Table 3-9: Summary of Emerging Issues

Challenges	Recommendations
Land	
<ul style="list-style-type: none"> Lack of land ownership documents has stagnated investment in the town in sectors such as housing, industries, banking, education and public health. 	<ul style="list-style-type: none"> Land adjudication and provision of land ownership documents shall offer the town better investment avenues. Establish a physical planning department in the town for the sub-county within the town.
Physical infrastructure	
Water Supply	
<ul style="list-style-type: none"> Limited piped water supply system Lack of water treatment works Lack of a water and sanitation company in the town to locally manage and operate water resources. 	<ul style="list-style-type: none"> Extend the pipe water supply system to cover the entire town including Masalale and Kilkiley. Institute a water and sanitation company in the town. Encourage residents on water harvesting during the rainy seasons
Sanitation	
<ul style="list-style-type: none"> Lack a sewerage reticulation system for proper liquid waste disposal. 	<ul style="list-style-type: none"> Construction of sewer reticulation network and establishment of a sewer treatment plant. Designate solid waste collection points and install skips in different areas in the town.

Challenges	Recommendations
<ul style="list-style-type: none"> Lack of a designated solid waste disposal site/sanitary fill as well as a management mechanism for ensuring proper disposal of waste in the town. 	<ul style="list-style-type: none"> Develop a sanitary landfill in the town. Employ staff for management of waste within the town.
Storm Water Drainage	
<ul style="list-style-type: none"> Lack of storm water drains along the roads and dikes for directing excessive surface run-off during the rainy season. 	<ul style="list-style-type: none"> Construct storm water drainage along major roads passing through the town. Construct dikes (embankments) especially on the area opposite power substation to direct surface run-off back to the seasonal river.
Energy	
<ul style="list-style-type: none"> Poor electricity distribution network. High cost of electricity connection Frequent power outages. The location of the power substation is along the path of flood waters during the rainy season. 	<ul style="list-style-type: none"> Increase the coverage of the power distribution lines in the town to adequately cover Masalale and Kilkiley. Provide alternative sources of energy such as solar and wind to cover the outages. Provide electricity connection subsidies for residents of the town.
Social Infrastructure	
Education	
<ul style="list-style-type: none"> Inadequate educational facilities and equipment in the existing schools. 	<ul style="list-style-type: none"> Construct additional schools as highlighted by the population needs assessment for the town.

Challenges	Recommendations
<ul style="list-style-type: none"> • Inadequate staff in educational facilities caused by the perceived insecurity in the region. This impacts the areas that are generally safe such as Eldas Town. • Poor reticulation of support infrastructure such as water and electricity in schools 	<ul style="list-style-type: none"> • Equip the existing schools in the town with adequate learning facilities. • Advocate for the hiring of more teachers for the existing and the established education facilities.
Health	
<ul style="list-style-type: none"> • Inadequate health facilities. The town only has one public health institution which cater for all the health needs of the residents of the town and sub county. • Inadequate drugs in health facilities. • Inadequate staff in health facilities. • Lack of essential treatment equipment in the health centre such as laboratories, pharmacies etc. 	<ul style="list-style-type: none"> • Construct, equip and hire adequate health personnel in the health facilities in the town. • Provide adequate drugs and treatment facilities in the health centre and all proposed health facilities as arising from the population needs assessment of the town. • Provide support infrastructure such as water, electricity, solid and waste water management systems
Community facilities	
<ul style="list-style-type: none"> • Town lacks of a disaster management centre in case of floods. • There is a lack of library services for the general public in the town • The town has one playing field that is not adequately developed and is underutilized by the community. 	<ul style="list-style-type: none"> • Construct a sports complex in the town • Establish a recreational parks and open spaces in the town especially within neighbourhoods. • Construct and equip a modern library in the town. • Construct a community centre in the town with a fully equipped social hall.

Challenges	Recommendations
<p>Open spaces for recreational purposes within neighborhoods are also lacking. Residents are limited to areas within public institutions.</p>	<ul style="list-style-type: none"> • Construct and equip a disaster management centre.
Housing	
<ul style="list-style-type: none"> • Lack of land ownership documents to aid in housing and infrastructural development. • Inadequate infrastructure for reticulation of water and all households in the town. • Lack of a sewer reticulation system to cater for the growing demand in liquid waste management in the town. • Lack of solid waste disposal system (central land fill site, staff and equipment) • Low housing investment 	<ul style="list-style-type: none"> • Provide land ownership documents after survey of the plots resultant from the town’s scheme plan. • Provide relevant infrastructure in the residential areas including reticulation of water to all households, electricity, and sewer lines. • Encourage public private partnership in the provision of housing in the town.
Environment	
<ul style="list-style-type: none"> • Indiscriminate dumping of waste in the town due to poor solid waste disposal practices. • Lack of a designated sanitary land fill. 	<ul style="list-style-type: none"> • Install waste skips to act as solid waste collection points in the town and establish a sanitary landfill. • Construction of sewer reticulation network and establishment of a sewer treatment plant for the town to cover Masalale and Kilkiley.

Challenges	Recommendations
<ul style="list-style-type: none"> • Rampant use of pit latrines Vis a Vis the high-water table in the town. This poses a threat to the health of the town residents especially during the rainy seasons. • Flooding and erosion during the rainy seasons due to lack of storm water drainage. • Loss of vegetation as a result of over reliance on wood fuel for cooking in households. 	<ul style="list-style-type: none"> • Encourage and invest in the use of alternative sources of energy such as LPG to reduce vegetation depletion • Conservation of river and flood prone areas. • Construct storm water drainage along major roads in the town and in the flood prone areas to avert flooding. • Provision of a disaster management and response centre.
Transport	
<ul style="list-style-type: none"> • Poor road surface conditions and missing links in terms of interconnection of the road network within the town and the residential areas. • Lack of non-motorized transport facilities including walkways, cycle ways. All road users (motorized and non-motorized) use roads. • Encroachment of business activities onto road reserves. • Inadequate road network in the town. Access roads especially within the residential areas are not defined. • Lack of public transport facilities (bus-park, lorry Park and public buses) for movement within the County. 	<ul style="list-style-type: none"> • Improve the road surfaces of the classified roads to bitumen standards (E5007, 5008 and G5371, 5374) • Construct all access roads in the town to murrum standards. • Establish pedestrian walkways and cycle lanes along all proposed primary and secondary roads in the town, (E5007, 5008 and G5371, 5374) • Establish a bus park in the town and introduce public buses to ply different routes within the county.

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Challenges	Recommendations
Economy	
<ul style="list-style-type: none"> • Inadequate infrastructural development in water, sanitation and electricity. • Poor road network hindering inter and intra connectivity • Overreliance on rain fed agriculture and pastoralism. • Lack of financial institutions to assist locals in financial management. • Sporadic power blackouts within the town • Lack of sustainable revenue collection streams for effective town revenue generation to support infrastructural development and town management. 	<ul style="list-style-type: none"> • Bituminized the major roads passing through the town to ease on the cost of doing business. • Construct all roads as proposed in the town’s scheme plan to enable ease in movement of goods and people. • Invest in agro based industries. • Construct a modern livestock market in the town to capitalize on the major source of wealth for the town residents. • Boost electricity generation in the current power substation and provide piped water, institute a solid waste management mechanism. • Design and construct a sewer reticulation system for the town. • Establish a of revenue collection system in the town and employ staff for enforcement. • Invest in irrigational agriculture
Governance	
<ul style="list-style-type: none"> • Lack of a town committee and hence a limitation on the duties of the town administrator. • Lack of a development control mechanism and inadequate capacity of the town administrator. 	<ul style="list-style-type: none"> • Institute a town committee for Eldas to define roles of the town administrator. • Institute a development control unit within the department of Physical planning to be posted in the town.

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Challenges	Recommendations
<ul style="list-style-type: none">• Lack of a public participatory policy/framework in town administration/management• Inadequate revenue generation streams to offer financial assistance in town administration.	<ul style="list-style-type: none">• Recruit additional qualified staff for overseeing conformity to the plan• Establish a public information management system to facilitate the sharing of knowledge between authorities and residents.• Establish citizen sub-committees to safeguard the intentions as well as land uses for the town.



4 PROPOSALS

4.1 Overview

Given the challenges inherent in the town, plan proposals aim to remedy the pressing challenges by providing amenities and facilities, regularizing the existing cadastral layout, and organizing the town into complementary land uses while maintaining the environmentally sensitive areas in the town.

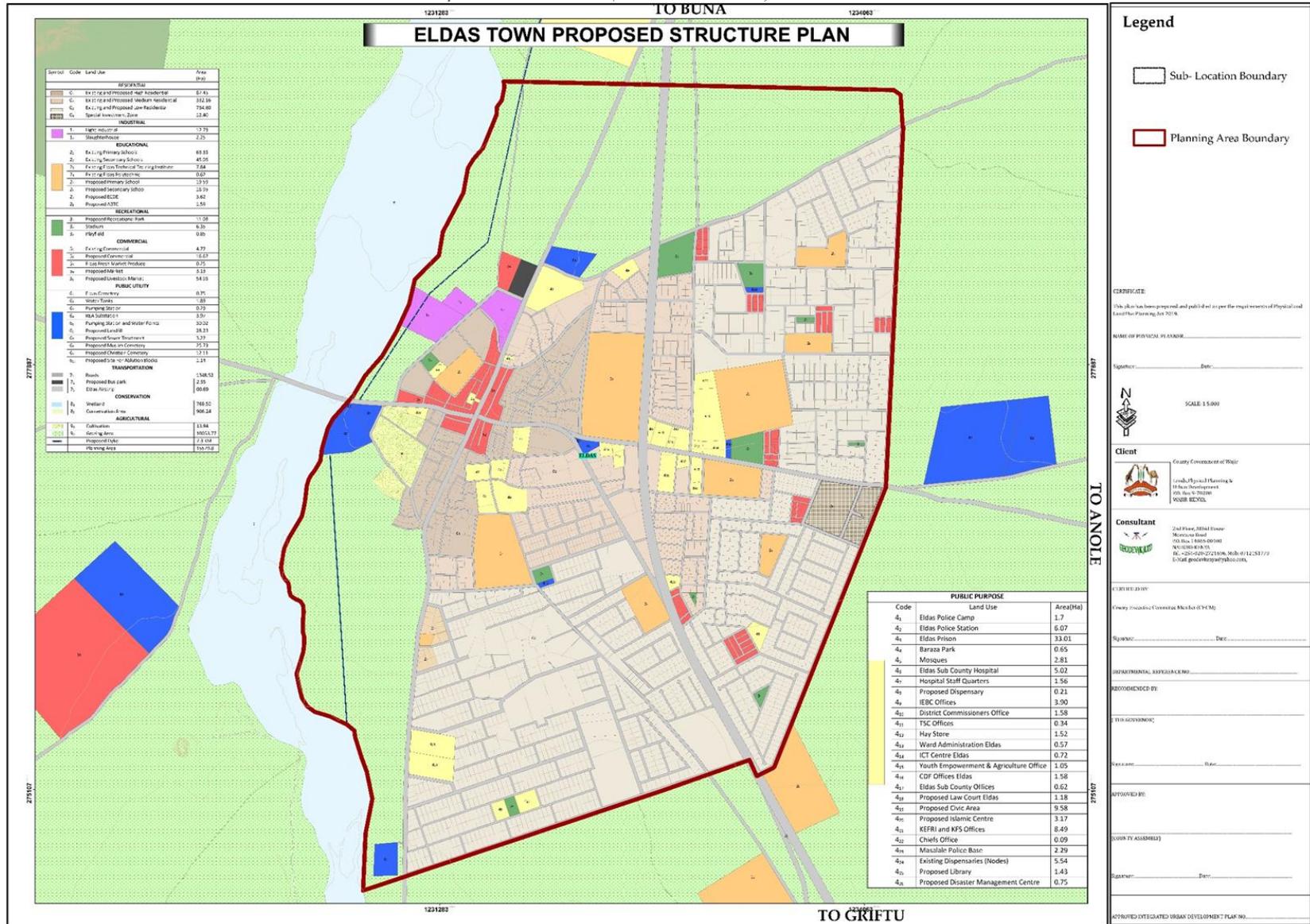
4.2 Structure plan

This plan has been organized into ten broad land uses to form the structure plan. These zones contain the proposed projects and facilities that the town's projected population will require by the end of the 10-year planning period (2023-2033), estimated to be 15,472 persons. The plan also has regulations that will guide development and land use across the different zones. The following principles guide the land use proposals;

- i. ***Land optimization/densification approach.*** The densification approach is intended to concentrate the growing population within designated intervention areas. This principle will ensure efficient land use while checking on urban sprawl, thus reducing the cost of service provision.
- ii. ***Sustainable development-*** as stipulated in the sustainable development goals, goal number 11 on sustainable cities and communities, the plan is anchored on service provision, encouraging economic growth through the development of commercial centres and establishment of industries while protecting and conserving environmentally sensitive areas. This will take care of the population's needs, creating an inclusive, safe, resilient, and sustainable town.
- iii. ***Minimal disturbance:*** The plan is prepared considering the minimal impact of change on the existing developments while providing a facilitative transportation (road) network and physical and social infrastructure.

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 4-1: Eldas Town (Core Urban Area) Structure Plan



4.3 Land Use Proposals

The land uses proposed in the town are as coded and labelled on map 4.1 (structure plan). These land uses include;

1. **Residential land use (0)** - This land use covers 1,121.27Ha of the total land use in the planning area. It consists of the existing residential development and the proposed residential areas.
 - i. **High-density residential areas**- this land use covers 87.45Ha. It is located adjacent to the main commercial node along Anole-Lokole (E5008-E5007) road and Eldas-Buna (G5371) roads. These areas are currently densely populated and are expected to house the bulk of the population. The housing typologies proposed in these areas are row housing and flats with two-level development with expected densities of 22 households per hectare.
 - ii. **Medium density**- This land use forms the second ring from the proposed commercial node. It is located immediately after the high-density areas along both sides of the Eldas-Anole (E5008) and Wajir–Eldas (G 5371) road. It covers 279.57 Ha. The housing typologies proposed in this area include single-dwelling housing units such as maisonettes and bungalows. The expected density for the area is 11 households per hectare.
 - iii. **Low density**- This area forms the third ring of development from the main commercial area. It stretches from the eastern through to the southern part of the town. It covers 728.70Ha. This area is expected to have single dwelling units with a density of 6 units per hectare.
 - iv. **Special Investment Zone** is located within the proposed low-density residential area past the technical training institute. It is meant for investment in mixed-use and residential developments, schools, health facilities, and shopping area having malls, hotels, restaurants and recreational facilities. It is meant to attract and settle investors in the town. It covers an area of 12.40Ha.

2. **Industrial Land Use (1)**

- i. **Light industrial development** – The area proposed is located along the Eldas-Buna (G5371) road, opposite the Eldas Police Station, and extends back to the slaughterhouse up to the seasonal river (*Lag Bor*), covering an area of 12.79 Hectares. This area is expected to house workshops for furniture making, metal fabrication, light printing, laundry, and livestock product processing.
 - ii. **Slaughterhouse-** The slaughterhouse is located in the northwest part of the town near Lag-Bor. It is proposed that the slaughterhouse be expanded to cover 2.25 ha. The total proposed industrial land uses cover 15.04Ha.
3. **Education Land Use (2)** –Existing schools cover 116.86 Ha of land while the proposed educational facilities cover 33.21 Ha. The proposed education facilities are one secondary school (2₆) and three primary schools (2₅). The proposed primary schools include one on the western part of the town next to the CBD in the proposed high-density residential area, while the other is on the Wajir-Griftu (G5371) road to serve the medium and low residential areas. Another primary school is proposed in the low-density residential area. It is proposed that this school should have a unit for children with special needs. A new secondary school has been proposed on the Wajir Eldas (G5371) road next to the low-density residential area. The proposed technical training institute is under construction near the civic area on the Eldas-Anole (E5008) road while a proposed vocational institute is on the Griftu-Eldas (G5371) road. The total land for education facilities is 151.76Ha.
4. **Recreational Land Use (3)** – The plan aims to promote the town's sporting and recreational activities. To achieve this, the plan proposes a modern sports complex (3₂) located along (G5374) road past the IEBC offices in addition to the existing playfield (3₃) located next to the Public Baraza. The plan also proposes urban parks (3₁) within residential areas to cater to the residents' recreation needs. The total land coverage for these facilities is 17.21Ha.
5. **Public Purpose Land Use (4)** - Public purpose land use includes administrative, health, and community facilities. The public-purpose facilities are distributed in various parts of the town. A law court has been proposed in the civic area next to the technical institute.

Eldas prison is located along the Eldas Masalale (G5371) road. A civic area has been proposed along the Eldas-Anole (E5008) road where most government offices are. Other proposed facilities include three dispensaries to serve the residential areas and two Islamic centres. The public purpose land uses cover 91.35Ha. Public purpose facilities are shown in table 4.1

Table 4-1: Existing and Proposed Public Purpose Facilities in Eldas

Public Purpose Facilities	Code	Area (Ha)
Administration police camp	4 ₁	1.7
Eldas police station	4 ₂	6.07
Eldas prison	4 ₃	33.01
Baraza park	4 ₄	0.65
Eldas mosque	4 ₅	2.81
Eldas sub-county hospital	4 ₆	5.02
Hospital staff quarters	4 ₇	1.56
Proposed dispensaries	4 ₈	0.21
IEBC Office	4 ₉	3.90
District commissioner office	4 ₁₀	1.58
TSC office	4 ₁₁	0.34
Hay store	4 ₁₂	1.52
Ward administration office	4 ₁₃	0.57
Eldas ICT Centre	4 ₁₄	0.72
Youth empowerment and agricultural office	4 ₁₅	1.05
CDF office	4 ₁₆	1.58
Eldas sub-county office	4 ₁₇	0.62
Proposed law courts.	4 ₁₈	1.18
Proposed civic area.	4 ₁₉	9.58
Proposed Islamic centre	4 ₂₀	3.17
KEFRI and KFS office	4 ₂₁	8.49
Chiefs office	4 ₂₂	0.09
Masalale police base	4 ₂₃	2.29
Existing dispensaries (nodes)	4 ₂₄	5.54
Total		93.25

- Commercial Land Use (5)** – To promote trade and commerce, the plan proposes an area of exclusive commercial land use (5₁) on either side of the Eldas-Buna (G5371) road. It covers the existing commercial land use and extends outwards towards the abutting residential areas. The plan also proposes small commercial areas/shopping centres (5₂) within residential areas and an open-air market (5₄) opposite the Eldas Police Station.

The plan has earmarked 54.95 Ha to promote livestock trade to develop a livestock market denoted by code (5₅). An animal control office is to be hosted in the proposed livestock market. The commercial land use covers a total of 79.72Ha.

7. **Public Utility Land Use (6)** – This land use covers 106.96Ha of total land use. Public facilities are distributed in the town with the main facilities being water facilities, the power substation and the cemetery. The proposed facilities are a water treatment plant, sewer treatment plant/oxidation ponds, a sanitary fill and a cemetery. The existing and proposed public utilities are shown in table 4.2.

Table 4-2: Existing and proposed public utilities in Eldas Town

Public utilities	Code	Area (Ha)
Eldas cemetery	6 ₁	0.75
Water tanks	6 ₂	1.89
Pumping station	6 ₃	0.29
REREC substation	6 ₄	3.97
The pumping station, water point, and proposed water treatment plant are also needed.	6 ₅	30.02
Proposed landfill	6 ₆	28.23
Proposed sewer treatment	6 ₇	3.22
Proposed Muslim cemetery	6 ₈	25.73
Proposed Christian cemetery	6 ₉	12.11
Proposed disaster management centre.	6 ₁₀	0.75
Total		106.96

8. **Transportation Land Use (7)** – To ensure efficient connectivity and circulation, the plan proposes a hierarchy of roads ranked by function, i.e. primary, secondary, local distributor and access and service lanes. The plan also proposes an airstrip and bus park which are denoted in the structure plan by codes (7₂) and (7₃), respectively. This land use covers a total area of 2251.76Ha
9. **Conservation Land Use (8)** – This land use includes the Eldas Hills and the seasonal river (*Lag-Bor*). This land use covers 1675.74Ha. A dyke has been proposed on the North West part of the town running opposite Lag-Bor southward to protect the town from flooding during the rainy season.

The Kenya Forest Service (KFS) and Kenya Forest Research Institute (KeFRI) have acquired a site along the Eldas-Griftu (G5371) road (code 4₂₁). These centres will research

appropriate drought-resistant tree varieties, which shall be used in conservation efforts along the seasonal river.

10. **Agriculture Land Use (9)** – This land use forms the urban fringes of Eldas Town that shall be used for agricultural activities, including livestock grazing. Agricultural land use covers 10,067.71Ha.

4.4 Action areas

The planning area has two nodes: Masalale and Kilkiley, which are north and south of Eldas Town (core urban area). These nodes have significant direct and indirect linkages with the core urban area. These linkages include shared services such as schools, health facilities, administrative, and commercial services. There is a need to provide basic services in these nodes to reduce overreliance on the core urban area.

4.4.1 Masalale Centre

This node lies 7 kilometres north of Eldas Town at the junction of Eldas–Buna (G5371) road and Wajir-Moyale (A14) road. These roads form the node’s structuring elements. The centre covers an area of 6.19 km².

According to the aerial survey, 493 structures are considered residential buildings. Given that the planning area has 5.2 persons per household, the number of people in the node is estimated to be 2,564.

Social facilities in Masalale include Masalale Primary School, a mosque, a police post, a chief’s office and a dispensary, which will be commissioned after support facilities are installed. The physical infrastructure in the centre includes; a borehole and water pumping station. This is as shown in map 4-3.

4.4.2 Kilkiley Centre

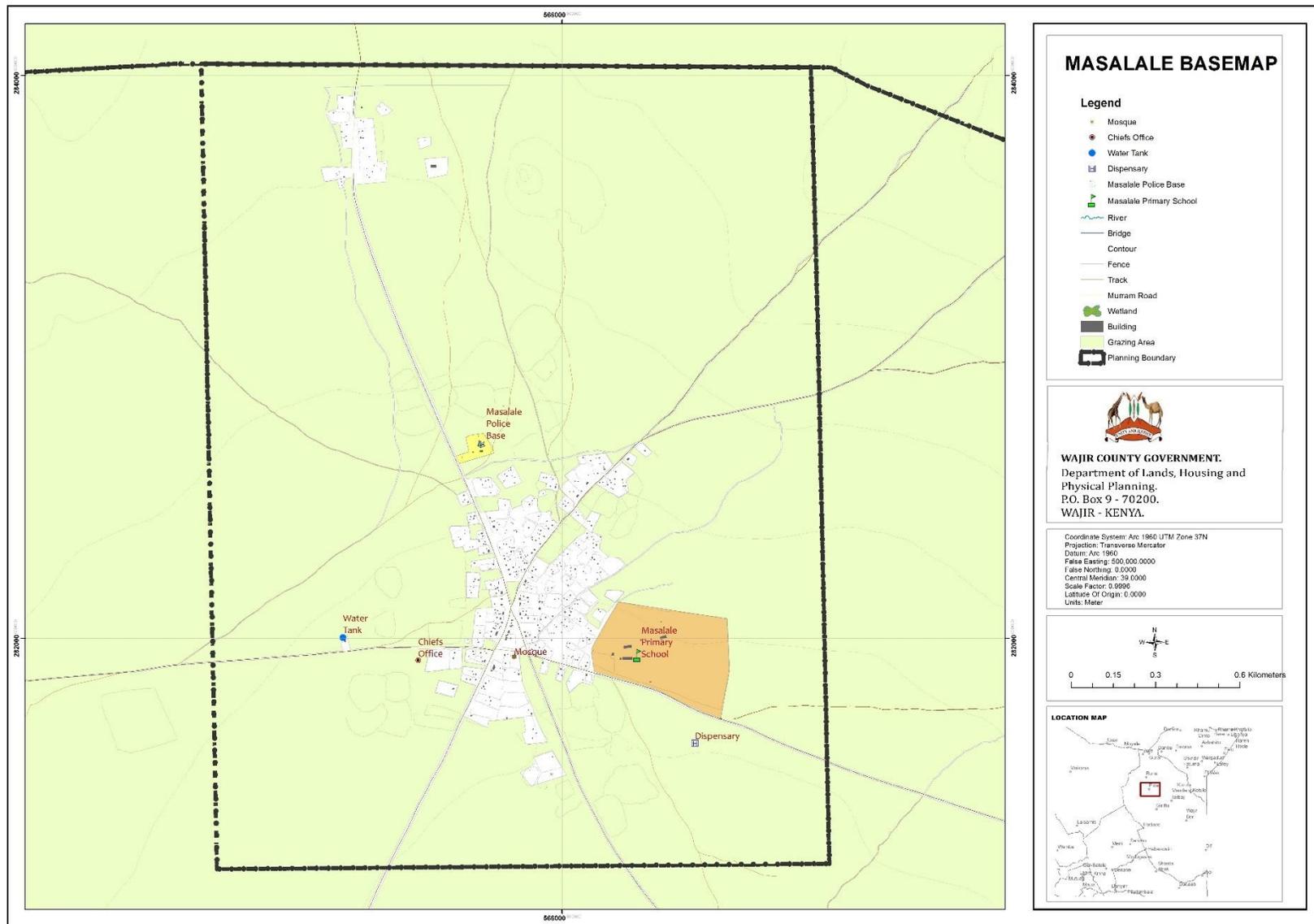
This centre is eight (8) kilometres south of Eldas town along the Griftu-Eldas (G5371) road. The centre borders the Lag-Bor. The Griftu-Eldas (G5371) road gives it the linear model of development. The centre covers approximately 2.8km²

According to the aerial survey, are 362 structures deemed residential buildings. Given that the planning area has 5.2 persons per household, the number of people in the node is estimated to be 1,882.

Social facilities in Kilkiley include Kilkiley primary school, a mosque, chief’s office and a dispensary. The centre's physical infrastructure includes a borehole and water pumping station as shown in Map 4-3.

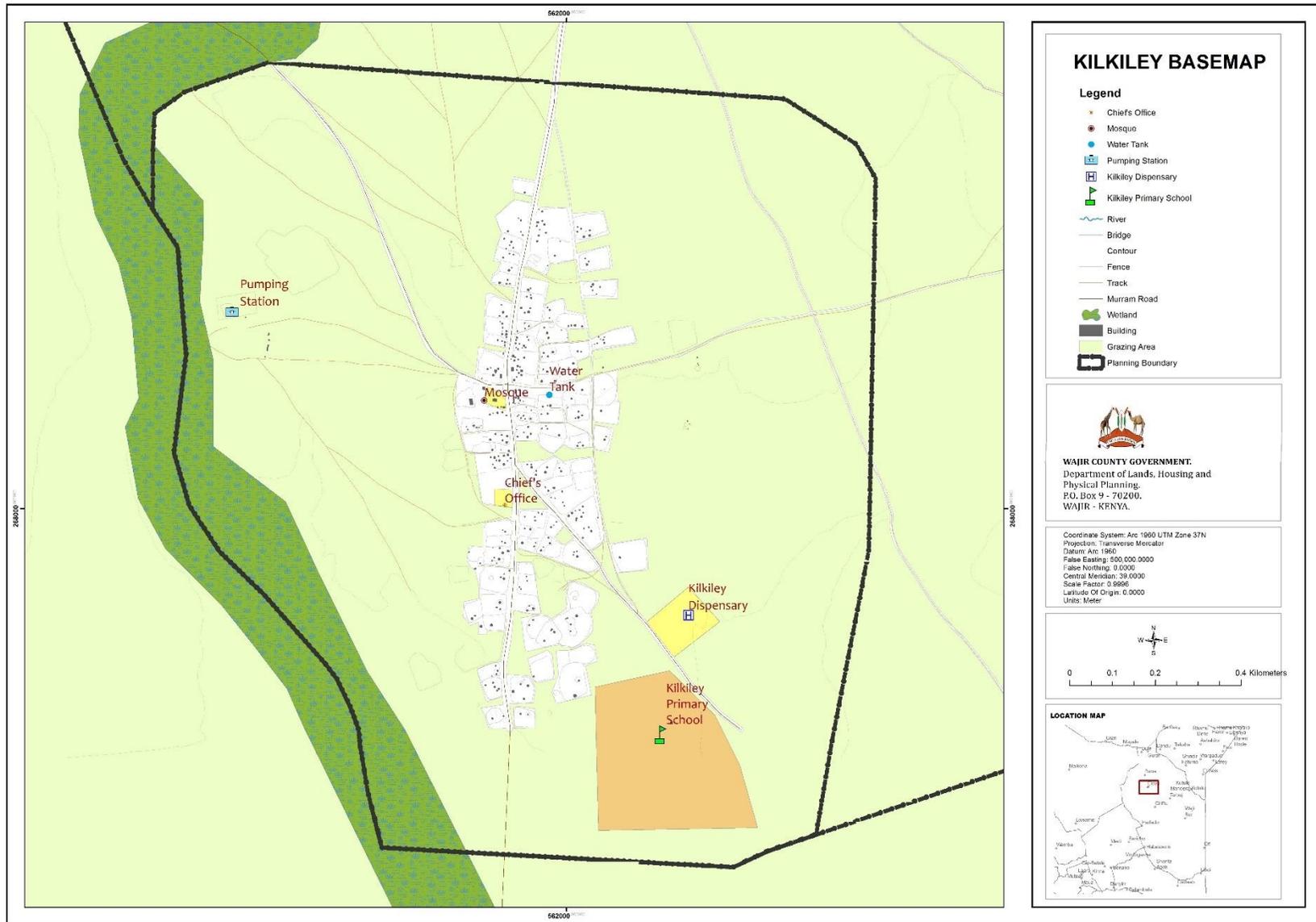
Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 4-2: Masalale Base Map



Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 4-3: Kilkiley Base Map



4.4.3 Proposals for Masalale and Kilkiley

Masalale

The total area plan for Masalale is 619.11 Ha. Most of this land has been proposed for residential development, which takes 242.26 Ha. The proposed commercial area covers 41.20 Ha, while the proposed road network covers 26.95 Ha. The grazing area covers 312.53 Ha. The existing facilities in the centre take 18.52 Ha as shown in the table below. The plan for the node is as shown in Map 4-4.

Table 4-3: Existing facilities in Masalale

Existing facilities	Area (Ha)
Masalale primary school	13.21
Masalale dispensary	2.78
Masalale police base	2.29
Masalale mosque	0.24
Total	18.52

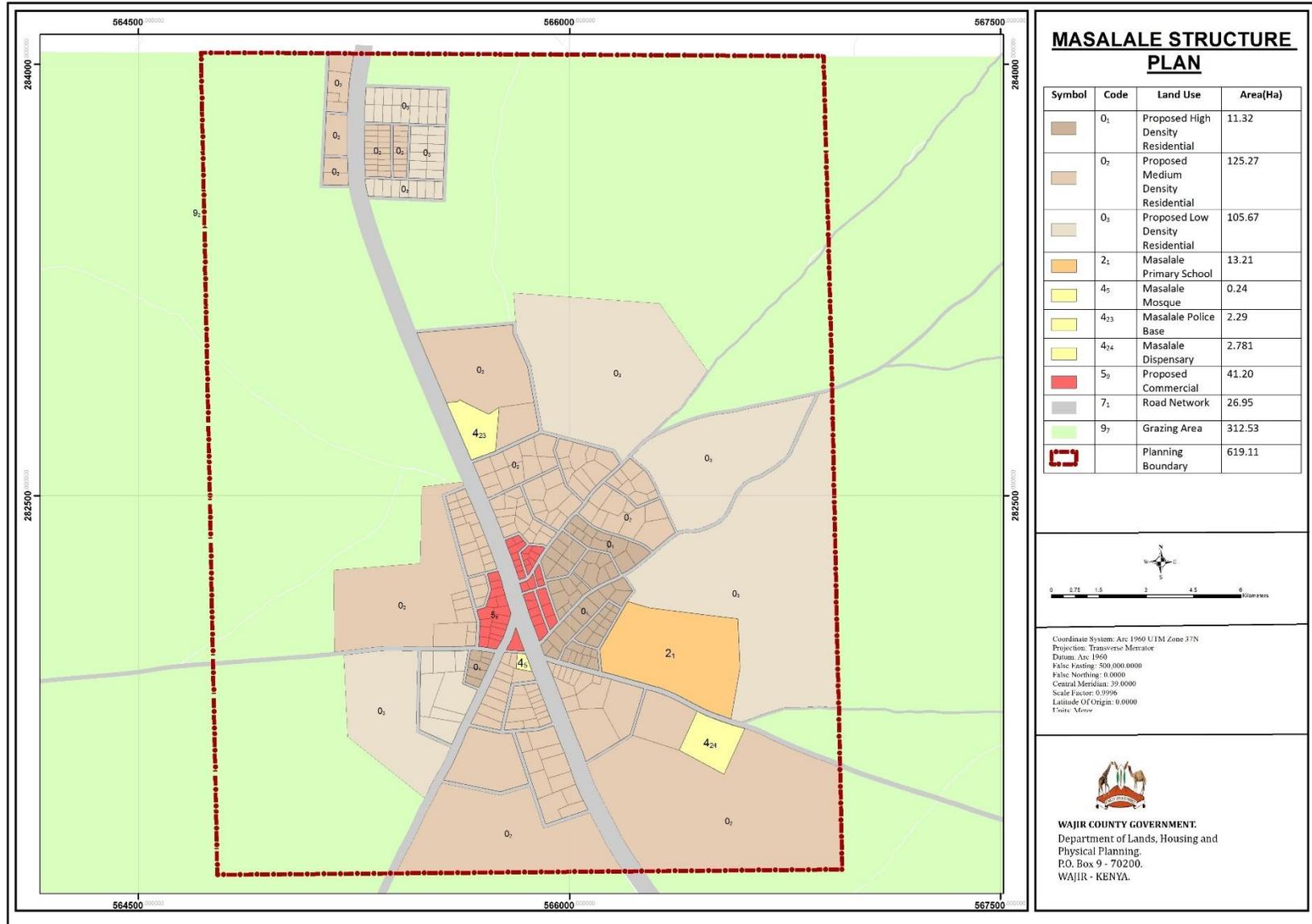
Kilkiley

The total plan area for Kilkiley is 261.52 Ha. Most of this land has been proposed for residential development, which takes up 172.92Ha of the total. The proposed commercial centres cover 3.63 Ha while the proposed road network covers 26.95Ha. The grazing area and the wetland cover 23.56Ha and 19.56Ha respectively. The existing facilities in the centre take a total of 123 Ha, as shown in the table below. The plan for the node is as shown in Map 4-5.

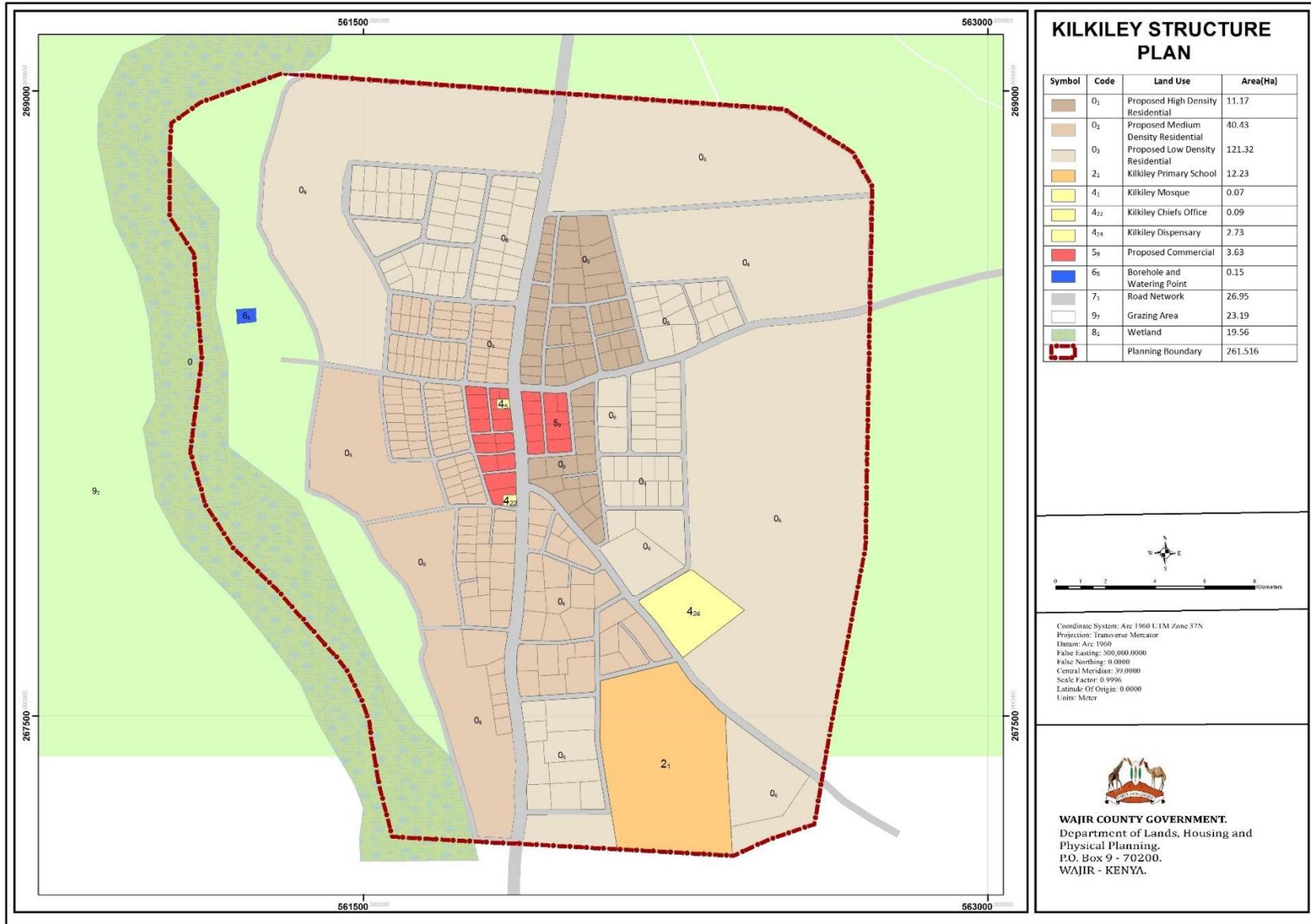
Table 4-4: Existing Facilities in Kilkiley

Existing Facilities	Area (Ha)
Kilkiley primary school	12.23
Kilkiley dispensary	2.73
Kilkiley chief's office	0.09
Kilkiley mosque	0.07
Borehole and water point	0.15
Total	15.27

Map 4-4: Masalale Land Use Plan



Map 4-5: Kilkiley Land Use Plan



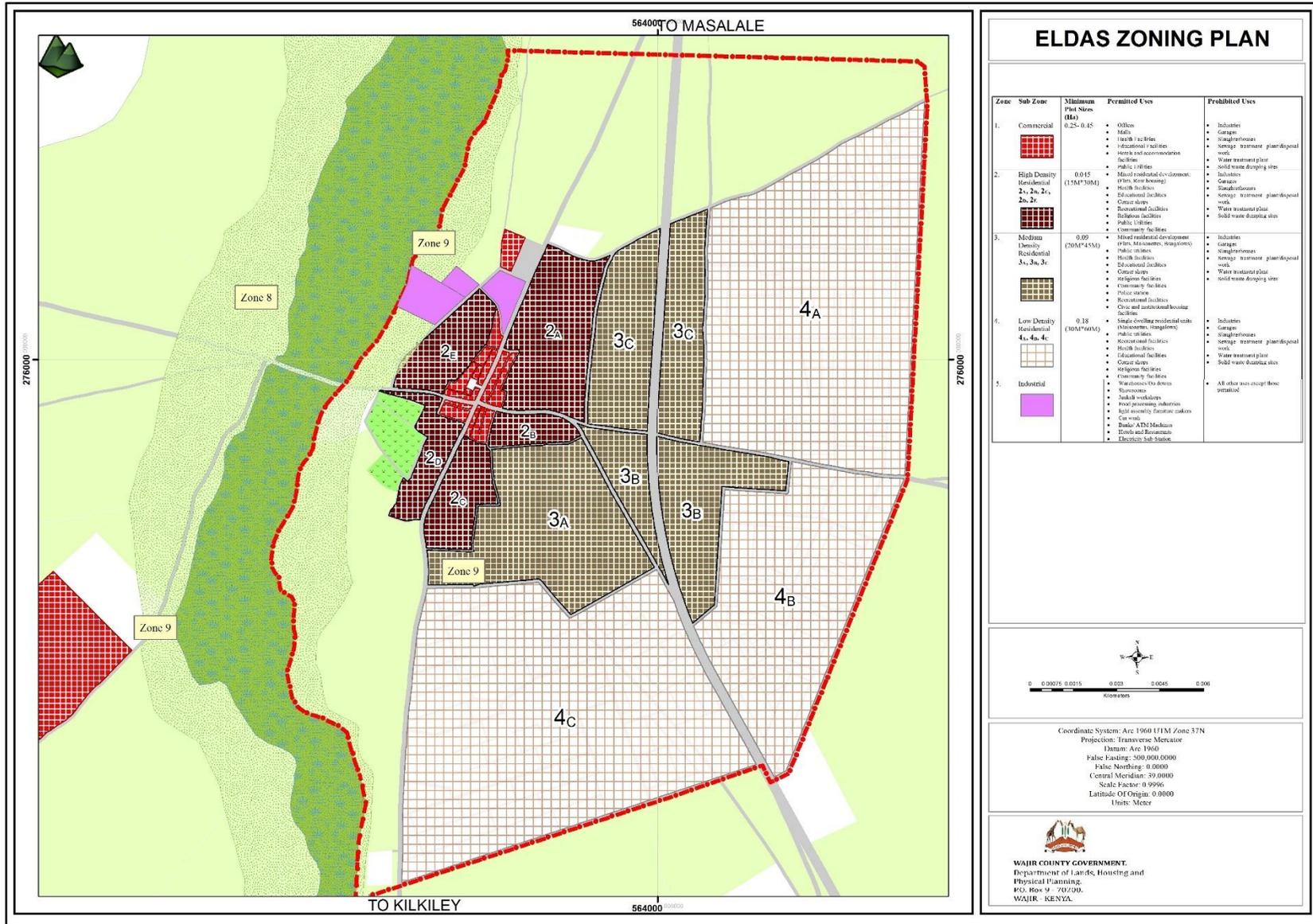
4.5 Zoning Plan

The zoning plan divides Eldas Town into six broad zones. Development in these zones shall be subject to policy given in the form of zoning regulations. The table below shows the regulations for the zones. It details the regulations and standards for the particular zone regarding minimum plot size, building setbacks (front, side, and rear), maximum ground coverage, plot ratio, and the types of development that are permitted and prohibited. The zoning regulations shall serve as a basis for development control in the town. Key terms used in the regulations are described below;

- i. Minimum Plot Size – Refers to the percentage of the horizontal area of the site permitted to be used.
- ii. Building Setbacks – The unobscured, unoccupied open area between the furthest projection of a structure and the property line of the plot on which the structure is located. This plan provides for the front, side and rear setbacks.
- iii. Plot Coverage – The percentage of the ground area of the plot covered by the structure (principal and accessory).
- iv. Plot Ratio- The total built-up area ratio to the plot area.

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 4-6: Eldas Town Zoning Plan



Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Table 4-5: Zoning Regulations, Eldas Town

Zone	Sub Zone	Minimum Plot size	Standards			Plot Ratio %	Plot Coverage %	Permitted uses	Prohibited uses
			Setbacks F	S	R				
1. Commercial	-	0.45 ha	2	0.5	1	240	80%	<ul style="list-style-type: none"> • Offices • Malls • Clinics • Mosques • Petrol Stations • Wholesale and Retail shops • Banks and ATMs • Parking facilities • Post offices/courier services • Restaurants • Hotels and accommodation facilities • Public toilets. • Laundry services • Small scale Printing and Packaging • Solid waste collection points 	<ul style="list-style-type: none"> • Manufacturing and production industries • Garages • Slaughterhouse • Sewage treatment plant/disposal work • Water treatment plant • Solid waste dumping sites • Primary and Secondary Schools • Hospitals and nursing homes • Sports facilities • Warehousing/Go downs • Charcoal, Wood and Timber yards
2. High density residential	<u>2A, 2B, 2C, 2D & 2E</u>	15m*30m	3	1.5	1	210	70%	<ul style="list-style-type: none"> • Mixed residential developments (Flats, Row housing) • Primary School • Library • Corner shops • Recreational facilities/Playground 	<ul style="list-style-type: none"> • Industries (light or Heavy Weight Industries) • Garages and vehicle repair shops • Slaughter slabs • Sewage treatment plant/disposal work

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Zone	Sub Zone	Minimum Plot size	Standards			Plot Ratio %	Plot Coverage %	Permitted uses	Prohibited uses
			F	S	R				
								<ul style="list-style-type: none"> • Mosques • Water kiosks • Baraza Park • Solid waste collection points • Fresh Produce Market • Small scale Agricultural activities 	<ul style="list-style-type: none"> • Water treatment plant • Solid waste dumping sites • Bars and night clubs • Warehouses/Go downs • Charcoal, Wood and Timber yards
3. Medium density residential	<u>3A, 3B & 3C</u>	20m*45m	6	2	2	140	65	<ul style="list-style-type: none"> • Single Dwelling residential developments (Masionettes, Bungalows) • Water points/ kiosks • Dispensary/clinic/Health Centre • Public institutions • Primary and Secondary schools • Cemetery • Shopping Centre • Corner shops • Mosques • Police station • Library • Stadium • Open Spaces/Recreational areas • Civic and institutional housing 	<ul style="list-style-type: none"> • Industries (light or Heavy Weight Industries) • Garages and vehicle repair shops • Slaughter slabs • Sewage treatment plant/disposal work • Water treatment plant • Solid waste dumping sites • Bars and night clubs • Warehouses/go downs • Charcoal, Wood and Timber yards

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Zone	Sub Zone	Minimum Plot size	Standards			Plot Ratio %	Plot Coverage %	Permitted uses	Prohibited uses
			F	S	R				
								<ul style="list-style-type: none"> • Solid waste collection points • Small Scale Agricultural Activities 	
4. Low density residential	<u>4A, 4B & 4C</u>	30m*60m	10	5	5	50	50	<ul style="list-style-type: none"> • Single dwelling residential units (Masionettes, Bungalows) • Recreational facilities/open spaces • Dispensaries/Clinics • Shopping Centres • Corner Shops • Educational facilities • Police post • Corner shops • Religious facilities • Community facilities • Solid waste collection points • Research Institutes 	<ul style="list-style-type: none"> • Industries • Garages and vehicle repair. • Flats and row housing • Slaughterhouses • Sewage treatment plant/disposal work • Water treatment plant • Solid waste dumping sites • Bars and night clubs.
5. Industrial zone		0.2 Ha	5	3	2	75	75	<ul style="list-style-type: none"> • Warehouses/go downs • Showrooms • <i>Juakali</i> workshops • Food processing industries • Light assembly industries • Furniture makers • Motor cycle and vehicle repair services 	- All other uses except those permitted

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Zone	Sub Zone	Minimum Plot size	Standards			Plot Ratio %	Plot Coverage %	Permitted uses	Prohibited uses
			F	S	R				
								<ul style="list-style-type: none"> • Car wash • Banks/ ATM Machines • Restaurants • Open Air Market • Bus Park 	
6. Flood prone, conservational area.								<ul style="list-style-type: none"> • Conservation area and urban breathing spaces • Recreation parks/Nature Trails • Animal Migration Corridors 	<ul style="list-style-type: none"> • All other uses except those permitted
7. Agricultural zone								<ul style="list-style-type: none"> • Airstrip • Crop farming • Ranching and animal grazing • Farm houses and stores • Water pans, dams, water treatment points and watering points. • Prison • Livestock market • Slaughter house at designated site • Cemetery at designated site • Sewer treatment plant at designated areas • Land fill at designated area. 	<ul style="list-style-type: none"> • All other uses except those permitted

4.6 Subdivision Scheme Plan

The subdivision scheme plan is a requirement as per the Terms of Reference, the plan initiates the process of preparation of a comprehensive and interactive cadastral system to be used for:

- Preparation of a Land Information System
- Generating a plot register for the town will aid the land management process and collection of property rates.
- Provision of land ownership documents
- Preparation of a valuation role

The following factors were considered during the development of the scheme plan.

- Regularization of the existing plot boundaries.
- Population growth is projected to be 15,472 in the year 2033.
- Balanced distribution of services.
- Creation of order, safety and aesthetics.
- Zoning regulations prescribed the plot sizes for different zones in the town.

The subdivision scheme plan has been informed by the aims listed above and the zoning regulations prescribed for different zones in the town. The scheme, therefore, pronounces the plot sizes in different zones. The scheme plan also shows properties to be affected during the expansion of roads and provision of other infrastructural facilities.

The urban nodes of Masalale and Kilkiley also had their scheme plans developed. Table 4-6 summarises the scheme in terms of plots created and regularised, as well as the total number of plots and buildings affected due to access provision and road reserves.

Table 4-6: Plots summary in Eldas, Masalale & Kilkiley

TOWN	PLOTS CREATED	PLOTS REGULARIZED	TOTAL PLOTS	BUILDING AFFECTED
Eldas	3,683	680	5,068	501
Masalale		330		
Kilkiley		375		

Source: Consultant's analysis, 2020

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 4-7: Eldas Town Proposed Scheme Plan



Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 4-8: Masalale Centre Scheme Plan



MASALALE PROPOSED SCHEME PLAN	
Legend	
	Contour
	Plot Boundary
	Planning Area Boundary
NOTES:	
1. Areas and distances are approximate and subject to ground survey.	
2. Measurement units are in metres.	
3. Area of each Commercial Use Plot = Min 0.045 Ha (Approx)	
4. Area of each Residential Use Plot = 0.045 Ha max 0.18 Ha (Approx)	
5. All Public Utility Plots are of different sizes.	
	SCALE: 0 0.2 0.4 Km
DATE: March 2023.	
WAJIR COUNTY GOVERNMENT Department of Lands, Housing and Physical Planning, P.O. Box 9 - 70200, WAJIR - KENYA.	
CONFIRMED BY:	
I Certify that this Plan has been prepared in per the provisions of the Physical and Land Use Planning, Act 2019.	
County Director of Physical Planning	
Signature: _____	Date: _____
DISCUSSIONED BY:	
County Executive Committee Member (CECM) in Charge of Physical and Land Use Planning.	
Signature: _____	Date: _____
APPROVED BY:	
TOWN PLANNING COMMITTEES	
Signature: _____	Date: _____
ENDORSED BY:	
The Governor County Government of Wajir	
Signature: _____	Date: _____
APPROVED BY:	
WAJIR COUNTY ASSEMBLY	
Member No: _____	Date: _____
APPROVED SCHEME PLAN NO: _____	
DEPARTMENTAL REFERENCE NO: _____	

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Map 4-9: Kilkiley Centre Scheme Plan



KILKILEY PROPOSED SCHEME PLAN	
Legend	
	Contour
	Plot Boundary
	Planning Area Boundary
NOTES:	
1. Areas and distances are approximate and subject to ground survey.	
2. Measurement units are in metres.	
3. Area of each Commercial Plot = 0.047 Ha (Approx.)	
4. Area of each Residential Plot = 0.045 Ha (Approx.)	
5. All Public Utility Plots are of different sizes.	
SCALE:	
DATE: March 2023.	
WAJIR COUNTY GOVERNMENT	
 Department of Lands, Housing and Physical Planning, P.O. Box 9 70200, WAJIR - KENYA.	
CERTIFICATION:	
I Certify that this Plan has been prepared in accordance with the provisions of the Physical and Land Use Planning Act, 2012.	
County Director of Physical Planning	
Signature: _____	Date: _____
RECOMMENDED BY:	
County Executive Committee Member (CECM) in Charge of Physical and Land Use Planning	
Signature: _____	Date: _____
APPROVED BY:	
TOWN PLANNING COMMITTEE	
Signature: _____	Date: _____
ENDORSED BY:	
The Governor, County Government of Wajir	
Signature: _____	Date: _____
APPROVE BY:	
WAJIR COUNTY ASSEMBLY	
Signature: _____	Date: _____
APPROVED SCHEME PLAN NO: _____	
DEPARTMENTAL REFERENCE NO: _____	

4.7 Urban Design

4.7.1 Rationale

Urban design involves arranging and designing buildings, public spaces, transport systems, services, and amenities. It incorporates giving form, shape, and character to groups of buildings, to whole neighbourhoods, and the city. It is a framework that orders the elements into a network of streets, squares, and blocks. (*The European Urban Knowledge Network*)

Urban design affects how a city performs and how its residents live over the decades and centuries to come.

4.7.1.1 Design Opportunities

Design opportunities in Eldas Town include undeveloped spaces that could be developed into recreational parks, landmarks such as schools and the police station, streets and roads and riparian reserves. Street scaping, planting trees on road reserves, and provision of non-motorized infrastructure could make the town more functional and attractive. Non-motorized infrastructure is key in the provision of alternative transit system and, therefore of critical value in urban design. The map below presents the design opportunities in the town:

4.7.1.2 Sample Design Interventions

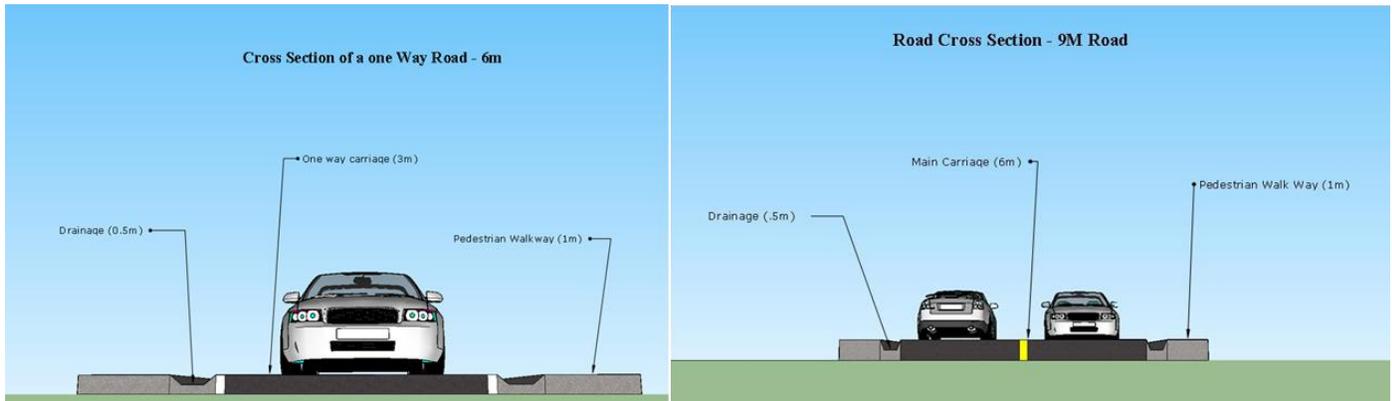
1. Roads/Streets

Urban roads need to be designed in a manner that people are provided with spaces where they can safely walk, cycle, drive, take transit, and socialize. Designing urban roads and streets to cater to easy and comfortable movement of people will help reduce/eliminate urban problems like traffic and accidents and even ease accessibility within urban areas.

All-access roads (9 and 12m) and local distributors (15 to 18m) will be single carriageways.

Service lanes (roads with a 6m width) are the back streets within the commercial areas. They shall have a three (3) metre carriageway with a drainage channel of 0.5m. Walkways will cover a total of one (1) metre. This shall facilitate movement around buildings in commercial back lanes to handle goods upon delivery. Street lights (solar powered) can be installed along the walkways. The visual representation is as depicted in Plate 4-1.

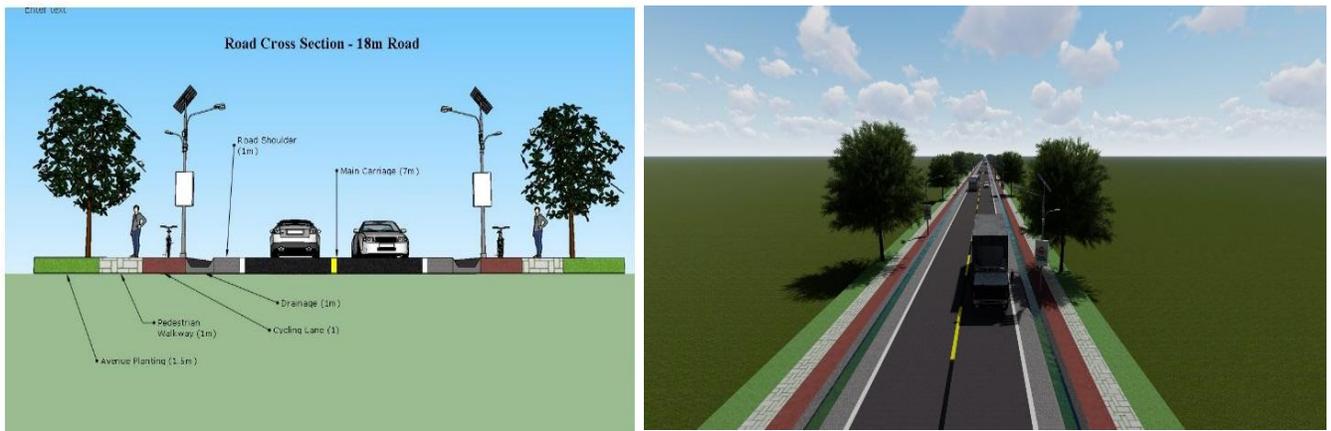
Plate 4-1: Sample cross sections of 6 & 9 Metre roads



Source: Geodev design dept, 2020

Local distributor roads shall have a width of between fifteen (15) to eighteen (18) metres. These roads shall distribute traffic from roads of greater functionality and width (secondary and primary roads). The roads shall be single carriageways of 7 metres split by road marking to direct traffic and a shoulder of one (1) m. Drainage channels of one (1) metre on either side of the roads shall be installed. A pedestrian walkway and cycle path each of one (1) metre shall also be constructed. Avenue tree planting covering a total width of 1.5 metre is allocated to promote greening to provide shade along these roads and improve the aesthetic appeal of the roads and town. The graphic representation of the description mentioned above is shown in Plate 4-2.

Plate 4-2: Sample cross section of 18 metre road

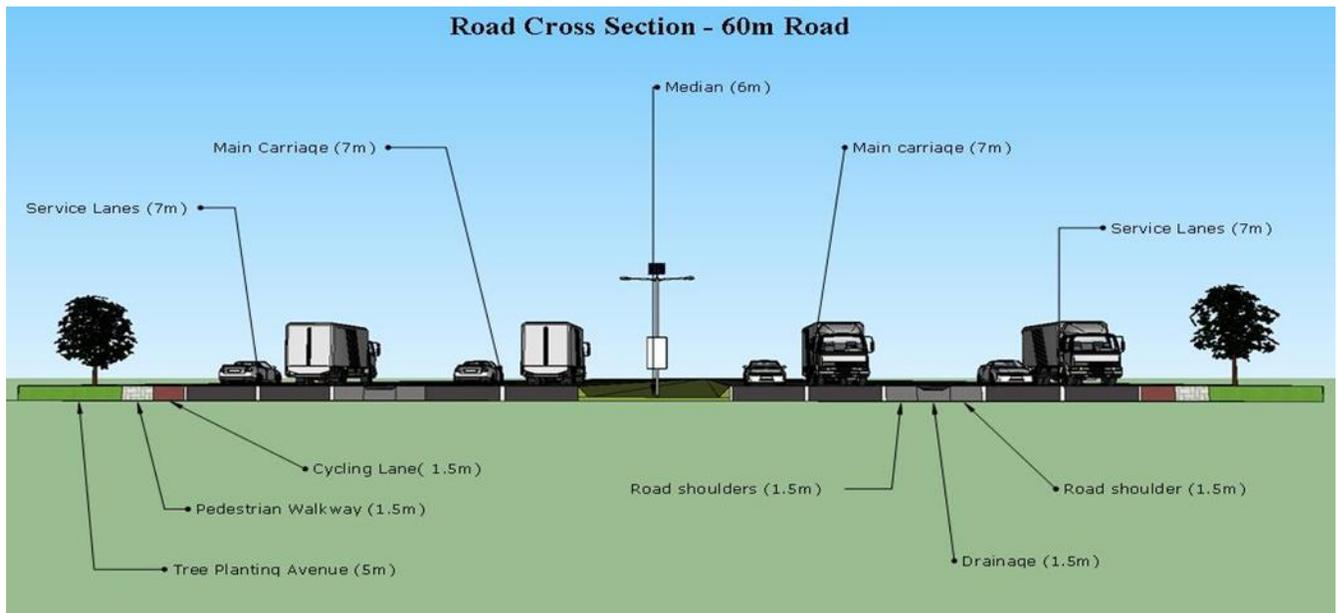


Source: Geodev design dept, 2020

The outermost lanes within roads in the CBD will be used for on-street parking. This will help reduce the amount of space required to provide parking facilities, enhance pedestrian safety, and generate revenue for the town through parking fees.

The proposed main road, Moyale-Wajir (A14) road, has a proposed reserve (width) of 60m. The model for designing these roads shall incorporate a dual carriageway (two lanes) of seven (7) metres each. The carriageways shall be separated by a median of six (6) metres, which shall be utilized for street lighting. A cycle lane and walkway each of 1.5 metres shall be constructed after construction of road drainage (on either side of the road) of 1.5 metres. Service lanes of 7 metres each shall also be provided, as shown in Plate 4-3.

Plate 4-3: Sample cross section of 60 Metre road



Source: Geodev design dept, 2020

2. Commercial Areas

Commercial areas need to be designed in such a way that they promote order, clarity and aesthetic appeal. Abundant landscaping can integrate the built environment with natural features and express a welcoming feeling. Proper signage and building forms enable motorists to assimilate information quickly and locate their destinations. Order is important to reduce stress by enabling people to understand where businesses are located concerning one another and providing predictability.

Clearly organized parking areas and readily accessible pedestrian path networks shall be established in commercial areas to encourage safe vehicle and pedestrian movement and enhance the overall shopping experience.

Plate 4-4: Sample commercial street with on-street parking and walkway



Source: Geodev design dept, 2020

Commercial blocks shall also be established after defining a setback of 6 metres from the road reserve to allow for organised on-street commercial activities without affecting pedestrians and cyclists.

Plate 4-5: Sample organised on street commercial activity



Source: Geodev design dept, 2020

3. Recreational Parks

Recreational parks are key in creating an all-inclusive urban environment that provides opportunities for social activities while promoting personal health and wellness.

The proposed sports complex is designed to accommodate recreational use by providing benches and training grounds. The stadium shall accommodate both indoor and outdoor sporting activities. These include a basketball court, football, volleyball and netball pitch. Indoor sporting facilities will include a gym and tennis court. These facilities will all have changing rooms and washrooms.

Parks shall be evenly distributed in the town to serve the entire resident population equally, and special amenities like toilets, benches, and proper land scaping will be provided.

Plate 4-6: Toilets, smoking area and benches in a recreational park



Source: Geodev design dept, 2020

Plate 4-7 presents a sample visualization of a proposed urban park to be constructed in Eldas Town.

Plate 4-7: sample recreational park



Source: Geodev design dept, 2020

4.8 Urban Betterment/ Improvement Strategies

Urban betterment strategically targets the key sectors to spur economic growth and improve living standards without compromising the town's environment. These sectors contribute directly and indirectly to the town's population, which is the main beneficiary of the plan. The strategies are sector-led, targeting transport, infrastructure (Physical and Social), the local economy, environment and urban governance.

4.8.1 Transport

Strategy

Improving transportation.

Objective

To provide an efficient integrated transport network

Proposed projects.

1. Upgrade the surfaces of classified roads to bitumen standards. These roads include Anole-Lokole (E5007, E5008), Wajir-Eldas (G 5371) and the Moyale-Wajir (A14) road.
2. Construct and bituminize all proposed secondary roads (all roads with reserves of between 21-and 30m).
3. Establish cycle lanes and pedestrian walkways along classified roads, Anole-Lokole (E5007, E5008) and Wajir-Eldas (G5371).
4. Construct the proposed bus park along the Eldas-Buna (G5371) road opposite the police station.
5. Construct stormwater drainage along all roads.
6. Develop the airstrip and provide the requisite infrastructure to enable regular use.

4.8.2 Social infrastructure

Education

Strategy

Improving education provision.

Objective

To provide quality education for all.

Proposed Projects and Programmes

1. Construct and equip the three (3) proposed primary schools in the residential neighbourhoods as proposed in the structure plan.
2. Establish a special unit for pupils with special needs in the proposed primary school in the low-density residential area.
3. Construct and equip the proposed vocational training centre
4. Hire enough qualified staff in all the schools i.e. existing and proposed.
5. Provide support infrastructure such as water and electricity in all the schools.
6. Equip the existing youth ICT centre with requisite facilities such as computers, desks and chairs to encourage frequent use.

Health

Objective

To ensure provision of affordable universal health services in Eldas Town.

Strategy

Provide efficient health facilities, with adequate health personnel and equipment to improve healthcare services.

Proposed Projects

1. Upgrade Eldas Health Centre to a sub-county hospital. The facility is to be equipped with equipment that shall enable referral-level outpatient care, inpatient services, emergency obstetric services, oral health services, surgery on an inpatient basis, client health education, more specialized laboratory tests and radiology services.
2. Construct and equip the proposed dispensaries in the residential neighbourhoods.
3. Provide staff (nurses, doctors, laboratory technicians, clinical officers etc) to all existing and proposed health facilities. Staff to be assigned as to the level of facility care
4. Provide adequate drugs, water and electricity in the dispensaries in Masalale and Kilkiley.

Community Facilities

Strategy

Catering to the recreational needs of the town.

Objective

To provide appropriate and adequate facilities to meet community needs and enhance recreational activities in the town.

Proposed Projects

1. Construct and equip a library in the town.
2. Equip the existing youth ICT centre with requisite equipment, including computers, internet and research materials.
3. Construct and equip the proposed community centre. This centre is to hold administrative offices and a social hall.
4. Construct and establish a disaster management centre to deal with unprecedented emergencies such as floods and severe cases of drought.
5. Landscape and equip the proposed recreational parks throughout the town with furniture and lighting to enable daily use.
6. Construct a sports complex for the town. The complex is to house a playground, parking facilities, ablution blocks and spectator stands. This shall enable use and also boost the town's revenue.

4.8.3 Physical infrastructure

Water

Strategy

Potable water for all.

Objective

To provide and supply adequate potable water to all households in the town.

Proposed Projects and Programmes

1. Repair, extend and improve the existing water reticulation system in the town.
2. Construct a water treatment facility at the current pumping station on the western side of the town.
3. Construct larger capacity water storage (e.g., capacity of 20,000 litres) tanks in the town.
4. Invest in other water sources such as dams and water pans along the seasonal river.
5. Establish a local water supply and management company in the town.

Sanitation

Strategy

Enhancing sanitary conditions in the town.

Objective

To improve the sanitation conditions of the town.

Proposed projects and programmes

1. Design and construct a trunk sewer reticulation network to cover the entire town.
2. Construct a sewer treatment plant/oxidation pond at the proposed site.
3. Sensitize residents on the importance of using modern methods of liquid waste disposal through septic tanks or connection to the local sewer system when installed. Connection cost to the local sewer network to be subsidized to encourage uptake at the household level.
4. Establish points for solid waste collection in the town and furnish these areas with waste skips and dust bins.
5. Design and construct a sanitary landfill on the western side of the town off the Eldas-Lokole road.
6. Sensitize the community on proper solid waste disposal methods.
7. Contract with women, youth, and community groups to collect, consolidate, and dispose of solid waste.
8. Hire cleaners to manage solid waste within the town.
9. Construct public toilets in commercial, residential and industrial areas within the town.

Energy

Strategy

Consistent power supply in the town.

Objective

To achieve 100% electricity connection in the planning area.

Proposed Projects

1. Expand the electricity distribution lines to adequately cover the Town (core urban area, Masalale and Kilkiley centres).
2. Increase the solar harvesting equipment within the power substation to increase generation capacities to cater to the town's residential, commercial and industrial needs.
3. Provide a robust stormwater drainage infrastructure around the power substation to protect it from the adverse effects of perennial flooding.
4. Repair non-functional streetlights and install new solar-powered street lights within the core urban area: Eldas Town.

5. Provide subsidies on the connection fee to ease and increase access to electricity and connection.
6. County to encourage and subsidize solar harvesting equipment to encourage use of clean energy at a household level.

4.8.4 Housing

Strategy

Adequate, affordable and quality housing.

Objective

To enhance the supply of quality, affordable housing in the town.

Proposed Projects

1. The county government in conjunction with the national government to provide land ownership documents resulting from the town's proposed scheme plan after conducting survey. This shall incentivise investment in the town.
2. Promote regulations that will encourage investment in the housing sector.
3. Encourage investors and residents to use the subsidized finance services provided by Kenya Mortgage Refinance Company (KMRC).
4. Establish a solid waste management system in the town.
5. Provide piped water to residential neighbourhoods in the town.
6. Provide a sewer system for proper liquid waste management.

4.8.5 Economy

Strategy

Unlocking the economic potential of the town.

Objective

To enhance economic competitiveness in the town.

Proposed projects

1. Construct the proposed livestock market.
2. Create an animal control centre to assist in developing drought-resistant breeds and establish veterinary extension services for proper monitoring.
3. Expand and equip the slaughterhouse with electricity and cooling facilities for storage.

4. Develop parking slots within the commercial zone for revenue collection.
5. Allow densification within the commercial zone to maximise collection of rates, rents and business permits.
6. Employ revenue collection staff

4.8.6 Environment

Strategy

Environmental conservation for sustainable development.

Objective

To have a clean/ conducive and livable environment.

Proposed projects and programmes

1. Provide a solid waste management system.
2. Provide liquid waste reticulation and treatment works.
3. Conserve environmentally sensitive areas such as flood plains (Lag Bor) on the western part of the town.
4. Create awareness of the use of alternative energy sources such as LPG gas and electricity, thus reducing the depletion of vegetation cover.
5. Create awareness among residents of the town on the importance of environmental conservation.

4.8.7 Governance

Strategy

Enhancing proper town management and public participation.

Objective

To establish an all-inclusive town management system for proper service delivery.

Proposed projects and programmes

1. Establish a town committee for the town.
2. Set up modern revenue collection systems in the town.
3. Recruit additional qualified staff such as physical planners, surveyors, land valuers, and GIS experts to oversee conformity to the plan and development control and help with town administration.

4. Establish a public information management system to facilitate information sharing between local authorities and residents.
5. Construct and equip a disaster management centre.

4.9 The Implementation Framework

Overview

This chapter provides a platform to ensure that all the proposals are implemented in the manner proposed and within the timeframe. It also proposes prioritising projects and provides ways and means for sourcing funds. The overall implementation of the integrated urban development plan will be absorbed by the identified existing institutions, which will require strong leadership, commitment and coordination.

A timeframe for each action indicates the expected implementation time, i.e., immediate, continuous, short term, medium term or long term. It identifies the relevant institutions that are crucial to the implementation of the various action programmes.

4.9.1 Strategic Projects

These projects are transformative, have higher multiple effects (forward and backward linkages) and have the highest potential to kick-start the economy of Eldas town. These projects are categorized into facilitative, productive and perceptive.

Facilitative are those projects/programmes which enable the productive sector to operate effectively and efficiently.

Productive projects produce goods and services directly and lead to the generation of employment and income.

Perceptive projects are those that improve the image and beauty of the town, have the potential to attract investors and give the town a unique identity.

4.9.1.1 Facilitative Projects

Water supply, Sewer reticulation and disposal.

1. County government will improve water sources (construct dams/pans) and provide water treatment facilities, storage, and a water reticulation network to cover the proposed urban areas.

2. The county government needs to provide a sewer system and a treatment plant to serve the town.
3. A water utility company should be established to help implement the projects.

Solid waste collection and disposal.

1. The county government will develop the area proposed for sanitary fill.
2. The county government, through the town management committee, to establish a solid waste collection system in the town.

Transport

1. National government and the county government to acquire adequate road reserves for expansion of the main highway, and all the other identified roads that will unlock the potential of the town.
2. The Kenya Rural Roads Authority in conjunction with the county government to improve and upgrade major roads within the planning area to all-season conditions, including widening and upgrading to bitumen standards
3. Develop a bus park at the identified area and provide parking facilities in the town.
4. Provide NMT facilities to all major roads in the town and protect them from encroachment.
5. Provide solar powered streetlights on all major road and access roads in the urban area.

Energy

1. Kenya Power to increase distribution and supply of electricity to the town and its neighbourhoods.
2. The county Government to invest in and encourage residents to embrace green energy.

4.9.1.2 Productive Projects

Industry

1. Equip the slaughterhouse with modern storage and cooling facilities to increase the value of livestock products.
2. Provide milk processing and cooling plants.
3. Establish a light industry which comprises furniture workshops, metal fabrication works shops and related workshops.

Commerce

1. Provide sewerage infrastructure and improve water, roads, solid waste collection points and electricity to the proposed and existing commercial centre to attract investors.
2. Construct the proposed livestock market.

Tourism

1. Preserve the *herios*/traditional Somali houses and the Somali traditional artifacts.
2. Develop and promote hotel and hospitality industry
3. Establish and conserve wildlife reserves on the town's hinterland along the hills and the *Lag Bor*.

4.9.1.3 Perceptive Projects

Design and Redevelopment

1. Regeneration of the CBD from old one-level buildings to modern multi-storey buildings encompassing aesthetic designs.
2. Landscaping and paving of all the streets and provide adequate street furniture.
3. Acquire land for markets, jua kali areas (i.e. furniture workshops, garages and metal fabrication)
4. Acquire land for bus parks and other transport facilities/activities so as to enhance efficient movement of people and vehicles.
5. Enforce laws and regulations at county government levels to accommodate town-level administrative functions (town committee) and create a civic centre and place of high aesthetic value with adequate services that will lure investors into the town.

Green Spaces

1. Develop proposed recreational and conservation areas through landscaping, tree planting, and furniture provision.

4.9.2 Quick Wins

These are projects that will be achieved immediately, preferably within 100 days. They have high visibility and serve the purpose of rallying support for subsequent planning activities. These also require low funding and are:

1. Establish a Town Committee for Eldas to handle its mandate as enshrined in the Urban Areas and Cities Amendment Act, 2019.

2. Establish, equip and staff the county planning and housing department at town level to establish a system of scrutinizing development applications for approval, supervision and enforcement of development controls following the zoning regulations provided in this plan.
3. County Government to provide solid waste collection points within the town.
4. Introduce alternative sources of cooking energy to reduce the use of Firewood and charcoal.
5. Staff should be trained in the use of the plan for decision-making.
6. Provide Single Business Permits to businesses within the town

4.9.3 Capacity Building

These projects must be undertaken immediately and continuously to enhance the ability to implement projects during the planning period. They include:

1. Formation of a town committee for Eldas Town.
2. Training of staff in the implementation of the plan for decision-making,
3. Provide adequate resources and enhance the departments' capacity for proper implementation of the plan.
4. Set up a GIS Lab within the Department of Lands
5. Feed the Land Information System with data from the cadastral layers and the valuation roll to start automating development applications and control.
6. Formation of a plan implementation committee and community forums.
7. Periodic public education, sensitization and awareness creation.

4.9.4 Short Term Projects

Projects enumerated here below are short-term actions achievable within 1– 3 years. These projects also serve the community's immediate needs, are less costly, do not involve many actors, and form a basis for medium- and long-term projects. These projects are as captured in the implementation framework, Table 4-7.

4.9.5 Medium Term Projects

Projects enumerated below are medium-term actions achievable within 4-6 years, require more collaborators than short-term, require more inquiry before commencement, land acquisition and more comprehensive consultations among all the involved partners. These projects are as captured in the implementation framework, Table 4-7.

4.9.6 Long Term Projects

Projects enumerated here below are long-term (above seven (7) years) actions expected to have been achieved by the end of the planning period requiring phasing, feasibility studies, major capital investments, donor funding, and wider consultation. These projects are as captured in the implementation framework, Table 4-7.

4.10 Coordination Framework

At policy and institutional levels, the coordination focuses on facilitating:

1. The understanding and implementation of strategies and measures by the government and non-government institutions;
2. Dialogue between all partners and the government to create conditions that favour the plan's adoption.

At an operational level, coordination is mainly concerned with improving the efficiency of actions through:

1. Information exchange;
2. Facilitating administrative procedures as much as possible;
3. Ensure the financing of critical activities, direct resources to priority areas, and avoid overlapping activities.

To enhance good coordination, it is recommended that:

1. People in the planning area to begin reinforcing the immediate and personal initiatives of this plan
2. The quick wins and immediate interventions are cleared to pave the way for the short-term and medium-term strategies that will ultimately prepare a way for the long-term objectives. Facilities, infrastructural improvement in education facilities, security, environment, sports, etc.

4.11 Community Participation Framework

The main aim is to improve the effectiveness and validity of implementation processes and to increase the acceptability of plan proposals and decisions. This will fully involve the community in investment choices and management decisions.

- Formation of a plan implementation committee and community forums. Identify the plan champions in the respective wards, for example.
- Formation of community-based development committees up to the village units
- Formation of community-based development management committees
- Active NGOs to participate in civic governance.
- Community members to set up community police areas in all the residential neighborhoods.
- The public should continuously monitor developments in Eldas Town.
- Residents to comment on public notices informing them of proposed developments within their neighbourhoods and cooperate appropriately.

4.12 Implementation Log Frame

Table 4-7 implementation framework log frame

Theme	Objectives	Projects	Actors	Timeframe
Transport	To provide an efficient integrated road transport network	Open up all road as proposed in the towns scheme plan to enable accessibility	<ul style="list-style-type: none"> County Department of Roads, Transport and Public Works 	Short term by 2025
		Upgrade the surfaces of classified roads to bitumen standards. These roads include: Anole-Lokole (E5007, E5008), Wajir-Eldas (G 5371) and the Moyale-Wajir (A14) road.	<ul style="list-style-type: none"> County Department of Roads, Transport and Public Works KURA KeNHA 	Long Term by 2033
		Construct and bituminize all proposed secondary roads (all roads with reserves of between 15-24m).	<ul style="list-style-type: none"> County Department of Roads, Transport and Public Works KURA 	
		Establish cycle lanes and pedestrian walkways along classified roads, Anole-Lokole (E5007, E5008) and Wajir-Eldas (G5371).	<ul style="list-style-type: none"> County Department of Roads, Transport and Public Works KURA 	
		Construct the proposed bus park along the Eldas-Buna (G5371) road opposite the existing police station.	<ul style="list-style-type: none"> County Department of Roads, Transport and Public Works 	
		Construct storm water drainage along all roads	<ul style="list-style-type: none"> County Department of Roads, Transport and Public Works KURA KeNHA 	
		Develop the airstrip and provide requisite infrastructure to enable regular use.	County Department of: <ol style="list-style-type: none"> Lands, Housing and Physical Planning 	

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Theme	Objectives	Projects	Actors	Timeframe
			ii. Roads, Transport and Public Works <ul style="list-style-type: none"> • KAA 	
Education	To provide quality education for all.	Construct and equip the three (3) proposed primary schools in the residential neighbourhoods as proposed in the structure plan.	<ul style="list-style-type: none"> • Ministry of Education • County Department of Education, Youth, Culture, Gender and Social Services 	Medium Term by 2028
		Establish a special unit for pupils with special needs in the Bula Forest Area.	<ul style="list-style-type: none"> • Ministry of Education • County Department of Education, Youth, Culture, Gender and Social Services 	Medium Term by 2028
		Construct and equip the proposed University	<ul style="list-style-type: none"> • Ministry of Education • County Department of Education, Youth, Culture, Gender and Social Services 	Long Term by 2033
		Hire adequate qualified staff in all the schools i.e., existing and proposed.	<ul style="list-style-type: none"> • TSC • Ministry of Education • County Department of Education, Youth, Culture, Gender and Social Services 	Medium Term by 2028
		Provide support infrastructure such as water and electricity in all the schools.	County Department of Education, Youth, Culture, Gender and Social Services	Medium Term by 2028

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Theme	Objectives	Projects	Actors	Timeframe
		Equip the existing youth ICT centre with requisite facilities such as computers, desks and chairs to encourage frequent use.	County Department of Education, Youth, Culture, Gender and Social Services	Medium Term by 2028
Health	To ensure provision of affordable universal health services in Eldas Town.	Upgrade Eldas Health Centre to a sub-county hospital. The facility is to be equipped with equipment that shall enable referral level outpatient care, inpatient services, emergency obstetric services, oral health services, surgery on inpatient basis, client health education, more specialized laboratory tests and radiology services.	<ul style="list-style-type: none"> County Department of Public Health, Medical Services and Sanitation Ministry of Health 	Medium by 2028
		Construct and equip the proposed dispensaries in the residential neighbourhoods.		
		Provide staff (nurses, doctors, laboratory technicians, clinical officers etc) to all existing and proposed health facilities. Staff to be assigned as to the level of facility care		
		Provide adequate drugs, water and electricity in the dispensaries in Masalale and Kilkiley.		
Community Facilities	To provide appropriate and adequate facilities to meet community needs and enhance recreational activities in the town	Construct and equip a library in the town.	<ul style="list-style-type: none"> County Department of Education, Youth, Culture, Gender and Social Services Town Committee 	Long Term by 2030
		Equip the existing youth ICT centre with requisite equipment including computers, internet and research materials.	<ul style="list-style-type: none"> County Department of Education, Youth, 	Medium Term by 2028

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Theme	Objectives	Projects	Actors	Timeframe
			<ul style="list-style-type: none"> Culture, Gender and Social Services Town Committee 	
		Construct and equip the proposed community centre. This centre is to hold administrative offices and a social hall.	<ul style="list-style-type: none"> County Department of Roads, Transport and Public Works Town Committee 	Long Term by 2033
		Construct and establish a disaster management centre to deal with sudden shocks such as floods and severe cases of drought.	<ul style="list-style-type: none"> Town Committee 	Medium Term by 2028
		Landscape and equip the proposed recreational parks throughout the town with furniture and lighting to enable use throughout the day.		Medium Term by 2026
		Construct a sports complex for the town. The complex is to house a playground, parking facilities, ablution blocks and spectator stands. This shall enable use and also boost the town's revenue.	<ul style="list-style-type: none"> County Department of Education, Youth, Culture, Gender and Social Services County Department of Roads, Transport and Public Works Town Committee 	Long Term by 2033
Water	To provide and supply adequate potable water to all households in the town.	Repair, extend and improve the existing water reticulation system in the town.	<ul style="list-style-type: none"> County Department of Water, Energy, Environment and Natural Resources WAJWASCO 	Medium Term by 2028
		Construct a water treatment facility at the current pumping station on the western side of the town.		
		Construct larger capacity water storage (e.g. capacity of 20,000 litres) tanks in the town.		
		Invest in other water sources such as dams and water pans along the seasonal river.		Medium Term by 2028

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Theme	Objectives	Projects	Actors	Timeframe
		Establish a local water supply and management company in the town.	<ul style="list-style-type: none"> County Department of Water, Energy, Environment and Natural Resources Town Committee 	Short Term by 2025
Sanitation	To improve the sanitation conditions of the town.	Design and construct a trunk sewer reticulation network to cover the entire town.	<ul style="list-style-type: none"> County Department of Water, Energy, Environment and Natural Resources WAJWASCO 	Long Term by 2033
		Construct a sewer treatment plant/oxidation pond at the proposed site.		
		Sensitize residents on the importance of using modern methods of liquid waste disposal either through use of septic tanks and connection to the local sewer system when installed. Connection cost to the local sewer network to be subsidized to encourage uptake at the household level.	<ul style="list-style-type: none"> WAJWASCO Town Committee 	Long term and continuous
		Establish points for solid waste collection in the town and furnish these areas with waste skips and dust bins.	<ul style="list-style-type: none"> Town Committee County Department of Water, Energy, Environment and Natural Resources 	Medium Term by 2026
		Design and construct a sanitary landfill on the western side of the town off the Eldas-Lokole road.		
		Sensitize the community on proper solid waste disposal methods.	Town Committee	Long term and continuous
		Contract women, youth and community groups to collect, consolidate and dispose solid waste.	Town Committee	
		Hire cleaners to manage solid waste within the town.	Town Committee	Short term by 2025

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Theme	Objectives	Projects	Actors	Timeframe
		Construct public toilets in commercial, residential and industrial areas within the town	Town Committee	
Energy	To achieve 100% electricity connection in the planning area.	Expand the electricity distribution lines to adequately cover the Town (core urban area, Masalale and Kilkiley centres).	<ul style="list-style-type: none"> • KPLC • REREC 	Short term by 2025
		Increase the solar harvesting equipment within the power substation to increase generation capacities to cater to the residential, commercial and industrial needs of the town.	<ul style="list-style-type: none"> • KPLC • REREC 	Short by 2025
		Repair non-functional streetlights and install new solar powered street lights within the core urban area: Eldas Town.	Town Committee	Long Term and continuous
		County to encourage and subsidize solar harvesting equipment to encourage use of clean energy at a household level.	Town Committee	Long Term and continuous
Housing	To enhance supply of quality, affordable housing in the town.	Provide land ownership documents resultant from the town's proposed scheme plan.	County Department of Lands, Housing and Physical Planning	Medium Term by 2028
		Promote regulations that will encourage investment in the housing sector.	County Department of Lands, Housing and Physical Planning	Medium Term by 2028
Economy	To enhance economic competitiveness in the town.	Construct the proposed livestock market	<ul style="list-style-type: none"> • County Department of Agriculture, Livestock and Fisheries • Public Private Partnerships 	Medium Term by 2030
		Construct an animal control centre to assist in development of drought resistant breeds and	County Department of Agriculture, Livestock and Fisheries	Medium Term by 2028

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Theme	Objectives	Projects	Actors	Timeframe
		establish veterinary extension services for proper monitoring.		
		Expand and equip the slaughter house with electricity and cooling facilities for storage.	<ul style="list-style-type: none"> County Department of Agriculture, Livestock and Fisheries Public Private Partnerships 	Medium Term by 2027
		Develop parking slots within the commercial zone for revenue collection.	Town Committee	Short term by 2025
		Employ revenue collection staff	<ul style="list-style-type: none"> Town Committee County Public Service Board 	
Environment	To have a clean/conducive and livable environment.	Conserve environmentally sensitive areas such as flood plains (Lag Bor) on the western part of the town.	<ul style="list-style-type: none"> County Department of Water, Energy, Environment and Natural Resources Town Committee 	Long-Term and Continuous
		Create awareness of the use of alternative energy sources such as LPG gas and electricity, thus reducing the depletion of vegetation cover.		
		Create awareness among residents of the town on the importance of environmental conservation.		
Governance	To establish an all-inclusive town management system for proper service delivery.	Establish a town committee for the town.	<ul style="list-style-type: none"> County Public Service Board County Assembly 	Short Term by 2025
		Set up modern revenue collection systems in the town.	Town Committee	Short Term by 2025
		Recruit additional qualified staff such as physical planners, surveyors, land, valuers, and GIS experts to oversee conformity to the plan and	County Public Service Board	Short Term by 2025

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Theme	Objectives	Projects	Actors	Timeframe
		development control and help with town administration.		
		Establish a public information management system to facilitate information sharing between local authorities and residents	Town Committee	Short Term by 2025
		Construct and equip a disaster management centre	<ul style="list-style-type: none"> County Department of Roads, Transport and Public Works Town Committee 	Medium Term by 2028



5 CAPITAL INVESTMENT PLAN

5.1 Overview

A capital investment plan is a tool spanning several years that identifies capital projects for investment based on priority and scale of impact to better people's lives. Capital investment planning includes capital investment by the government or private sector through public-private partnerships (PPPs). It inter-relates asset management and financial management. A CIP links spatial planning aspects and financial capacities and realities. For a capital investment plan to prove its effectiveness over time the following are the key considerations:

- i. The local government needs the responsibility and authority to plan and make capital investments for specified functions.
- ii. The local government should have economic autonomy that enables it to raise funding for its capital investment through local taxes, fees, and other local sources or through borrowing or involving the private sector, i.e. influencing outside funding.
- iii. The local government should have the authority to independently carry out its budgeting process to align the capital investment plan to the local budgeting cycle.

The considerations mentioned above are characteristics of the devolved governance system in Kenya, thereby underlining the need for implementable capital investment plans that are linked to the annual local budgeting process. The CIP is intended to provide practical and realistic guidance regarding the next steps in implementing the capital development aspects of this plan.

In order to be realistic, this CIP is built upon two principles:

- i. Affordability within the current budgetary conditions and
- ii. Effectiveness in responding to the aspirations and expectations of the residents of Eldas Town.

5.2 Capital Investment Criteria

The process began with enlisting all the projects and programmes proposed in the plan for Eldas Town. A selection criterion was undertaken based on the importance/urgency of each project. The selected projects were then valued against the subsequent benefits to the town's development and

the ability to achieve the plan's objectives adequately. This ability/capacity is indicated by the attributes listed below.

- Improving the quality of life
- Economic productivity, creation of employment and investment opportunities
- Number of people positively impacted by the project

1. Improving the quality of life

The projects selected within this plan are primarily based on the building of base/trunk infrastructure, which will form an enabling environment for local capital investment in the town, thereby improving the quality of life.

2. Economic productivity

The projects selected shall form the platform for supporting the overlying land uses and subsequently boost the town’s economy and livelihood. The projects offer the highest potential for boosting productivity within the town. The over-arching effect in improved production shall lead to employment creation and increase investment

3. Number of people positively impacted by the project

The projects have the potential to positively impact the largest number of people within the town and its hinterland either through increased productivity, wellness, employment creation or income generation. This is based on the presumed notion that the larger the number of beneficiaries as a result of the implementation of a certain project, the higher the chances that the project promotes the achievement of pre-set objectives.

5.3 Selected Capital Investment Plan and framework

After a critical assessment of all the projects that will be required for the implementation of the urban plan for Eldas Town, the following capital investment projects were selected:

Table 5-1: Selected Capital Investment Projects

SECTOR	PROJECT
Land Administration	Survey and titling of plots resultant from the scheme plans.

SECTOR	PROJECT
Transport	<ul style="list-style-type: none"> • Upgrade Anole-Lokole (E5007, E5008), Wajir-Eldas (G 5371) and the road to the airstrip to bitumen standards. • Construct all secondary roads to bitumen standard. • Construct the proposed bus park along the Eldas-Buna (G5371) road near the police station. • Develop the airstrip and provide requisite infrastructure to enable use.
Education	<ul style="list-style-type: none"> • Construct 3 primary schools. • Construct a special needs school. • Construct a secondary school.
Health	Construct 2 dispensaries.
Community Facilities	<ul style="list-style-type: none"> • Construct a community centre to include: social hall, library, and offices • Construct a disaster management centre. • Construct a sports complex in the town.
Water	<ul style="list-style-type: none"> • Expand the existing water reticulation system to cover the whole town. • Construct a water treatment facility • Construct 2 high-capacity water storage tanks in the town.
Sanitation	<ul style="list-style-type: none"> • Construct a sewer reticulation system (trunk system and oxidation ponds). • Construct a sanitary landfill
Economic Development	Construct a modern slaughter house

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Table 5-2: Capital Investment Framework for Eldas Town

Project	Description of Works	Number of Units	Estimated Cost	Financing Options
Survey and titling of plots resultant from the scheme plans.	<ul style="list-style-type: none"> Survey Creation of a plot register Beaconing Titling 	3,862	Kshs 154,480,000 (Kshs 40,000 per plot)	<ul style="list-style-type: none"> National Government County Government through the department of Lands, Housing and Physical Planning
Upgrade Anole-Lokole (E5007, E5008), Wajir-Eldas (G 5371) and the road to the airstrip to bitumen standards.	<ul style="list-style-type: none"> Clearing and Excavation Mounting Fine Grading Aggregate Base Tarmacking 	<ul style="list-style-type: none"> Eldas-Anole-18km Eldas-Lokole-18km Wajir Eldas-4km <p>Total Distance for Tarmacking-40km</p>	Kshs2,400,000,000	<ul style="list-style-type: none"> i. Development Partners/donors ii. County Government through the department of Roads, Transport and Public Works Lands, Housing and Physical Planning
Design and construct a bus park along the Eldas-Buna (G5371) road opposite the police station.	<ul style="list-style-type: none"> Passenger Bays Construction of 20 retail Shops Construction of 2 toll stations Tarmacking of the road surface 	<ul style="list-style-type: none"> Construction of shops, toll stations, passenger bays-20 units Length of road for tarmacking within bus park-1km 	<ul style="list-style-type: none"> Kshs14,000,000 Kshs60,000,000 	<ul style="list-style-type: none"> i. Public Private Partnerships ii. County Government through the department of Roads, Transport and Public Works Lands, Housing and Physical Planning
Develop the airstrip and provide requisite infrastructure to enable use.	<ul style="list-style-type: none"> Environmental and Social Impact Assessment <p>Construction of:</p> <ul style="list-style-type: none"> Drainage channels Runway Passenger Terminals Building and Offices 	<ul style="list-style-type: none"> Runway distance-1.8km Construction of Passenger Terminal building and offices- 8 roomed building 3 Ablution Blocks 	Kshs100,000,000	<ul style="list-style-type: none"> Kenya Airports Authority Public Private Partnerships

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Project	Description of Works	Number of Units	Estimated Cost	Financing Options
	<ul style="list-style-type: none"> • Runway • Ablution blocks • Fencing 			
Construct 3 primary schools.	<ul style="list-style-type: none"> • Class 1-8, 3 streams per class • 4 Ablution Blocks • 4 units for Staffroom and offices • Perimeter Fencing 	32 units	Kshs23,000,000	<ul style="list-style-type: none"> i. National Government through NGCDF ii. County Government through the department of <ul style="list-style-type: none"> • Roads, Transport and Public Works • Lands, Housing and Physical Planning • Education, Youth, Culture, Gender and Social Services
Construct a special needs school.	<ul style="list-style-type: none"> • Classes 14, 1 stream per class (Primary and secondary integrated) • 4 Ablution Blocks • 2 units for Staffroom and offices • Perimeter Fencing 	20 units	Kshs14,000,000	<ul style="list-style-type: none"> i. National Government through NGCDF ii. County Government through the department of <ul style="list-style-type: none"> • Roads, Transport and Public Works • Lands, Housing and Physical Planning • Education, Youth, Culture, Gender and Social Services
Construct a secondary school.	<ul style="list-style-type: none"> • Forms 1-6, 3 streams per class • 3 Laboratories • 10 dormitories • 1 Library • 7 Ablution Blocks 	39 units	Kshs27,300,000	<ul style="list-style-type: none"> i. National Government through NGCDF ii. County Government through the department of <ul style="list-style-type: none"> • Roads, Transport and Public Works

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Project	Description of Works	Number of Units	Estimated Cost	Financing Options
				<ul style="list-style-type: none"> • Lands, Housing and Physical Planning • Education, Youth, Culture, Gender and Social Services
Construct 2 dispensaries.	Construction of: <ul style="list-style-type: none"> • Waiting Area • 4 Offices and a Pharmacy • 2 Ablution Blocks 	16 units	Kshs11,200,000	<ul style="list-style-type: none"> i. National Government through NGCDF ii. County Government through the department of • Roads, Transport and Public Works • Public Health, Medical Services and Sanitation
Construct a community centre to include: social hall, library, and offices	Construction of: <ul style="list-style-type: none"> • A social hall • A Library • 4 offices • 2 ablution blocks 	8 Units	Kshs 12,500,000	<ul style="list-style-type: none"> i. Public Private Partnerships ii. Kenya National Library Services iii. National Government through NGCDF iv. County Government through the department of • Roads, Transport and Public Works • Public Health, Medical Services and Sanitation
Construct a disaster management centre.	Construct: <ul style="list-style-type: none"> • 4 Offices • A Store • An Ablution Block 	7 units	Kshs5,000,000	County Government through the department of <ul style="list-style-type: none"> • Roads, Transport and Public Works
Construct a sports complex in the town.	<ul style="list-style-type: none"> • Leveling and growing grass on playing ground 		Kshs50,000,000	County Government through the department of

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Project	Description of Works	Number of Units	Estimated Cost	Financing Options
	<ul style="list-style-type: none"> Construct the main and spectator dias Changing rooms Ablution Blocks 			<ul style="list-style-type: none"> Roads, Transport and Public Works Education, Youth, Culture, Gender and Social Services
Construct a water treatment facility and high-capacity water storage tanks	<ul style="list-style-type: none"> Construction of a water treatment facility with a capacity of 200,000m³ Construction a high-capacity storage tank of 100,000m³ 	2	Kshs50,000,000	<ul style="list-style-type: none"> i. National Government through NGCDF ii. Public Private Partnerships iii. County Government through the department of Roads, Transport and Public Works Water, Energy, Environment and Natural Resources
Design and construct a sewer reticulation system.	<ul style="list-style-type: none"> Hydrogeological survey Construction of the trunk sewer lines Construction of oxidation ponds 	<ul style="list-style-type: none"> Length of Sewer lines 10km. 3.22Ha sewer treatment line 	<ul style="list-style-type: none"> Kshs400,000,000 Kshs13,000,000 	<ul style="list-style-type: none"> i. Public Private Partnerships ii. County Government through the department of Roads, Transport and Public Works Lands, Housing and Urban Development Public Health, Medical Services and Sanitation
Construct a sanitary landfill	<ul style="list-style-type: none"> Hydrogeological survey Environmental and social Impact Assessment Excavation of the land fill Compaction and lining 	2Ha land fill to be constructed in a phased based process	Kshs110,000,000	<ul style="list-style-type: none"> i. Public Private Partnerships ii. County Government through the department of Roads, Transport and Public Works Public Health, Medical Services and Sanitation

Eldas Town Local Physical and Land-Use Development Plan, 2023 - 2033

Project	Description of Works	Number of Units	Estimated Cost	Financing Options
	<ul style="list-style-type: none"> Fencing of site 			
Construct a modern slaughterhouse.	<ul style="list-style-type: none"> Construction of an animal holding bay Construction of a slaughter house Perimeter fencing 		Kshs15,000,000	<ul style="list-style-type: none"> i. Public Private Partnerships ii. County Government through the department of <ul style="list-style-type: none"> Roads, Transport and Public Works Public Health, Medical Services and Sanitation