



County Government of Wajir

Department of Lands, Public Works, Housing & Urban
Development

HADADO TOWN

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

2023-2033



FINAL PLAN REPORT

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 development and guide the provision of robust infrastructure and services.

Given this context, preparing the Local Physical and Land Use Development Plan for Hadado 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 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 incorporating into future county-integrated development plans. The achievable benefits of the plan are only as good as its implementation.

I desire to commit 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 making Hadado Town's dream of being “***A Competitive and sustainable town that is well governed, safe, well-connected and economically vibrant with adequate, efficient and high quality physical & social infrastructure***” 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 Lands, Housing and Physical Planning department was key in preparing this plan. As a result, 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 easier 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 Hadado Town, especially the elders, 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 town administrator and area chiefs' efforts to fully mobilise the community and participate 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 appreciate 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

Hadado 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 plan covers an area of approximately 25.71 km².

Hadado Town is located approximately 71km West of Wajir Municipality through Wajir-Merti road. The town borders Isiolo County to the west and is bound by the seasonal river, Lag Bogol, to the East. The urban area is one of the critical local centres in the Wajir West sub-county.

In preparation for the plan for the town, 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.

During the identification of issues, an assessment of development potentials, opportunities and constraints for Hadado Town was done. Among the challenges faced in the town include the lack of a spatial framework to guide its growth; informality; lack of basic infrastructure, including roads, sewer, water supply, solid waste treatment site, and a public cemetery; and environmental degradation, including unsanitary waste disposal. The urban area presents great potential as a major commercial centre in Wajir West Sub-County.

The Proposed Structure Plan describes the long-term (10-year) development framework for Hadado Town. The Structure Plan is majorly informed by the population needs of the town as well as stakeholder aspirations in terms of how they want their community to be structured in the future.

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 has also been provided, highlighting institutional and individual plot ownership, which will be a basis for survey and titling.

Additionally, 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. The Implementation Framework proceeds to name the actors and specifies timeframes for implementation. It is intended to ensure smooth, well-coordinated and result-oriented implementation of this LPLUDP.

Adopting the proposed plan, coupled with timely and coordinated implementation of the proposed strategies, will act towards reversing the current trend and improving the living conditions of Hadado residents.

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ACRONYMS

| | |
|--------|---|
| ABTC | Appropriate Building Technology Centre |
| ACC | Assistant County Commissioner |
| AP | Administrative Police |
| ASALs | Arid and Semi-Arid Lands |
| BOM | Board of Management |
| CBD | Central Business District |
| ECDE | Early Childhood Education |
| FGD | Focus Group Discussion |
| GIS | Geographic Information System |
| ICT | Information Communication Technology |
| KDHS | Kenya Demographic and Health Survey |
| KeNHA | Kenya National Highways Authority |
| KeRRA | Kenya Rural Roads Authority |
| KPLC | Kenya Power and Lighting Company |
| KURA | Kenya Urban Roads Authority |
| LPLUDP | Local Physical and Land Use Development Plan |
| NG-CDF | National Government Constituency Development Fund |
| NLC | National Lands Commission |
| NMT | Non-Motorized Transport |
| REA | Rural Electrification Authority |
| SDGs | Sustainable Development Goals |
| TOR | Terms of Reference |
| TSC | Teachers Service Commission |
| TV | Television |
| TVET | Technical and Vocational Training |
| UACA | Urban Areas and Cities Act |
| VIP | Ventilated Improved Pit Latrines |
| WHO | World Health Organization |



1 BACKGROUND

1.1 Overview

Hadado Town Local Physical and Land Use Development Plan (LPLUDP) is a ten (10) year plan that will provide a basis for effective development control in the town. It provides an overall integrated physical framework for the town's growth, a framework to fulfil the current and future requirements, and a basis for coordinated programming of projects and budgeting. The plan covers an area of 25.70 km².

Preparing the Local Physical and Land Use Development Plan for Griftu 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.

Major planning challenges facing Hadado Town include the lack of a spatial framework to guide its growth; informality, lack of basic infrastructure, including roads, sewer, water supply, solid waste treatment site, and a public cemetery; environmental degradation, including unsanitary waste disposal.

This plan provides strategies and measures to address the existing potential and the identified challenges. It identifies and suggests priority interventions that can make Hadado Town a competitive urban place with a quality living and working environment that can attract investments for sustainable development.

1.2 Purpose of the Plan

The plan's overall purpose for Hadado Town is to guide urban improvement for better town development. The plan shall aim at:

- Guiding spatial development of the town
- Providing a basis for the provision of social and physical infrastructure
- Providing a basis for attracting investment in the town

- Creating and clean and healthy environment
- Providing an integrated transportation system
- Regulating development in the town
- Improving urban spaces and livability of the town

1.3 Vision and Objectives of the Plan

1.3.1 Vision of the Plan

Visioning is a process undertaken by stakeholders to project a desired end state concerning the development of urban areas by invoking the imagination of stakeholders to shape their future.

The visioning exercise for Hadado Town was done through consultation with the town's residents and key stakeholders. The vision statements presented by the stakeholders are:

- An urban centre that is safe and secure
- An urban centre with a well-educated population
- An urban centre with a vibrant economy
- An urban centre with adequate clean water supply
- An urban centre with an improved healthcare system
- A well-connected and easily accessible town
- A clean and healthy urban environment
- A well-governed urban centre

The above vision statements gave rise to the following

negotiated and agreed Vision for Hadado Town: *"A competitive and sustainable town that is well governed, safe, well-connected and economically vibrant with adequate, efficient and high quality physical & social infrastructure."*





- To provide adequate and appropriate infrastructure
- To spur socio-economic development
- To conserve the environment
- To improve access to quality and affordable housing
- To promote good governance
- To provide a basis for property surveying, titling and management

1.4 Description of the Project

The formulation of the LPLUDP for Hadado Town is anchored on the Terms of Reference (TORs), which guided the work accomplished. They are summarized as follows:

- Preparation of a participatory framework to guide stakeholder engagement throughout the plan-making process and implementation. The output of this is a general vision for the town and the identification of the current and future development situation.
- Production of an inventory of the current situation experienced in the town in different sectors, including land suitability and availability, analysis of current and future urban development trends, socio-economy of the town, infrastructure and services and environment.
- Develop an interactive GIS-based plan for the town, showing the current situation and the proposed cadastral layer and 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

The following principles guided the preparation of Hadado Town LPLUDP:

- **Public participation:** Hadado's LPLUDP has been prepared through continuous engagement with relevant stakeholders. The public has been actively involved in

planning to help identify and solve issues that directly affect them. Stakeholders' views and opinions have been shared at various stages in the plan-making process, including visioning and problem identification, validation and approval, and complete adoption of the plan.

- **Land Use Efficiency** - The plan has been informed by the need to efficiently maximize the use of available land to cater to current and future population needs. This has greatly informed the need to maximize space through densification and the promotion of vertical development within the town, hence freeing land for future uses and decreasing the costs of the provision of services.
- **Sustainable development:** The plan has been guided by the need to harmonize social, economic, and environmental aspects of development to cater to the needs of the current and future generations of the people of Hadado Town.
- **Livability:** The planning of Hadado Town has been informed by the need to enhance the residents' quality of life through improved transportation, improved housing conditions, and the integration of open spaces in the town.
- **Minimal disturbance:** The plan has considered minimal impact/change on the existing developments in creating the town's cadastral layer. This has been achieved through the regularization of the current settlement pattern.
- **Resource maintenance and efficiency:** The plan aims to promote environmentally friendly energy systems and comprehensive water management systems. The plans shall also guide the built environment's development to prevent urban sprawl and environmental degradation.

1.6 Methodology

The formulation of the Hadado Town Local Physical and Land Use Development Plan (LPLUDP) involved a number of steps, each with a set of activities involved. The exercise was done in a series of thirteen (13) steps, from the project's inception to the identification of issues, problem area mapping, and town zoning. These steps and key activities are presented in Table 1 -1.

Table 1-1: Plan Preparation Process

| 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: <ul style="list-style-type: none"> ○ Literature review ○ Key Informant interviews ○ Stakeholder consultations/FGDs ○ Observation (including photography) ○ Administering questionnaires ➤ Stakeholder consultations; ➤ Aligning the results thematically. |
| 3. | Mapping | <ul style="list-style-type: none"> ➤ Acquisition of high-resolution satellite image for the planning area; ➤ Acquisition of digital topographical maps; ➤ Preparation of thematic maps; ➤ Digitization and compilation of the digital information. ➤ Preparation of a cadastral layer ➤ Creation of a GIS data base. |
| 4. | Identification of planning issues | <ul style="list-style-type: none"> ➤ Analysis of the baseline information; ➤ Sector consultations; |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

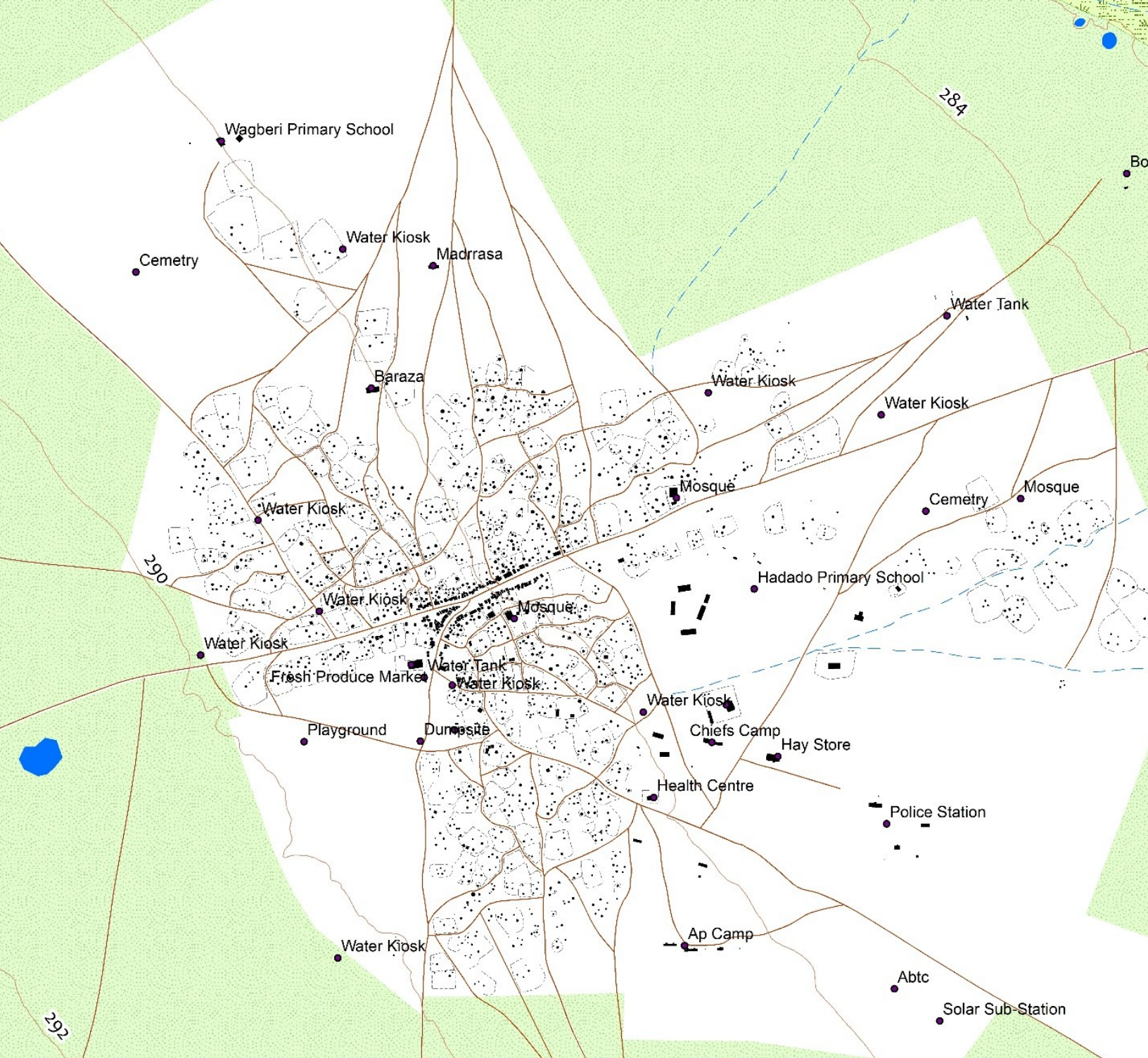
| NO. | STEP | KEY ACTIVITY |
|-----|---|---|
| | | <ul style="list-style-type: none"> ➤ Validation of situational analysis findings and the planning issues identified; ➤ Visioning; ➤ Realigning /reaffirming the preliminary vision established at the launch of the project. ➤ Incorporating stakeholder's concerns and comments. |
| 5. | Land optimization for Urban Development | <ul style="list-style-type: none"> ➤ Projection of Land requirements based on population needs; ➤ Land suitability; <ul style="list-style-type: none"> ○ Slope analysis; ○ Threshold analysis; |
| 6 | Preparation of Land use /Zoning plan | <ul style="list-style-type: none"> ➤ Preparation of a zoning/Land use Plan |
| 7 | Formulation of Land Use and Land Management Policies. | <ul style="list-style-type: none"> ➤ Formulation of Land use and Land Management Policies /Guidelines based on zoning |
| 8 | Action Area Planning | <ul style="list-style-type: none"> ➤ Identifying Action Areas ➤ Undertaking Action Area Planning. |
| 9 | Formulation of 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 realise the strategies. |
| 10 | Implementation Framework | <ul style="list-style-type: none"> ➤ Identification of Capital Investment Projects. ➤ Preparation sector of implementation strategy |
| 11 | Stakeholder engagement (Validation Workshop for the Draft Plan) | <ul style="list-style-type: none"> ➤ Presentation of the Draft Plan ➤ Collection of comments from the stakeholders. |
| 12 | Preparation of the Final Draft Plan | <ul style="list-style-type: none"> ➤ Incorporation of the comments as raised by the stakeholders; |

| NO. | STEP | KEY ACTIVITY |
|-----|---|---|
| | | ➤ Packaging the reports for final submission. |
| 13 | Submission of the Plan for the purposes of approval and adoption. | <ul style="list-style-type: none">➤ Submitting the Final Plan to the office of the County Executive Member in charge of Lands, Housing and Physical Planning➤ Submission of the Final Plan to the county executive so as to follow the legal process for approval. |

1.7 Outline of the Report

This report is structured into five chapters;

1. The first chapter presents the background of the plan report in terms of the plan's purpose, vision, and objectives, as well as a description of the project's terms of reference and guiding principles. Additionally, the methodology used in preparing the plan, as well as the outline of the plan report, are presented.
2. Chapter two presents the planning context, including the town's location, physiographic characteristics and functions. A review of the legislation that guided the plan preparation is also offered.
3. The third chapter summarises the existing situation and analyses issues in the planning area regarding population conditions and needs, land use and suitability, housing, physical and social infrastructure, transport, local economic development and transport.
4. Chapter four outlines the proposals and interventions for the improvement of the town as well as the implementation framework.
5. Chapter Five gives the capital investment framework for implementing projects with a high multiplier effect on the town's development.



2 PLANNING AND CONTEXT

2.1 Overview

The planning of Hadado Town takes cognizance of different legal provisions that guide the plan's development and the expected output. This section presents an overview of the town's location and 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.

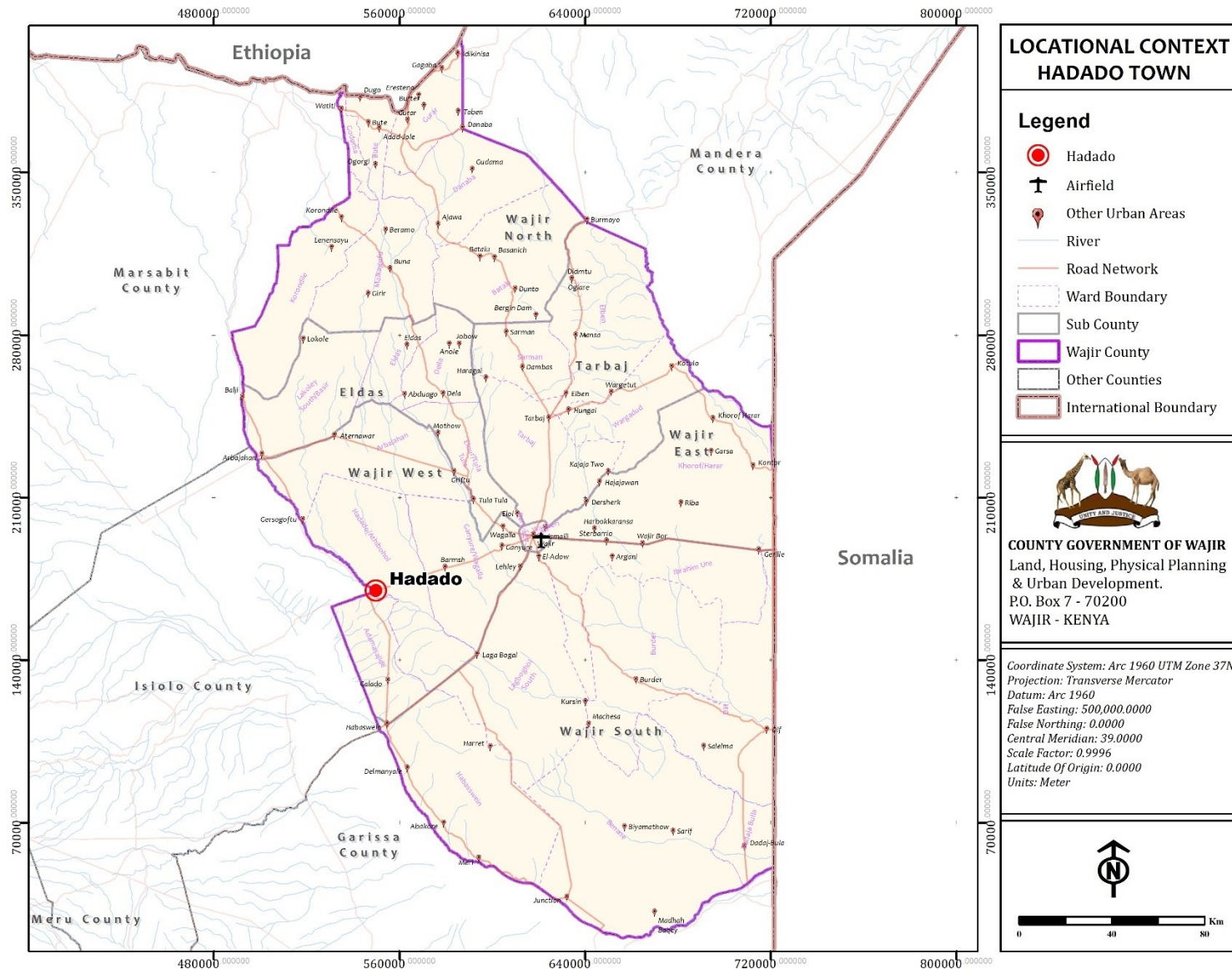
2.2 Location of the Town

Hadado Town is located in Wajir County, in the northeastern part of Kenya. It lies along geographical coordinates 1° 21' 0" North, 39° 34' 0" East, 628km North East of Nairobi. It is approximately 71km West of Wajir town through Wajir-Merti road. The town borders Isiolo County to the west. The planning area covers an area of 25.70 km²



Hadado Town Local Physical and Land Use Development Plan (2023-2033)

Map 1-1: Locational Context



2.3 Physiography

Climate

Hadado Town lies in the ASALs of Kenya, which is characterized by hot and dry weather with temperatures ranging from 21⁰C to 42⁰C. The mean annual temperature in the town is 31⁰C. High temperatures are recorded throughout the year. The town receives low annual average rainfall, which ranges from 150-300 mm annually. There are two rainy seasons: short and long rains. The short rains are experienced between October and December, and the long rains are experienced from March to May yearly. The rainfall is usually unstable and short, making it unfavourable for vegetation growth, thus supporting only grassland and few shrubs.

Wind

Hadado Town experiences an average wind speed of approximately 4.4- 4.8 M/S at 50 m above ground.

Topography

Hadado Town has an altitude of 248 meters above sea level. It is located in an area characterized by a featureless plain covered by minimal vegetation, which comprises grasslands and shrubs. The town has a seasonal river, *Lag-Bogol*, which is prone to seasonal flooding during the rainy seasons.

Hydrology and Drainage

Hadado Town has one seasonal river, *Lag-Bogol*. Being a relatively flat area with minimal vegetation cover, there is minimal surface runoff during rainy seasons, leading to town flooding.

Rock Structure

Wajir County has four rock structures: basement, quaternary sediments, and Jurassic and Triassic. A greater part of the county is covered by Quaternary sediments with characteristics such as low strength and high compressibility, making the soils more challenging to use as a foundation material for construction, especially Quaternary sediment rocks including alluvial beach sands, sand, fossil coral reefs and sandstones. This is the characteristic rock covering Hadado town.

Groundwater potential

Hadado Town is enriched with underground water. Residents of the town get their water from boreholes. The groundwater, however, has high salinity levels, making it unsuitable for human consumption.

Soil Characteristics

Hadado Town consists of sandy soils locally known as ‘Rama’ that are dark reddish brown, deep, well-drained, non-saline and non-sodic with high infiltration capacity. Sandy soils have loose top soils, thus making them unable to support vegetation and prone to erosion. However, the region towards *Lag-Bogol* has loamy soil, making it favourable for growing crops during rainy seasons.

Wildlife and Vegetation

Hadado Town is characterized by deciduous shrubs and grass adapted to the area's harsh climatic conditions. The vegetation can survive in low amounts of water and under high temperatures. The main vegetation species are acacia, Commiphora woodland shrubs, and grasses, with variations in the density of shrubs and sparse trees and grasses.

The town’s hinterland has various wildlife species like ostriches, gazelles, giraffes, and birds. They are potential for the tourism industry in Hadado Town and its hinterland.

2.4 Function and Potential of the Town

2.4.1 Functions of the Town

Commercial and service functions

Hadado is the gateway to the county from the South Western side. It hosts a vibrant commercial core for residents and non-residents travelling through the town. The commercial activities within the town include hotels, mobile money transfer shops, and wholesale and retail trade, among others. The town also hosts several social institutions such as schools and health centres.

Administrative functions

Hadado Town hosts several administrative offices: the town administrator, the Deputy County Commissioner, the chief, the police station, and the AP camp.

2.4.2 Potential of the Town

Commercial and service potential

The population of the town, along with the hierarchy of the town to other urban areas in Wajir County, offers ample market in both the commercial and service sectors. With the town's accessibility due to increase in the near future, the town is primed to become a leading market for products and services.

Transportation potential

The tarmacking of the Merti- Wajir (B82) road will provide a significant linkage to external markets that were previously not as accessible owing to the poor state of roads. Additionally, the tarmacking of the Isiolo-Wajir highway through Habaswein will further increase accessibility to the town and further open the broader area to the rest of the country.

Industrial potential

The livelihood of residents of the town is majorly dependent on livestock production. This creates a great potential for industrial exploitation in livestock produce processing in the town,



2.5 Policy direction

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.

Sustainable Development Goals (SDGs)

The Sustainable Development Goals are the blueprint to achieve a better and more sustainable future for all. SDGs have been localized in this plan to address the challenges related to poverty, inequality, climate, environmental degradation, prosperity, peace and justice. The plan has achieved this by allocating land for the provision of social infrastructure, physical infrastructure, economic improvement through the promotion of industries and other commercial activities, the promotion of environmental conservation and the use of renewable energy; and the promotion of just, peaceful and inclusive societies.

National Spatial Plan (2015-2045)

The National Spatial Plan provides a national spatial structure that defines how the national space is utilized to ensure optimal and sustainable use of land to achieve land policy principles of efficiency, equity, sustainability and productivity. The Plan is anticipated to promote attaining national, social, economic and environmental goals and objectives. Further, the Plan provides strategies and policies to deal with national challenges, including urbanization, regional imbalances/inequalities, rural development, environmental degradation, transportation and underutilization of the massive resources available in the country. The plan 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. The plan also aims to promote the principles of effective public participation. These compact cities delineate urban boundaries, smart and green urban growth to encourage health and aesthetics, sustainable development for posterity, livability and efficiency.

National Land Policy

The land policy proposes development control as a tool of ensuring equitable and the sustainable use of land. It recognizes land-use planning as an important tool in land-use management, which can address the current challenges and create new opportunities for sustainable human settlements. One of the goals of Hadado LPLUDP is to strengthen development control, upgrade informal settlement, promote sustainable and equitable use of land, protect fragile ecosystems, ensure efficiency and access to land management system and uphold principles of land policy set out in Article 60 of the Constitution.

National Housing Policy

The policy's goal is to facilitate adequate shelter and a healthy living environment at an affordable cost to all socio-economic groups in the country to foster sustainable human settlements. It also aims to minimize the number of citizens living in dilapidated shelters and uninhabitable living conditions. Hadado LPLUDP respects these housing policy goals by promoting functional, healthy, aesthetically pleasant and environmentally friendly houses and facilitating the progressive realization of the right to adequate housing by all Hadado residents.

Integrated National Transport Policy

The Policy identifies challenges facing the transport sector in Kenya, as is evidenced in Hadado Town such as missing links. The policy aims to attain an effective transport system in the country. The plan provides for local, regional, national, and international connectivity of Hadado Town to attain its vision and ensure efficient movement of locals and foreigners. The plan also looks into the objective of the policy, which is to develop an efficient, integrated, balanced, and environmentally sound urban transport system.

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 will likely 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.

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.

2.6 Legal Context

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

Table 2-2: Laws relating to plan preparation

| 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.• Section 11 provides the principles of governance and |

| LAW | SECTIONS RELEVANT TO THE PLAN |
|--|---|
| | <p>management of urban areas and cities.</p> <ul style="list-style-type: none"> • 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. |
| Physical and Land Use Planning Act, 2019 | <p>This act provides the planning, use, regulation, and development of land for connected purposes.</p> <ul style="list-style-type: none"> • Section 5 of the act stipulates physical and land use planning principles and norms. • Section 17 stipulates the responsibility of the County Executive Committee Member in charge of Physical planning. Among these responsibilities is formulating 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 SITUATION 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 Hadado Town regarding the population, existing land use, transportation, housing, water and energy supply, sanitation conditions, the local economy, and urban governance.

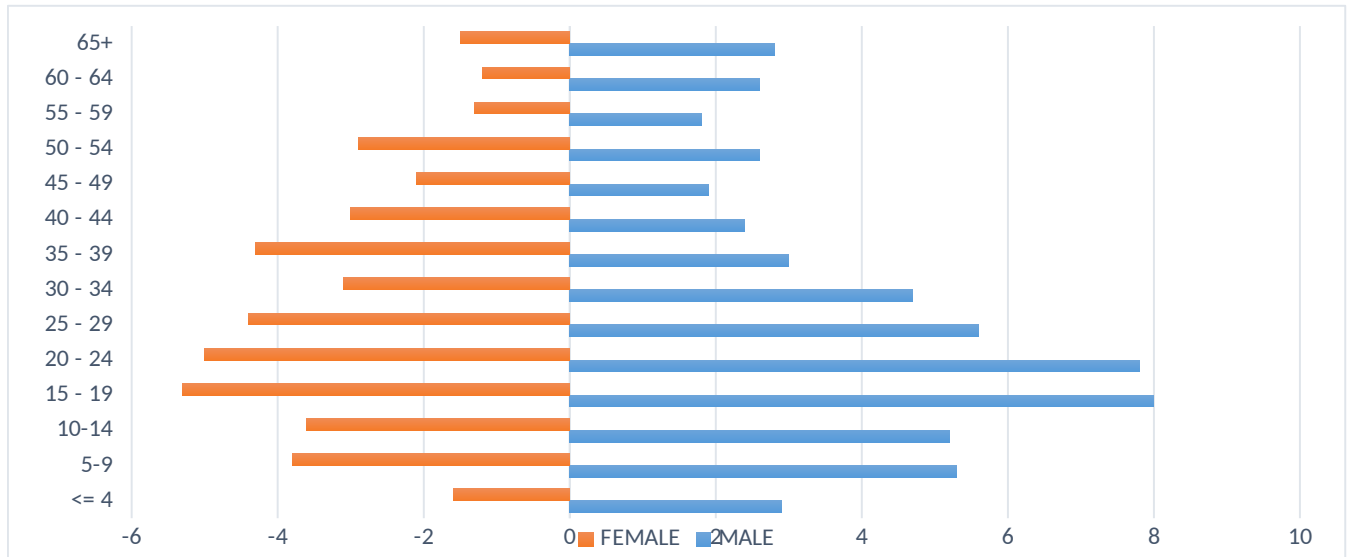
3.2 Population and Needs Assessment

3.2.1 Population

According to the 2009 population census, Hadado Town had a population of 9,295 persons. The



Chart 3-1: Hadado Population Pyramid



Source: Field Survey 2019

Under five (5) years: 4.6% of the population falls within this category. They require neonatal and post-natal care to reduce infant and maternal deaths. Early childhood development facilities are essential in this age bracket.

Primary School Going Age (6-13): The school-going children are 18% of the population in Hadado Town. They require proper health care and recreational and educational facilities.

Secondary School Going Age (14-17): This group accounts for 13.3% of the total population in Hadado. They require proper health care and recreational and educational facilities.

Youth Population Age Group (15-34): They account for 43.7% of the population of Hadado Town. The town requires secondary and tertiary educational facilities, hospitals, social facilities, and employment opportunities.

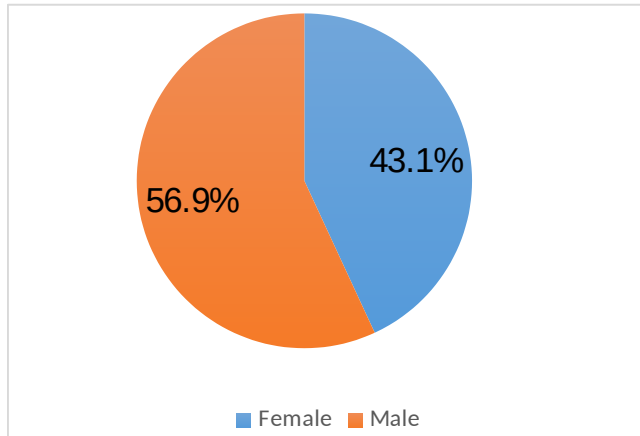
Labour Force (15-64): This group accounts for 73.2% of the town's population. The town requires employment opportunities, skill development, education facilities, access to credit, investment opportunities and recreation facilities.

Aged Population (65+): This group accounts for 4.4% of the town's population. They require proper healthcare facilities, homes for the aged and appropriate social care facilities.

Sex Ratio

According to the Urban Study 2019, there are more males than females in Hadado Town. The male population stood at 56.9 %, while females accounted for 43.1% of the total population.

Chart 3-2: Sex Ratio



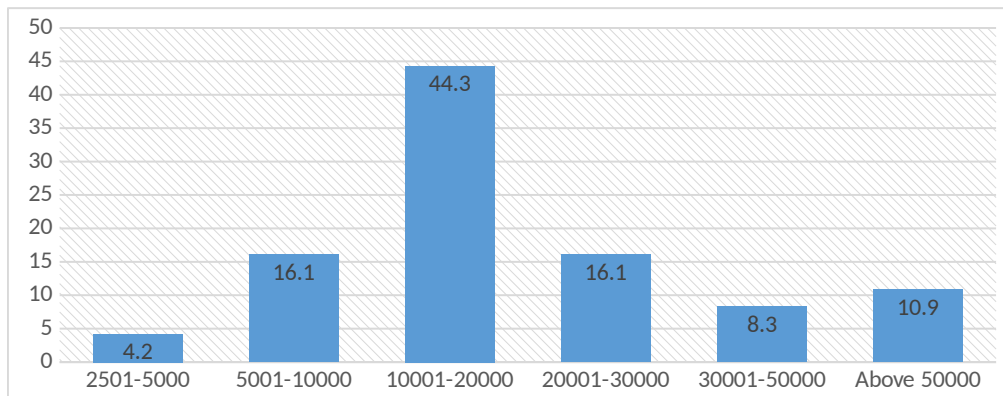
Source: Field Survey 2019

3.2.2 Population Conditions

Income Levels

According to a field survey in 2019, 44.3% of the residents in Hadado Town earn between Ksh. 10001- 20000 while 4.2% earn Ksh 2501-5000. The residents earning Ksh 5001-10000 and 30001 -50000 make up 16.1% and 8.3% respectively. 10.9% of the residents earn more than Ksh 50000, as presented in Chart 3-3.

Chart 3-3: Income Levels

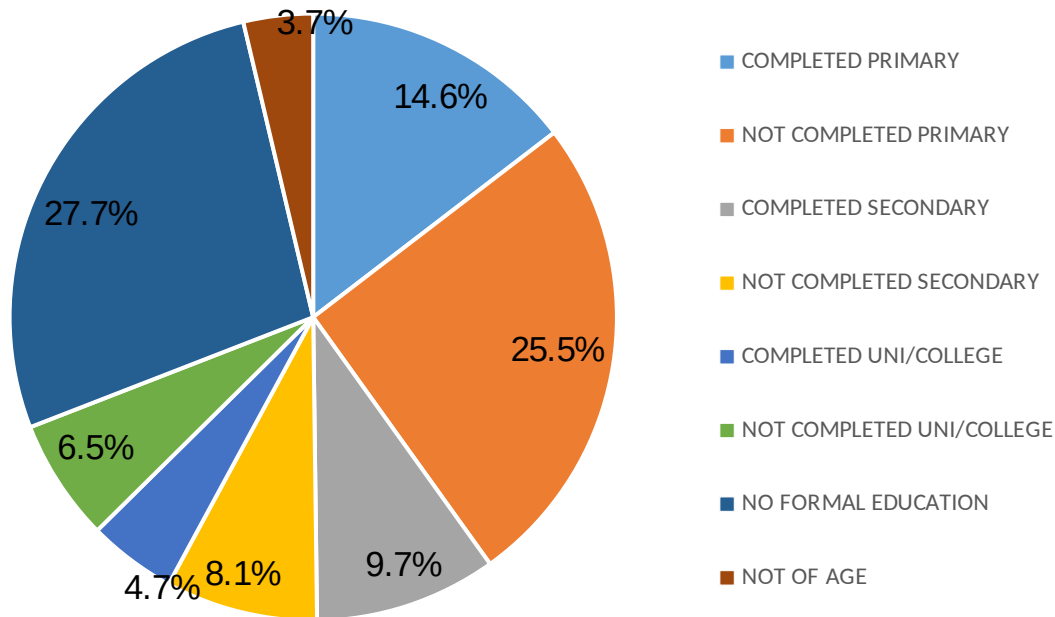


Source: Field Survey 2019

Levels of Education

According to a field survey in 2019, 27% of the residents of Hadado have no formal education, while 25.5% have not completed primary school. Only 4.7% of the residents have completed higher level education. In-depth education analysis is presented in Chart 3-4.

Chart 3-4: Highest Education Levels



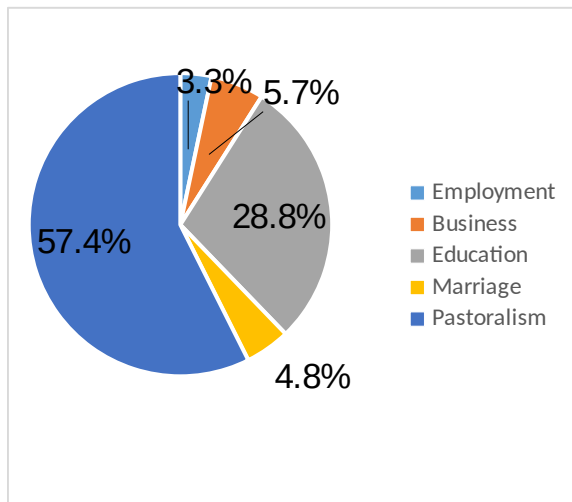
Source: Field Survey 2019

Migration Trends

Immigration

According to a field survey in 2019, migration to the town has been attributed to factors such as the search for employment, business, education, marriages, pasture, and water for livestock, as presented in Chart 3-5.

Chart 3-5: Reason for Immigration:

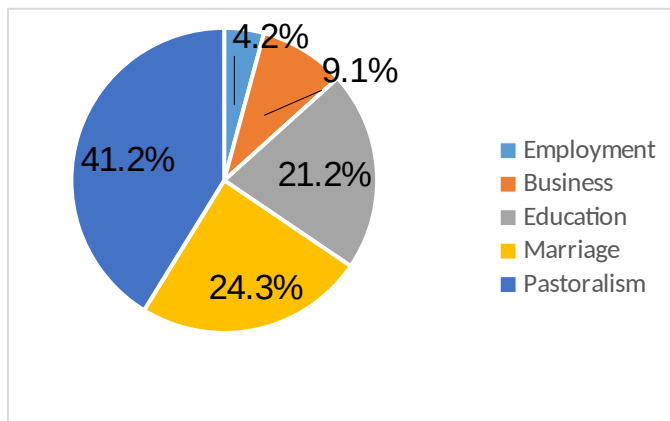


Source: Field Survey 2019

Emigration

According to a field survey in 2019, migration out of the town has been attributed to factors such as the search for employment, business, education, marriages, pasture, and water for livestock, as presented in Chart 3-6.

Chart 3-6: Reasons for Emigration



Source: Field Survey 2019

3.2.3 Needs Assessment

For Hadado Town to effectively and efficiently deliver essential services to its residents, it must have several facilities as stipulated in the First Schedule of the Urban Areas and Cities Amendment Act, 2019. Table 3-3 shows the facilities needed, the required number, and the

land requirements based on the Town's population as guided by the Physical Planning Handbook.

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

Table 3-3: Population Needs Assessment

| Facilities | Existing Number | Catchment Population | Land requirement (Ha.) | Current demand 2023 (pop 11,293) | Projected demand 2033 (pop 13,327) | Demand Gap 2033 | Total area (Ha) 2033 |
|---------------------------------------|-----------------|----------------------|------------------------|----------------------------------|------------------------------------|-----------------|----------------------|
| Primary | 2 | 4,000 | 3.9 | 3 | 3 | 1 | 3.9 |
| Secondary School | 1 | 8,000 | 4.5 | 1 | 2 | 1 | 4.5 |
| Vocational institution | - | 15,000 | 10.2 | 1 | 1 | 1 | 10.2 |
| Level 2 Dispensary) | - | 10,000 | 0.5 | 1 | 1 | 1 | 0.5 |
| Level 3 (Health Centre) | 1 | 30,000 | 2 | - | - | - | - |
| Abattoirs | - | 49,999 | 1 | 1 | 1 | 1 | 1 |
| Sports and cultural centre facilities | 1 | 2.0 | - | - | - | - | - |
| Community Centres | - | 20,000 | 1 | 1 | 1 | 1 | 1 |
| Child care facilities | - | 49,999 | 0.1 | 1 | 1 | 1 | 0.1 |
| Animal control office | - | 49,999 | 0.1 | 1 | 1 | 1 | 0.1 |
| Disaster Management Centre | - | 49,999 | 1 | 1 | 1 | 1 | 1 |
| Library | - | 49,999 | 0.4 | 1 | 1 | 1 | 0.4 |
| Post office | - | 49,999 | 0.08 | 1 | 1 | 1 | 0.08 |
| Police Station | - | 49,999 | 0.2 | 1 | 1 | 1 | 0.2 |
| Bus Park | - | 49,999 | 1 | 1 | 1 | 1 | 1 |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| | | | | | | | |
|-------------------------------|---|--------|---|---|---|---|--------------|
| Cemetery | 2 | 49,999 | 5 | - | - | - | - |
| Total Land Requirement | | | | | | | 23.98 |

Opportunities

- Increasing urban population, hence an increase in labour force, market for products and opportunity for investment
- A youthful population that is a source of labour and innovation.

Challenges

- A high growth rate leads to a high dependency ratio.
- High unemployment rates thus high dependency rates.
- High poverty levels.
- Low literacy rates, hence the need for more investment in education.

3.3 Site and Land Suitability Analysis

3.3.1 Site Analysis

There is no clear organization of the land use in Hadado Town; the town's development is organic and, therefore, unsystematic. However, the land uses are distinguished as follows:

1. Residential land use contributes to the town's largest share of development. The town exhibits a clustered type of settlement pattern. The main challenge within the residential areas is the inadequacy of access roads.
2. Educational land use which consists of Hadado primary, Wagberi Girls primary and Hadado secondary schools and madrasa
3. Recreational land use in the town is made up of the Hadado playground.
4. Public purpose in the form of mosques, the police station, and administration police post and administrative offices, and a health facility (Hadado Health Centre)
5. Commercial land use along the main road and spines in the town is constituted mainly by a market, carpentry, motor vehicle mechanics, tailoring and dress-making, radio repair, plumbing, saloons/hairdressing and metal work, cobblers, watch repair, timber selling, welding, and foodstuff vending. There is also a fresh produce market.
6. Public utilities in the form of water tanks, boreholes, water pans, cemeteries and solar power station
7. Roads in the form of classified and unclassified roads. Classified roads Wajir-Merti road (B82), Hadado-Habaswein road (C301) and *Hadado-Lag-Bogol* Road (G5277) pass through the town. Additionally, narrow footpaths offer access to different points within the town.
8. Undeveloped land within the built-up areas and the bare land on the periphery of the town are mostly used for grazing.

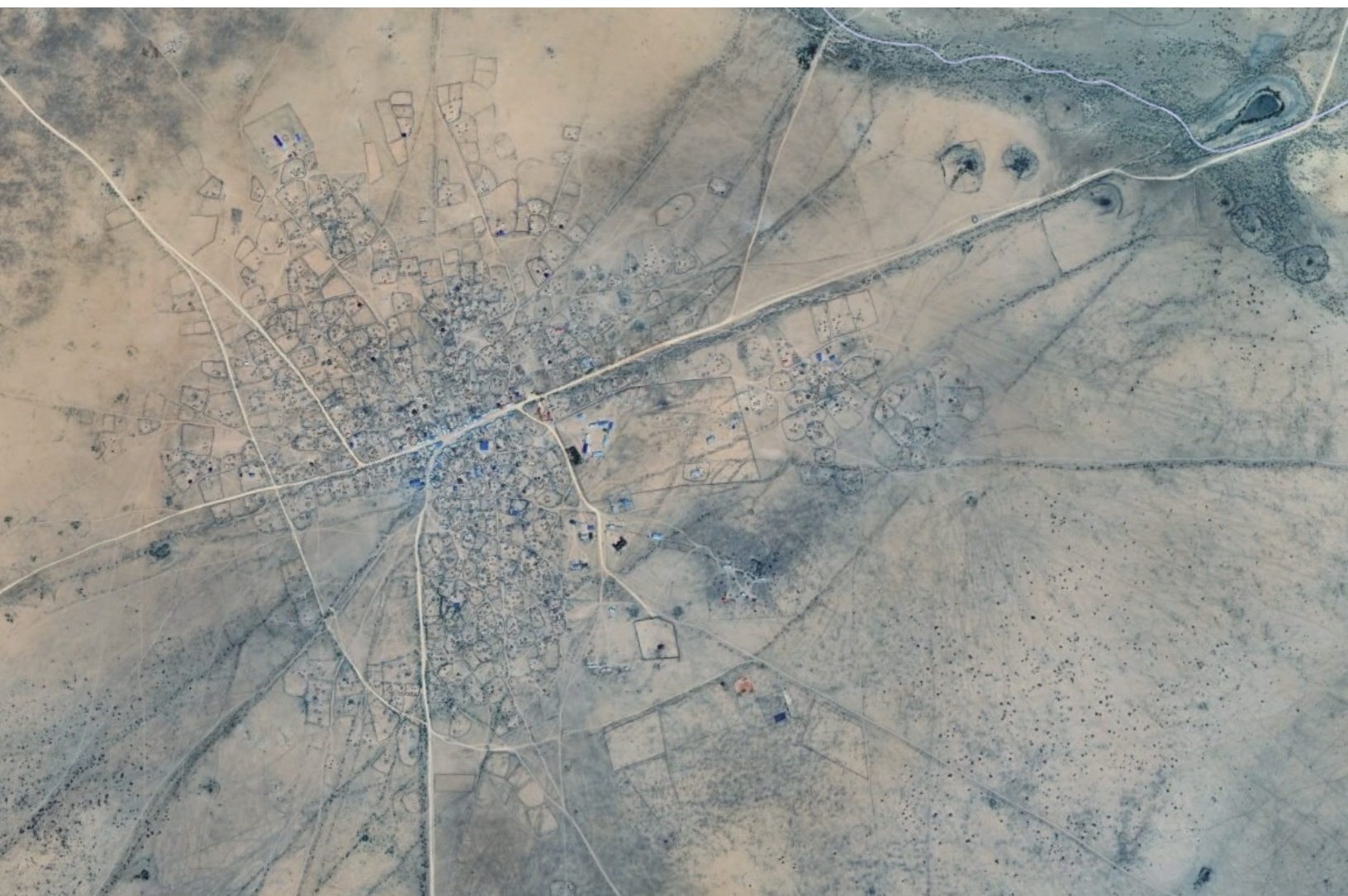
The land sizes that are currently occupied by these land uses are presented in Table 3-4.

Table 3-4: Summary of Existing Land Uses

| Land Use | Area (Km²) | Area (Ha) | Percentage (%) |
|-----------------|------------------------------|------------------|-----------------------|
| Residential | 1.22 | 122 | 4.75 |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

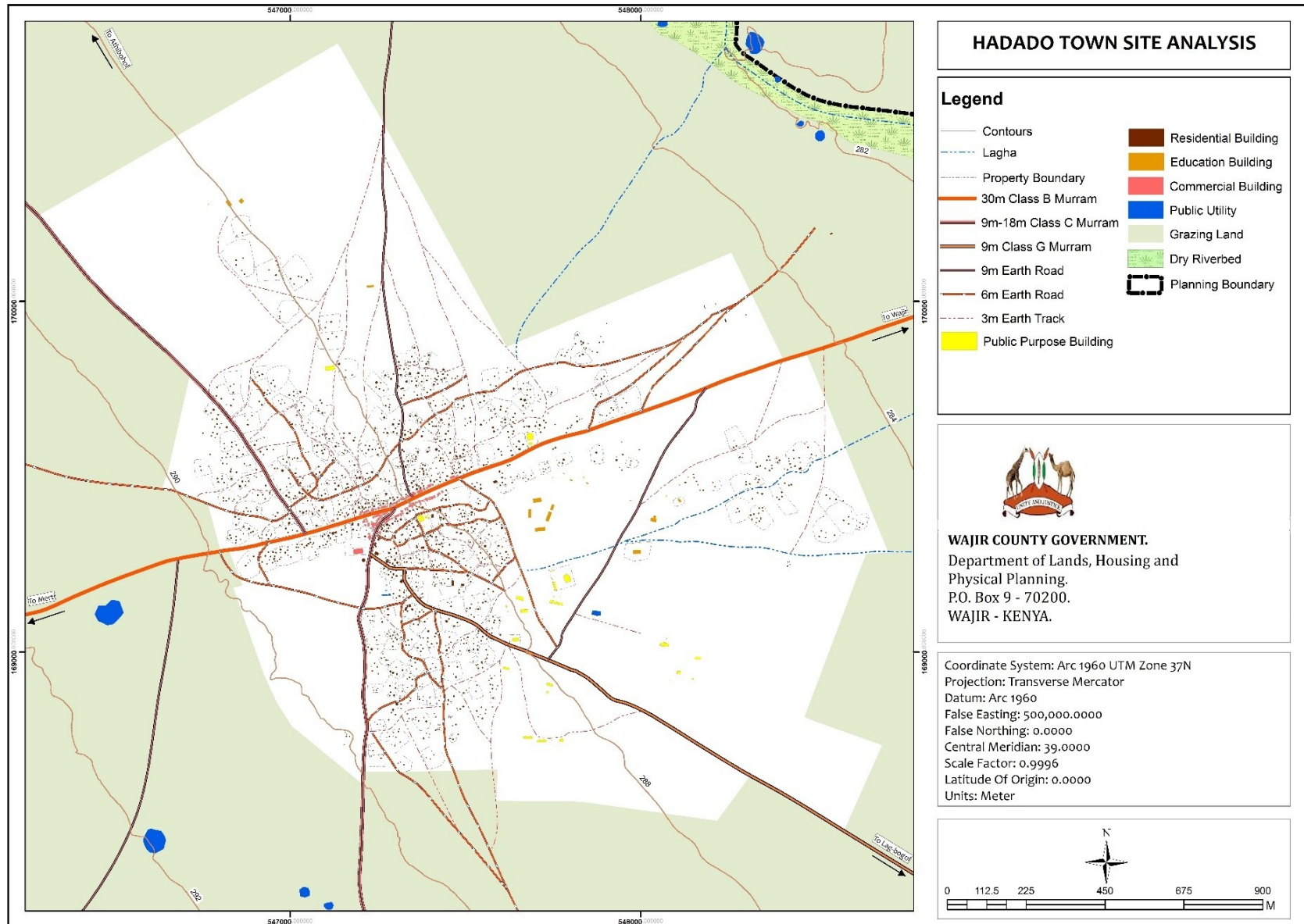
| Land Use | Area (Km ²) | Area (Ha) | Percentage (%) |
|------------------|-------------------------|-----------|----------------|
| Educational | 0.3876 | 38.76 | 1.51 |
| Recreational | 0.0518 | 5.18 | 0.20 |
| Public purpose | 0.3787 | 37.87 | 1.47 |
| Commercial | 0.0039 | 0.39 | 0.02 |
| Public Utilities | 0.1881 | 18.81 | 0.73 |
| Riparian Land | 0.616 | 61.6 | 2.40 |
| Undeveloped Land | 22.86 | 2286 | 88.93 |



Source: Extract from Google Earth

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

Map 3-2: Existing Land Uses



Land Tenure and Ownership

Land in Hadado Town is held under the community land tenure system. The county government undertakes the management of the land on behalf of the community.

According to the field survey in 2019, 72% of the residents have no legal document on land ownership, 13.4% are unsure of ownership of any document, and 14.6% have allotment letters.

Land size

From the field survey, 2019, the land sizes in Hadado Town range from 0.125 Acres to 1 acre. The CBD's land sizes are smaller and grow bigger towards the periphery. The average plot size is 0.33 acres.

3.3.2 Land Suitability and Availability Analysis

The planning area covers a total area of 2570 ha. The town's growth towards the east has been impeded by the seasonal river (*Lag-Bogol*), which is prone to flooding during rainy seasons. The flood-prone area covers an area of approximately 61.6 Ha. Other areas that are considered unsuitable for development include road reserves and water pans, which cover an area of 50.2Ha and 15.23Ha respectively. The built-up area covers 301.3 Km²; therefore, a total area of 2141.67Ha is available for development. The available land will adequately meet the needs of the town's population.

Table 3-5: Summary of Land Availability

| Item | Area (Km²) | Area (Ha) |
|------------------|------------------------------|------------------|
| Built up Area | 3.013 | 301.3 |
| Flood Prone Area | 0.616 | 61.6 |
| Water Pans | 0.1523 | 15.23 |
| Road Reserve | 0.502 | 50.2 |
| Land Required | 0.2398 | 23.98 |
| Available Land | 21.179 | 2117.89 |

Emerging Issues

Opportunities

- Availability of land within the town

Challenges

- Land in the town is still under communal ownership. This has impeded the town's development in terms of commercial activities that can generate revenue for the town and county.
- Lack of a zoning plan, hence uncontrolled development in the town.
- Irregular allocation of land, especially on land set aside for access roads.
- Lack of land ownership documents.

3.4 Assessment of Development Conditions

This section summarises the existing situation in the town regarding housing, physical and social infrastructure, the town's local economy, and transportation.

3.4.1 Housing

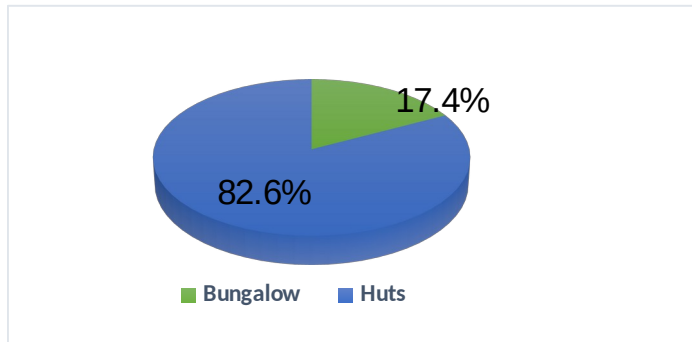
Housing Provision

According to a field survey in 2019, 98% of residents in the town own the houses they live in, while 1.5% of residents in the town live in rental houses. 0.5% of the residents live in Institutional houses. Institutional houses are provided for the staff of Hadado Health Centre, Hadado Primary School, and the police station.

Housing Typologies

The growth of Hadado Town has enhanced the construction of diversified housing typologies, such as bungalows and huts (*herios*). According to a field survey in 2019, 82.6% of the households in the town live in huts, while 17.4% of the residents live in bungalows, as presented in *Chart 3 -7*. The use of huts results from the dry and hot conditions. The huts have a cooling effect, unlike the conventional housing typologies, which are not suited to the area's climatic conditions.

Chart 3-7: Housing Typologies



Source: Field Survey, 2019

Plate 3-1: Housing Typologies



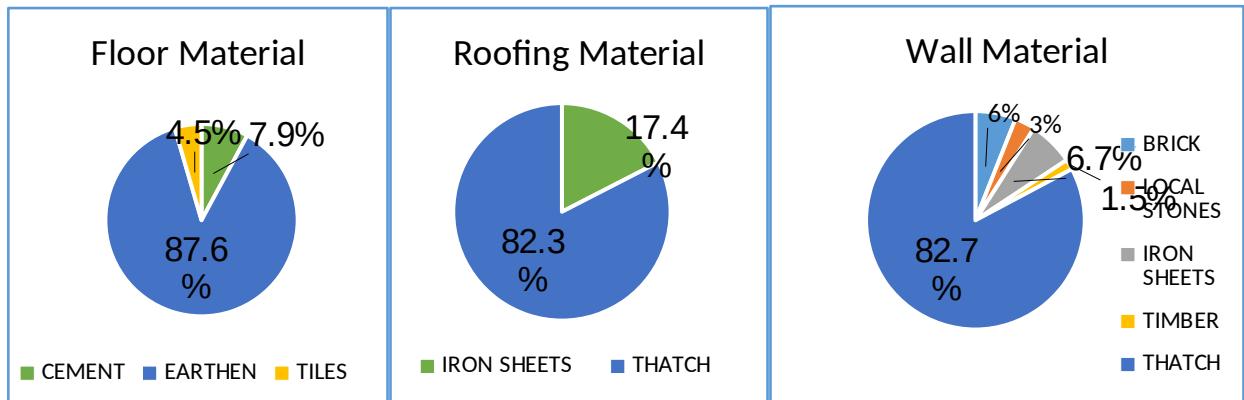
Building Material

Floor materials- According to the field survey in 2019, the majority of 87.6% of houses in Hadado Town have earthen floors. Cement floors account for 7.9% of households, while tiles account for 4.5%. The earthen floor is mainly found in huts.

Roofing materials- There are two main roofing materials in Hadado Town: iron sheets and grass thatch. According to a field survey, in 2019, the most popular roofing material is grass thatch, constituting 82.3%. Iron sheets account for 17.4% of the houses.

Wall materials -According to a field survey in 2019, grass thatch is the most common wall material in Hadado Town, constituting 82.7%. Brick walls account for 6% of houses, stone walls account for about 3% of houses, and iron sheets constitute 6.7%. At the same time, timber is the least common wall material, taking approximately 1.5% of the houses, as presented in *Chart 3 - 8*.

Chart 3-8: Construction Materials



Source: Field Survey 2019

Housing Demand

There is no existing plan or strategy for the supply of houses in the town. Housing supply is based on the needs by residents based on land allocation between community members. The state of building materials in the town reveals a lot of informality within the town. However, it is worth noting that the building materials used favour the hot climatic conditions experienced within the area.

Currently, the town has a demand of 2,172 houses. This demand is bound to rise to 2563 houses by the year 2033. The inadequacy of housing units does not drive demand for housing in the town but rather an anticipation of the population needs of the town's residents when it grows.

Assessment of Urban Development Pattern

Hadado Town exhibits a linear, compact settlement pattern. The Wajir-Merti (B82), Hadado-Habaswein (C301), and Hadado-Athibohol roads are the three major roads that have attracted significant commercial activities and residential households. The three roads and the town's proximity to the seasonal river (*Lag-Bohol*) have led to the accumulation of a dense (compact) settlement pattern influenced by the three roads. (See Map 3 -3)

Structuring elements

i. Wajir Merti Road and Hadado-Habaswein Road

Hadado Town has grown along the Wajir-Merti (B82) and Hadado-Habaswein roads. Commercial establishments have developed along these roads, and residential developments radiate outwards from the commercial developments.

ii. Seasonal River (Lag Boghol)

The seasonal flooding of the *Lag-Boghol* has limited the town's development towards the east. This has, therefore, encouraged the town's growth towards the western and southern sides.

Plate 3-2: The seasonal Lag Boghol



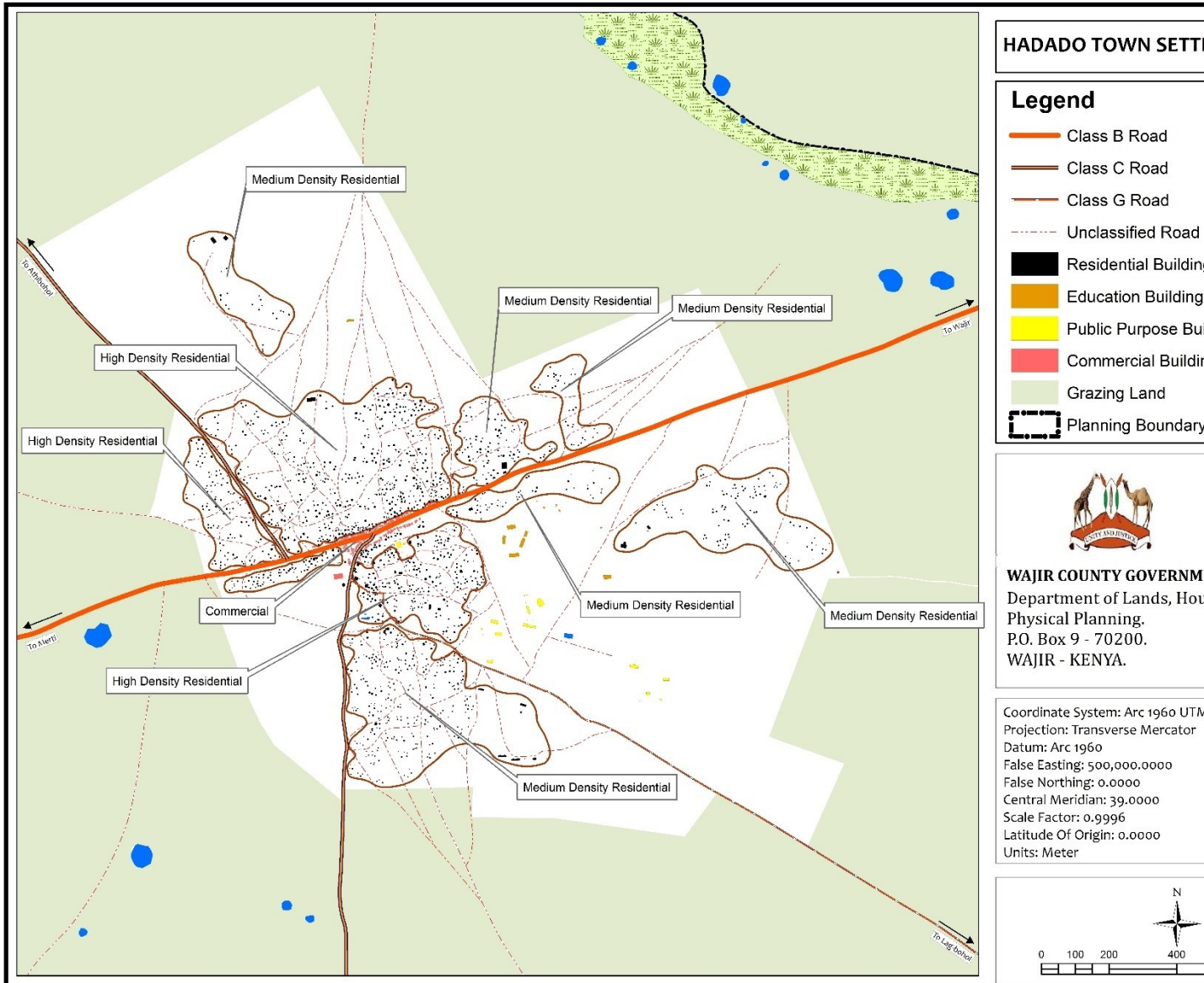
iii. Availability of Ground Water

The presence of groundwater provides the town with adequate water throughout the year for domestic, livestock and agricultural use. This has, in turn, influenced the town's clustered settlement pattern.

Plate 3-3: A borehole next to the seasonal river



Map 3-3: Settlement Pattern



Opportunities

- The Availability of land to construct modern houses to cater to the growing urban population.
- The existence of locally available building materials like limestone and sand for constructing modern affordable houses.
- The availability of labour within Hadado Town can be exploited to provide a labour force within the construction industry of houses.

Challenges

- High cost of modern building materials

- Informal housing conditions within the residential areas due to a lack of infrastructure and services such as access roads, water at the household level, sewer, and solid waste collection points.
- Lack of a zoning plan to regulate housing development resulting in disorganized development.

3.4.2 Physical Infrastructure

Water Supply

Fresh water supply is scarce in Hadado Town. The town lies in a low groundwater potential area and solely depends on water pans and boreholes as their water sources. There are two (2) operational boreholes in the town; one is used mostly by households, while the other is utilized for livestock watering. Water from boreholes is pumped using diesel generators to elevated tanks. The water then flows through gravity to households that are connected to the piping system, water kiosks and animal watering points. There are nine (9) water kiosks in the town. Earth dams collect storm water during rainy seasons and can partially hold water until the next rainy season. This water is mainly for domestic as well as livestock consumption.

Plate 3-4: Water Sources



Earth Dam



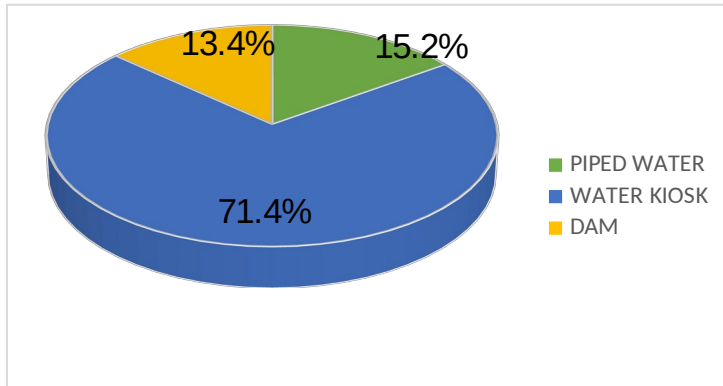
Borehole

Source: Field Survey, 2019

Household Water Sources

According to a field survey in 2019, 71.4% of Hadado Town residents get their water from water kiosks, while 15.2% are connected to piped water. 13.4% of the Households depend on water from earth dams, as presented in *Chart 3-9*.

Chart 3-9: Household Water Sources



Source: Field Survey, 2019

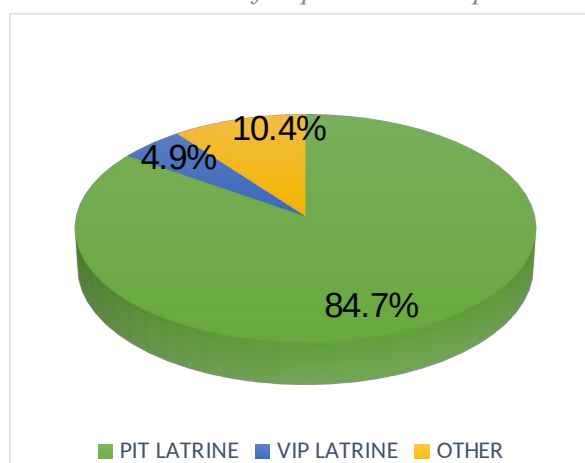
Water Quality

According to a field survey in 2019, majority of households in the Town do not have access to improved water sources. 97% of the households believe that the water is of poor quality, while 3% felt that the water is of good quality. Water in the town has salty properties, highlighting the general quality of the town's water source.

Sewer and Sanitation

The town does not have a sewerage system. According to a field survey in 2019, 84.7% of the residents use pit latrines, while 4.9 % use VIP latrines. 10.4% of the residents use other waste disposal methods, such as bushes, as presented in *chart 3-10*. The town has five public toilets constructed by the Constituency Development Fund.

Chart 3-10: Modes of Liquid Waste Disposal



Source: Field Survey, 2019

The field survey further revealed that 64.9% of the residents access latrines at the household level, 25.2% at communal levels, and 9.9% of the locals have no access.

Demand Supply Gaps for Water and Liquid Waste Infrastructure

The town has a total current demand for water of 1,794.18M³/Day and 1,435.64M³/Day for liquid waste as of 2023. This demand-gap analysis of the town's water and liquid waste requirements is projected to be 2,117.33M³/ Day and 1,693.86M³/Day for 2033.

Table 3-6: Water and Liquid Waste Demand Projections

| Consumer Water Demand | % Of Total Population (11,293) | Consumption Litres/Head/Day | Litres/Day | M3/Day |
|--|------------------------------------|-----------------------------|-------------|----------|
| Water Demand Projection For 2023 for Hadado Town | | | | |
| Low income | 70 | 75 | 592,883 | 592.88 |
| Medium income | 25 | 150 | 423,488 | 423.49 |
| High income | 5 | 250 | 141,163 | 141.16 |
| Total domestic | | | 1,157,533 | 1,157.53 |
| Commercial and institutions | 30% of total domestic water demand | | 347,260 | 347.26 |
| Allowance for leakage | 20% of total domestic water demand | | 231,507 | 231.51 |
| Total Water Demand | | | 1,736,300 | 1,736.3 |
| Internal usage | 5% of total domestic water demand | | 57,877 | 57.88 |
| Total Water Requirement | | | 1,794,177 | 1,794.18 |
| Liquid waste Demand | 80% of total water demand | | 1,435,642.9 | 1,435.64 |
| Water Demand Projection For 2033 | | | | |

| Consumer Water Demand | % Of Total Population (11,293) | Consumption Litres/Head/Day | Litres/Day | M3/Day |
|-----------------------------|------------------------------------|-----------------------------|-------------|----------|
| Consumer Water Demand | % Of Total Population (13,327) | Consumption Litres/Head/Day | Litres/Day | M3/Day |
| Low income | 70 | 75 | 699,668 | 699.67 |
| Medium income | 25 | 150 | 499,763 | 499.76 |
| High income | 5 | 250 | 166,588 | 166.59 |
| Total domestic | | | 1,366,018 | 1,366.02 |
| Commercial and institutions | 30% of total domestic water demand | | 409,805 | 409.81 |
| Allowance for leakage | 20% of total domestic water demand | | 273,204 | 273.2 |
| Total Water Demand | | | 683,009 | 683.01 |
| Internal usage | 5% of total domestic water demand | | 68,301 | 68.3 |
| Total Water Requirement | | | 2,117,328 | 2,117.33 |
| Liquid waste Demand | 80% of total water demand | | 1,693,862.4 | 1,693.86 |

Storm Water Drainage

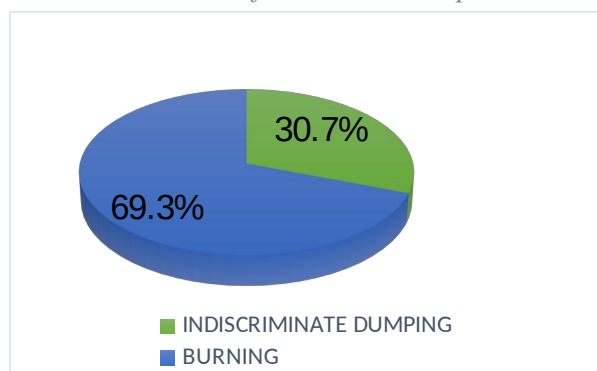
Hadado Town lacks a proper stormwater drainage network. There are a few secondary man-made drainage networks, especially on major roads. This results in periodic floods, undirected surface run-off and the haphazard distribution of solid waste/garbage to other parts of the town. The inadequacy is worsened by the town's relatively flat relief, thereby hindering the natural flow of stormwater.

Solid Waste Management

Most of the solid waste generated in Hadado Town comes from commercial activities and households. The county government handles solid waste collection in the main commercial district. The waste is disposed of in a temporary dumpsite along Hadado-Habaswein road next to the fresh produce market. Hand carts transport waste collected to the dump site. No fee is charged for garbage collection by the county employees.

There are no mechanisms and facilities for proper household waste management, such as dustbins, waste skips, or a proper dumpsite. According to a field survey 2019, 69.3% of the residents dispose of waste through burning, while 30.7 % dump indiscriminately, as presented in *Chart 3 -11*.

Chart 3-11: Modes of Solid Waste Disposal



Source: Field Survey, 2019

Plate 3-5: Temporary Dumpsite and Indiscriminate Dumping

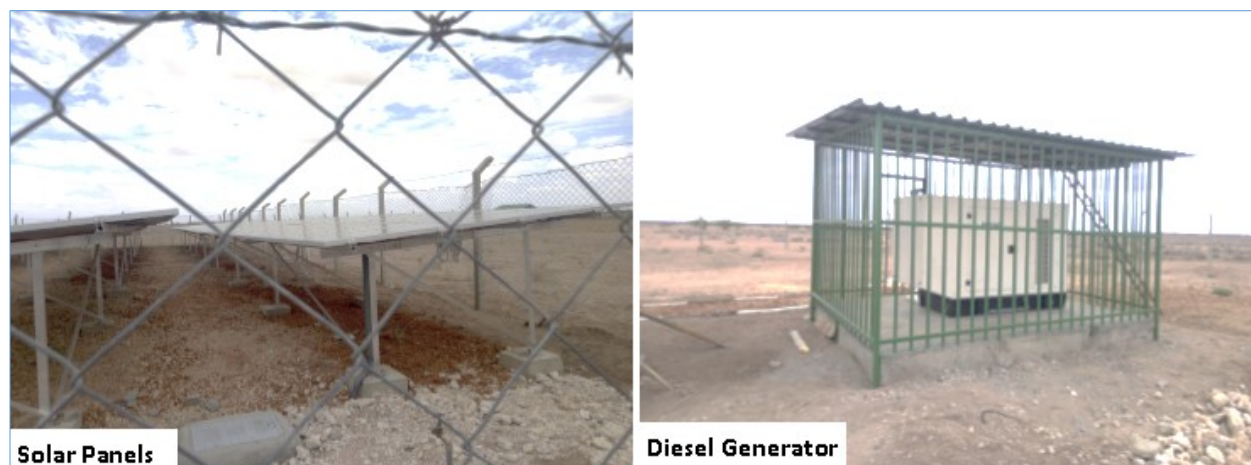


Source: Field Survey, 2019

Electricity and Energy

Hadado Town is supplied with electricity by Kenya Power and Lighting Company (KPLC), an off-grid hybrid power sub-station. The station uses both solar panels and diesel-powered generators for electricity generation. This ensures power supply reliability by reducing the fluctuating nature of solar power and non-renewable fuel consumption.

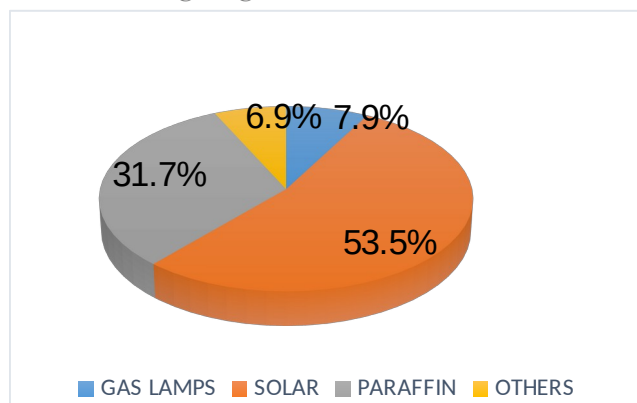
Plate 3-6: Hadado Hybrid Power Sub Station



Source: Field Survey, 2019

However, electricity connections in the town are still low; therefore, residents use other means of lighting, such as paraffin, solar lamps, solar panels, and gas lamps. According to the field survey, 53.5% of the residents use solar energy for lighting, 31.7% use paraffin/tin lamps, and 7.9% use gas lamps for lighting, as presented in *Chart 3 -12*.

Chart 3-12: Lighting Source

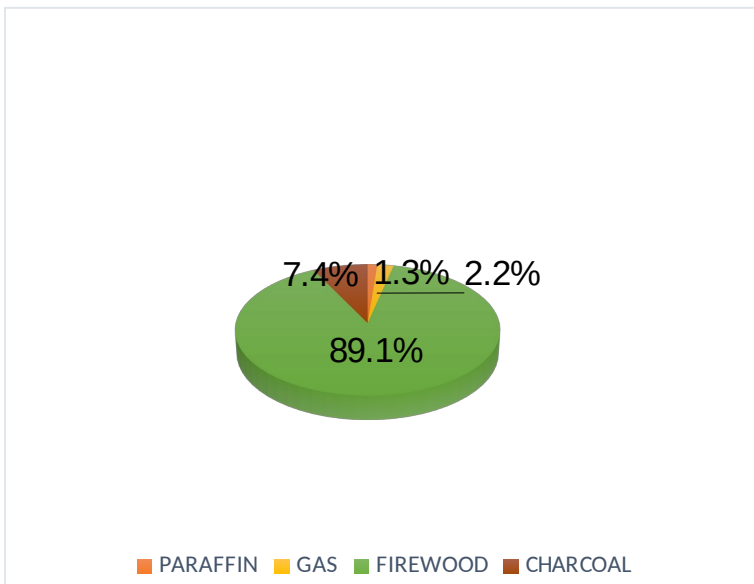


Source: Field Survey, 2019

Cooking Energy

The main sources of cooking energy are firewood and charcoal. According to a field survey, 89.1% of households in Hadado Town use firewood for cooking, while 7.4% use charcoal. Only 1.3% use Liquid Petroleum Gas (LPG) as cooking fuel, with 2.2% using paraffin, as presented in *Chart 3 -13*.

Chart 3-13: Cooking Energy Source



Source: Field Survey 2019

Opportunities

- Potential for green energy (solar & wind energy) production
- Investment opportunities in waste recycling industries such as plastic, metal and paper recycling industries.
- Job creation in proper solid waste management through the inclusion of the private sector in waste management within the town
- Availability of land for the provision of a sanitary landfill

Challenges

- High salinity levels of groundwater make it unfit for human consumption.
- Encroachment into the road reserve makes it challenging to lay the sewer line and provide drainage facilities.
- The relatively flat topography of the town makes it expensive to provide water and sewerage systems since pumping stations are required due to reduced force of gravity.
- Lack of a sewer system leading to improper liquid waste disposal
- Lack of waste collection points within Hadado town
- Overreliance on wood fuels such as charcoal and firewood for cooking

3.4.3 Social Infrastructure

Educational Facilities

Primary Education

Hadado Town has two primary schools: Hadado Primary School and Wagberi Girls Primary School. Both are public schools. Hadado Primary is a mixed day and boarding school covering 14.71 Ha, while Wagberi Primary is a girl's day school covering an area of 1.70 Ha. The average distance to primary schools within the town is 500 metres (*field survey 2019*), within the recommended distance of 500 metres to 2 kilometres according to the physical planning handbook. The table below shows enrollments, staffing levels, and facilities in primary schools.

Table 3-7: Enrollment, Staff and Facilities in Primary Schools

| School | No. of Teachers | | | No. of Students (2019) | No of Streams | Facilities Available |
|-------------------------------------|-----------------|-------------|------|---------------------------|------------------|--|
| | TSC | PTA/ BOM | ECDE | | | |
| Wagberi Girls Primary School | 4 | 2 | 1 | 129 | 1 | 6 classrooms |
| Hadado Primary School | 7 | 2 | 2 | 352 (198 boys, 154 girls) | 1 | <ul style="list-style-type: none"> • 10 • 1 Dormitory • 8 toilets (4 boys, 4 girls) |

Source 1: School Administration

Plate 3-7: Primary Schools in Hadado



Source: Field Survey, 2019

Secondary Education

Hadado Town has one secondary school, the Hadado Boys Secondary School, and a boarding boys' school. The school covers an area of 18.49 Ha. The average distance to the secondary school is 1.5 kilometres (*field survey 2019*). According to the physical planning handbook, the recommended distance is 500 metres to 3 kilometres. Table 3 -8 below shows the enrolment, staffing level and facilities in Hadado Secondary School.

Table 3-8: Enrollment, Staff and Facilities in Secondary Schools

| No. of Teachers | | No. of Students (2019) | No of Streams | Facilities Available |
|-----------------|---------|---------------------------|------------------|---|
| TSC | PTA/BOM | | | |
| 8 | 2 | 207 | 1 (Form 1-4) | 5 classrooms 1 Laboratory 2 Dormitories |

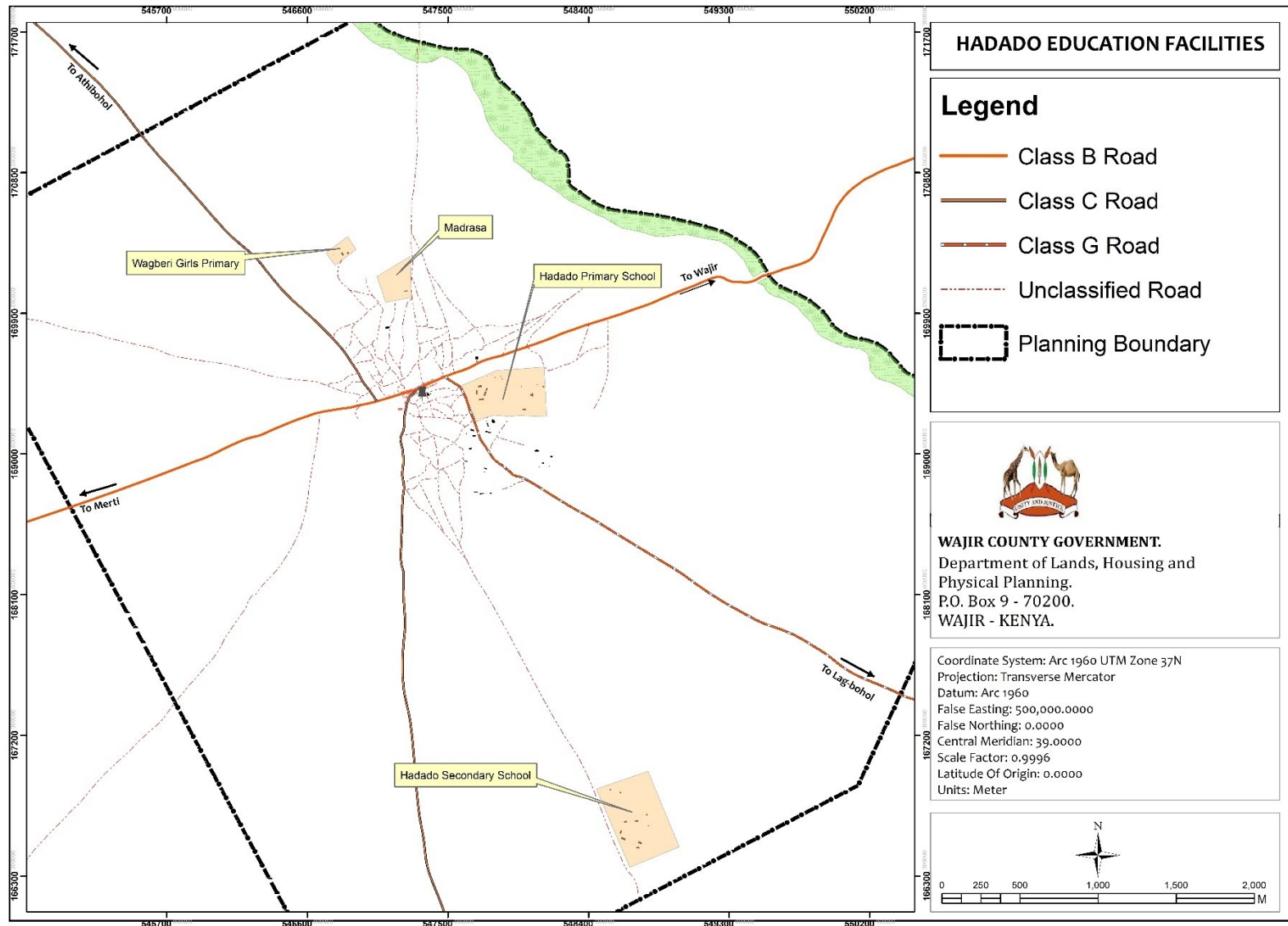
Source: School Administration

Plate 3-8: Hadado Secondary School



Source: Field Survey, 2019

Map 3-4: Distribution of Educational Facilities



Source: Consultant's Edits

Health Facilities

Hadado Town has one public health facility (Hadado Health Centre). The Health Centre lacks adequate required facilities such as maternity wards. The facility occupies an approximate area of 2.40 Ha. The average distance to the health facility from within the town is approximately 1km. This complies with the WHO recommendation of 5Km. The number of staff in the health centre is presented in Table 3-9.

Table 3-9: Health Staff

| Staff | Number |
|-----------------------|--------|
| Nurses | 3 |
| Lab Technician | 1 |
| Public Health Officer | 1 |
| Nutritionist | 1 |

Source: Department of Health, Wajir County

Plate 3-9: Hadado Health Centre



Source: Field Survey, 2019

Recreation Facilities

One public playground within Hadado Town is located along Hadado-Habaswein road adjacent to the fresh produce market. A bare ground characterizes it and does not have the required facilities.

Community Facility

Baraza Park

Hadado Town has a Baraza Park, which is used to hold meetings and public events.

Plate 3-10: Hadado Baraza Park



Source: Field Survey, 2019

Cemeteries

There are two cemeteries in the town. One is located along Wajir-Merti road behind Hadado primary school and covers an area of 1.36 Ha. The other is located along Hadado-Athibohol road and covers an area of 0.7 ha. Both cemeteries are almost full, so an additional cemetery is needed.

Safety and Security Facilities

Police station

A police station serves Hadado Town and the hinterland area. The police station occupies an area of 27.72 Ha. The average distance to the police station is 1.33 kilometres (*field survey 2019*).

Street lighting

Solar-powered street lights serve Hadado Town. The streetlights are concentrated within the town centre along Wajir-Merti road. Some of the streetlights are not functional, and others have been vandalized. The county government does not regularly repair faulty streetlights.

Disaster management centres

Hadado Town is vulnerable to natural disasters such as drought and flooding. The town, however, lacks the requisite infrastructure and facilities to manage such disasters. There is, therefore, a need to provide a disaster management centre.

Religious Institution

The urban population of Hadado Town is predominantly Muslim. The town has three (3) mosques.

Plate 3-11: Mosques in Hadado Town



Source: Field Survey, 2019

Information, Communication & Technology (ICT)

Hadado Town is poorly served in terms of ICT. Some national radio and TV stations have good coverage and a considerable share of listeners and viewers. There are also local vernacular radio and TV stations with more listeners and viewers within the town. Hadado Town has only one mobile network service provider, Safaricom. The cell site can generate its power using solar energy. However, mobile signal strength is still poor in the town. Access to and use of internet services in the town is fairly low, with approximately 26.7% of the respondents having access to the internet.

Administrative Facilities

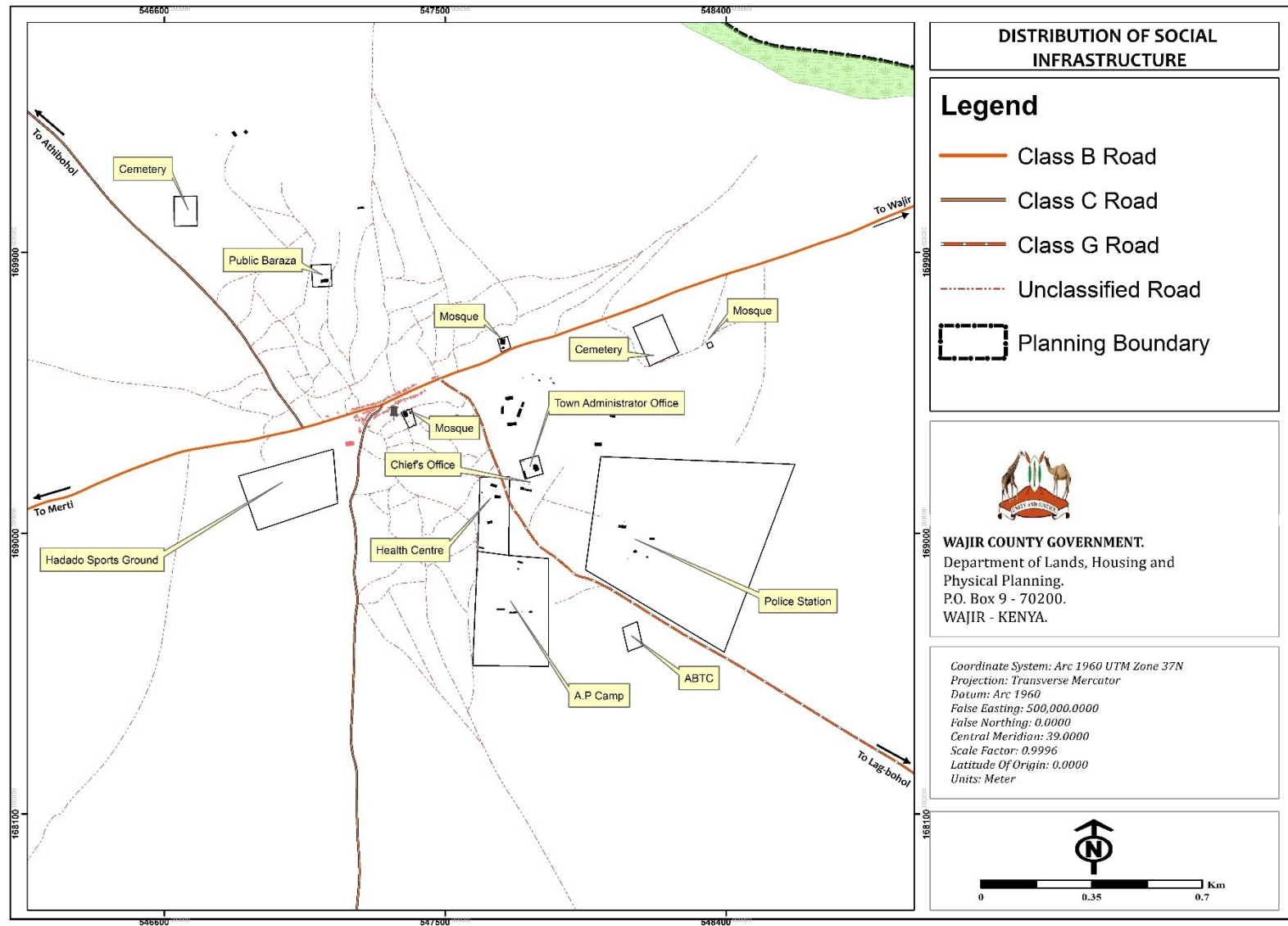
Hadado hosts three (3) administrative offices: the town administrator's office, the Assistant County Commissioner and the chief's office.

Plate 3-12: Administrative Offices



Hadado Town Local Physical and Land Use Development Plan (2023-2033)

Map 3-5: Distribution of Social Infrastructure



Source: Consultant's Edits

Opportunities

- Existing Level 3 health facility that can be expanded to adequately cater to the town's health needs.
- Existing educational facilities have adequate land for upgrading or expansion of facilities.
- Availability of land for the development of more education facilities, health facilities, and community facilities such as community centres, libraries, open spaces and cemeteries
- Opportunity for social infrastructure investments by both the private and public

Challenges

- Inadequate drug supply to meet increasing demand.
- Inadequate funding in health due to limited government allocations.
- Unaffordability of health services due to prevalent poverty levels.
- Inadequate trained personnel in the existing health facilities.
- Low awareness of best health practices among people due to high illiteracy levels
- Lack of adequate equipment in schools, such as desks and sporting equipment, leads to low student performance.
- High school drop-out rates.
- Lack of social facilities such as social halls, library and green spaces.

3.4.4 Transport

Road transport is the only mode of transport in Hadado Town. The total road coverage in the town is 50 kilometres in the form of classified and unclassified roads and tracks. Hadado Town has three classified roads: Wajir-Merti road (B 82), which is the main trunk road in the town, Hadado-Habaswein road (C 301) road and Hadado- Lag-Bogol (G5277). Additionally, numerous intra-connecting roads within the town serve the important role of linking various land uses together to complement their varying dynamical purpose. Within the urban region, there is poor connectivity as the roads are poorly laid out, and they are faced with the challenge of encroachment. In most parts of the town, only bushy tracks exist. Road surfaces in the town comprise murram and earth, with Wajir-Merti (B82), Hadado-Habaswein (C301), and Hadado-Lag-Bogol (G5277) roads being the only roads with murram surfaces. The roads also lack requisite facilities like drainage systems and street lighting. The roads in the town are in poor condition, having dilapidated surfaces, making them impassable during rainy seasons.

Parking

The town lacks a bus park and designated parking spaces for vehicles and bodabodas, which lead to parking along the roads.

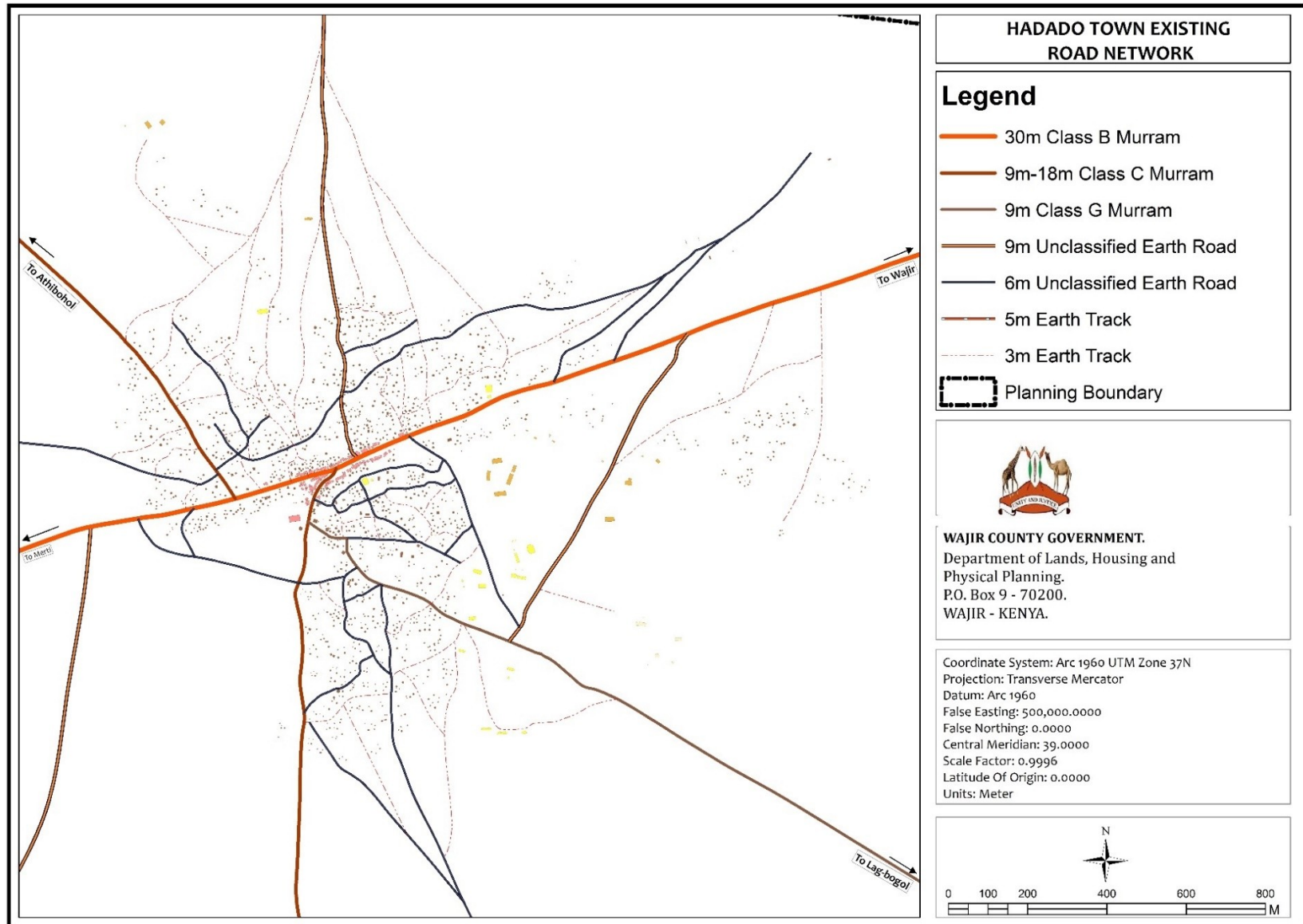
Means of Transport

There are two main means of public transport in Hadado Town: motorized (buses, matatus, motorbikes) and non-motorized (bicycles, pedestrians/walking and animal carts). Non-motorized transport is the predominant means of transport used in Hadado town. *Matatus* and buses are the primary means of long-distance travel, while motorcycles are mainly used for shorter distances and within the town.



Hadado Town Local Physical and Land Use Development Plan (2023-2033)

Map 3-6: Existing Road Network



Opportunities

- Passage of Class B, C and G roads (regional roads) through the town provides linkage with other major towns in Kenya.
- Relative flat terrain for the provision of transport infrastructure.

Challenges

- The poor condition of roads.
- Poor stormwater drainage system that leads to flooding of roads.
- Encroachment into the road reserves.
- Lack of lanes designated for non-motorized means of transport.
- Lack of designated parking spaces for motor vehicles.
- Lack of road signs & street lighting, which increases insecurity.

3.4.5 Environment and Conservation

Environmental Sensitive Areas

Hadado Town has one seasonal river, *Lag-Bogol*. The river is at risk of physical alteration due to drainage and siltation from the adjacent land uses since the area has minimal vegetation and loose top soils coupled with poor drainage during rainy seasons. The river is also polluted during rainy seasons due to poor solid waste disposal and urban effluents.

Environmental Challenges

10. The town lacks adequate resources to manage solid and liquid waste. There is no solid waste management site, and a sewerage system is lacking.
11. Sometimes, the town experiences flooding during the rainy season, causing flooding. This is attributed to the lack of a proper and adequate drainage system and relatively flat terrain.
12. Groundwater pollution from raw sewage, wastewater, and solid waste presents serious health issues.
13. The town is experiencing loss of vegetation due to overreliance on wood fuel such as charcoal and firewood for cooking.
14. Overreliance on wood as a construction material.

Emerging Issues

- The lack of solid waste management systems has resulted in improper waste disposal methods, hence environmental pollution, degradation and loss of aesthetic appeal.
- The lack of stormwater drains has exposed the town to flooding and soil erosion, especially during the rainy seasons.
- The town's lack of a sewer system has led to overreliance on pit latrines as the main means of liquid wastewater disposal. This can lead to soil and groundwater contamination.
- Environmental degradation, mainly due to overgrazing, has led to the drying up of shallow wells, which are the main water sources.
- Low access to alternative sustainable energy sources and the low cost of acquiring wood fuel have led to over-reliance on wood fuel, leading to vegetation clearing, thereby causing soil erosion and biodiversity loss.

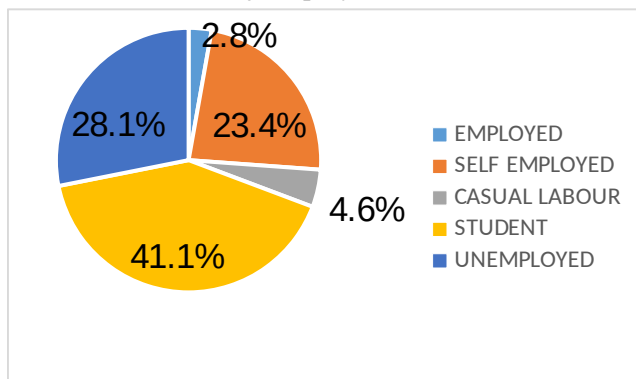
3.4.6 Local Economic Development

Employment and Income

Levels of Employment

A field survey shows 43.4% of the town's population are students, while 3.1% are in gainful employment. This is attributed to the population of the town being youthful. About 18.7% of residents in the town are self-employed through pastoralism and businesses, while 17.8% of the town's population is generally unemployed, as presented in the chart below.

Chart 3-14: Forms of Employment

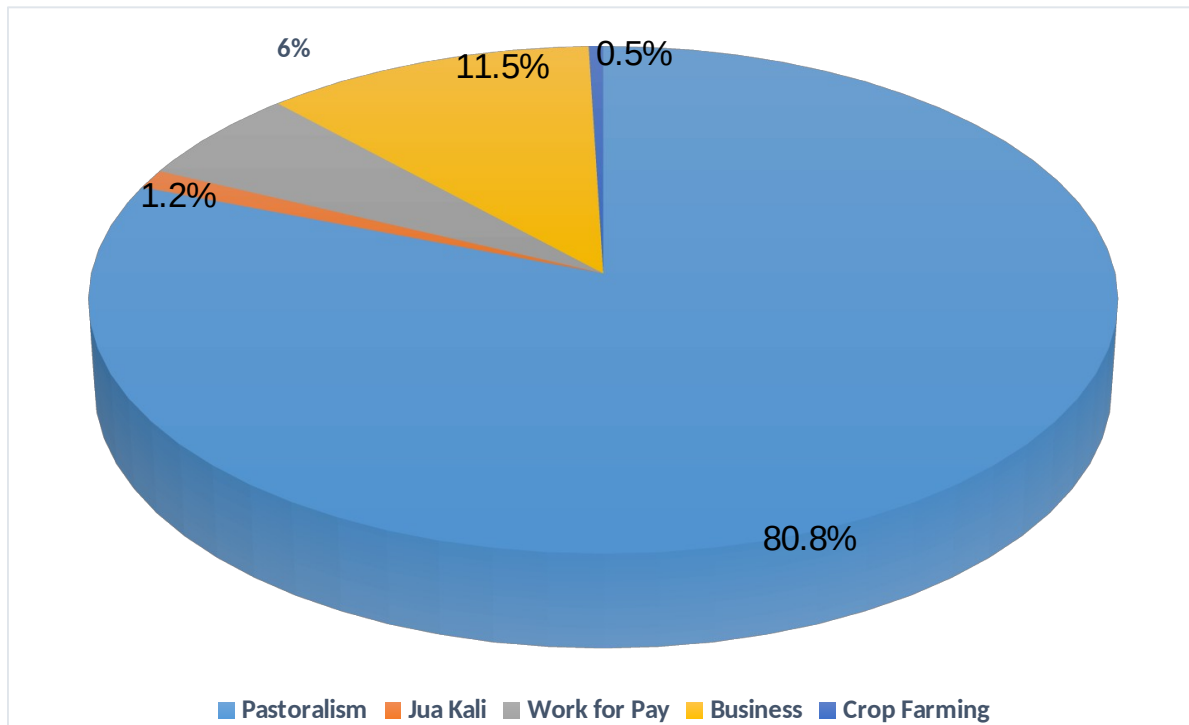


Source: Field Survey, 2019

Household Income Sources

A field survey conducted in 2019 in the town reveals that 80.8% of residents practice pastoralism as their main source of income. Crop farming is practiced by only 0.5% of residents, while 6% of residents in the town work for pay in either the formal or informal sector. 11.5% of residents practice business in various forms, such as retail trade, hotels, tailoring, and money transaction shops. 1.2% of residents in the town practice Juakali as their main source of income, as presented in Chart 3-15.

Chart 3-15: Income Sources in Hadado Town



Source: Field Survey, 2019

Industrialization

There are no major formal industries within the town. The main industrial activities in Hadado Town are informal, including carpentry, motor vehicle mechanics, metal work, and metal fabrication.

Industrial Potential of the Town

Animal Products

The livelihood of the town's and the hinterlands' residents depends on livestock production. This creates great potential for industrial exploitation in the town's livestock production, including leather tanning, milk cooling and processing, slaughtering, and meat processing.

Building Materials

The availability of clay soil along Lag Bogol presents an opportunity for brickmaking. This can be harnessed to provide locally available materials for modern housing.

Challenges in the sector

- General lack of investment in the town from external sources owing to perceived insecurity in the region.
- Inadequate capacity of the power station in the town to sustain large-scale industrial establishments and activities.
- Unsustainable water supply mechanisms to sustain medium to large-scale industrial operations.

Commercial Activities

Wholesale and Retail Trade

Hadado Town is among the major trading centres in Wajir County. Wholesale and Retail shops are located mainly along Wajir- Merti road. These shops deal in general domestic items, hardware, textile goods and livestock products and supplies.

Financial Institutions

Most of the financial transactions in Hadado Town are conducted through Mobile Money Transfer Services. The main service providers are M-Pesa. There are no major banks or financial institutions within the town.

Hotel Industry

The hotel industry is not well-developed in Hadado Town. Most of the Food retailers are Kiosks. There are currently no major hotels in the town.

Agriculture

Livestock Farming

Pastoralism is the major source of livelihood for the residents of Hadado Town. Residents rear large herds of cattle, camel, sheep and goats. The livestock breeds kept are presented in Table 3-10

Table 3-10: Livestock Breeds

| Livestock | Main Breed |
|------------------|-------------------|
| Camel | Somali |
| Cow | Borana |

| Livestock | Main Breed |
|------------------|-------------------|
| Sheep | Black Head |
| Goat | Pala |

Source: Wajir West Livestock and Agriculture office

Crop Farming

There is great potential for production in Hadado Town along Lag Bogol during rainy seasons and through irrigation since there is the presence of fertile soils and groundwater. There is a need to invest in the production of drought-resistant crops, such as millet and sorghum, and horticultural crops, such as tomatoes and onions.

Emerging Issues

Opportunities

- Groundwater can be used for irrigation and domestic use due to the high water table.
- There is vast land for future expansion.
- Livestock skin and hides provide an opportunity for tanneries and leather processing.
- There is a significant untapped potential for organic manure processing.

Challenges

- The high cost of transporting goods is due to poor roads, insecurity, and long distances to major markets and urban centres.
- Lack of primary processing facilities and outdated livestock farming practices.
- Limited access to financial services and microfinance has led to low inputs in livestock production.
- Inaccessibility and unreliable transport systems severely limit the access to markets outside this area for the producers of livestock products.
- Recent frequent droughts have contributed to the death of livestock.

3.5 Urban Management

The management of a town is vested upon a town committee, which prescribes the functions of a town administrator in consultation with the residents/stakeholders. The management of Hadado Town is as described in subsection 3.4.1.

3.5.1 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 Act section 31 (3). Within this prescribed law, Wajir County appointed a town administrator for Hadado Town, whose office is located within the town. The town, however, lacks a town committee. The organogram for town administration in the county is as shown in the figure below.

Hadado Town lacks a town committee. 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 undertake 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 to that 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.

3.5.2 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.



3.6 Synthesis of Emerging Issues

| Sector | Issues | Recommendations |
|-----------------------------|---|---|
| Housing | <ul style="list-style-type: none"> • Poor quality houses • Lack of a development plan to guide housing • Poor housing conditions | <ul style="list-style-type: none"> • Formulate a housing policy for the county. • Invest in public housing programmes. • Provide service infrastructure such as water, liquid, and solid waste management infrastructure and promote maximum connection to the off-grid electricity network. |
| Water and Sanitation | <ul style="list-style-type: none"> • Lack of a sewer system • Lack of proper solid waste management • Inadequate public toilets • High salinity levels of underground water • Encroachment into the road reserve makes laying the sewer line difficult and providing drainage facilities. • The relatively flat topography of the town makes it expensive to provide water and sewerage system. | <ul style="list-style-type: none"> • Sink more boreholes • Increase the number of water storage tanks • Rainwater harvesting • Construct more public toilets • Construct a sewer reticulation system for the entire town. • Provide a solid waste management systems. |
| Energy | <ul style="list-style-type: none"> • Overreliance on wood fuels such as charcoal and firewood for cooking | <ul style="list-style-type: none"> • Install and maintain solar-powered, streetlights throughout the town • Introduce and provide incentives for alternative sources of cooking energy to complement firewood and charcoal, such as LPG and biogas |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| Sector | Issues | Recommendations |
|------------------|---|---|
| Health | <ul style="list-style-type: none"> • Inadequate drug supply. • Inadequate trained personnel in health facilities. • Low awareness of best health practices among residents • Inadequate medical facilities and equipment • Inadequate funding for health by the government • High cost of health services | <ul style="list-style-type: none"> • Provide adequate medical staff, equipment, and facilities such as beds, laboratories, incinerators, and staff quarters. • Expand, maintain and rehabilitate existing health facility • Provide support infrastructure such as water, sewer, waste management facilities and electricity. • Provision of mobile clinics as well as frequent medical camps |
| Education | <ul style="list-style-type: none"> • Lack of adequate equipment and facilities in schools • Inadequate teachers in both primary and secondary schools • Long distances to schools | <ul style="list-style-type: none"> • Provide more primary schools to meet the recommended standards • Employ more teachers in the schools • Provide support infrastructure such as water, energy, roads, among others • Upgrade the infrastructure of the existing schools • Encourage investments by the private sector in education investments |
| Transport | <ul style="list-style-type: none"> • Poor road conditions • Poor stormwater drainage system • Encroachment into the road reserves. • Lack of lanes designated for NMT | <ul style="list-style-type: none"> • Upgrade major roads from murram to Bitumen standards • Improve road conditions • Widen access roads to the required minimum |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| Sector | Issues | Recommendations |
|-------------------|---|---|
| | <ul style="list-style-type: none"> • Lack of designated parking spaces for motor vehicles. • Lack of road signs & street lighting • Lack of a bus park | <p>standard of 9 meters.</p> <ul style="list-style-type: none"> • Provide a stormwater drainage system along all roads in the town • Provide NMT facilities to all major roads • Construct a bus park • Provide parking facilities within the town • Provide streetlights on all major roads and access roads in the urban area |
| Governance | <ul style="list-style-type: none"> • Inadequate capacity of the physical planning department • Lack of a development control department • Lack of a public participatory policy • Inadequate resource allocation for the town • Lack of a town committee and hence a limitation on the duties of the town administrator. | <ul style="list-style-type: none"> • Institute a town committee to define the roles of the town administrator. • Institute a development control unit within the department posted within the town. • Recruit additional qualified staff to oversee conformity to the plan • Hold continuous professional development for county staff • Establish a public information management system to facilitate knowledge-sharing between authorities and residents. • Establish citizen sub-committees to safeguard the town's intentions and land uses. |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| Sector | Issues | Recommendations |
|----------------------|--|--|
| Local Economy | <ul style="list-style-type: none">• The high cost of transporting goods is due to poor roads, perceived insecurity, and the region's long distances to major markets and urban centres.• Lack of primary processing facilities and outdated livestock farming practices.• Limited access to financial services and microfinance• Recent frequent droughts | <ul style="list-style-type: none">• Improve road conditions• Establish a spacious livestock market with Loading ramps• Construct a modern slaughterhouse• promote crop farming• Invest in irrigation• Provide and improve infrastructure and services in the commercial centre to act as an incentive to investors. |



4 PROPOSALS

4.1 Overview

Given the challenges inherent in the town, presented in Chapter Three (3), 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. This chapter presents the proposed land use plan, the zoning plan and the improvement strategies that contain projects geared toward improving the town.

4.2 Structure Plan

The Structure Plan presents the long-term development framework for Hadado Town. It indicates broad land use classifications, transportation corridors concerning land uses, and the location of utilities and services. The plan shows the form, shape, urban development limits, trends and development pattern that Hadado Town will take for ten (10) years (2023-2033).

The plan has utilized the existing urban character in the formulation of the structure plan. The densification approach has been applied to ease the provision of basic infrastructure/amenities and to concentrate the growing population within the built-up areas to utilize the existing services, hence reducing the cost of service provision.

The land uses are as presented in *Map 4-7*:

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

Map 4-7: Structure Plan



Description of Land Uses

The planning area has been classified into nine broad land uses. These land uses contain proposals in terms of projects and facilities that will enable the town to adequately serve its projected population for the year 2028, as well as maintaining order and providing an enabling environment for commercial, residential and industrial purposes. These land uses are:

Residential Land Use

The proposed residential land use covers an area of 233.04 Ha, representing 9.2% of the entire planning area. This considers the current residential land uses, compatibility with neighbouring land uses, and to cater for future housing demands. The plan earmarks areas for different residential categories, such as high, medium, and low-density housing areas, considering the varying housing needs of diverse socio-economic groups in the town.

High Density Residential

These areas are already densely populated and expected to house the bulk of the population. It will consist of low-cost housing developments that will house relatively low-income households. This will consist of mainly multiple residential developments with expected densities of 22 units per hectare. The total area earmarked for high-density residential neighbourhoods is 73.05 Ha and is expected to house a population of approximately 8678 persons.

Medium Density Residential

The plan proposes a total area of 90.79Ha for medium-density residential neighbourhoods. These areas are expected to have a density of 12 housing units per hectare, thus accommodating a population of approximately 5883 persons. They are expected to have a combination of single and multiple dwelling units.

Low Density Residential

The plan proposes a total area of 69.25 Ha for low-density residential neighbourhoods. These areas are expected to have a density of 6 housing units per hectare, thus accommodating a population of approximately 2244 persons. These areas will have single-dwelling units.

Industrial Land Use

Light Industrial Areas- Approximately 2.66 Ha has been earmarked along Wajir- Merti road for light industrial developments, including *Jua-kali*, workshops and garages. These activities can easily coexist within or adjacent to commercial and residential neighbourhoods. **Proposed Slaughter House-** the plan proposes a total area of 2.35 Ha for a slaughterhouse. The slaughterhouse will have a slaughter facility and a holding bay for livestock.

Educational Land Use

The plan proposes the development of a girl's secondary school and a primary school in addition to the existing primary and secondary schools. The proposed secondary and primary schools have been allocated an area of 18 Ha and 4.80 Ha, respectively. The existing primary and secondary schools occupy 18.24 Ha and 19.16 Ha, respectively. The plan also proposes the development of a Technical and Vocational Training Institute to improve the residents' skills. This institution has been allocated 10.18 Ha.

Recreational Land Use

The plan aims at promoting recreation and sporting activities by providing six (6) urban parks and a sports complex. These open spaces will be interconnected by providing boulevards along major streets. The existing Hadado playground will be expanded and re-developed into a modern sports complex.

Public Purpose Use

This land use contains existing and proposed social facilities, as presented in Table 4-11.

Table 4-11: Public Purpose Land Uses

| Land Use | Area (Ha) |
|-------------------------|------------------|
| Existing A.P Camp | 7.61 |
| Existing ABTC | 0.98 |
| Existing Baraza Park | 0.4 |
| Existing Chiefs Camp | 0.99 |
| Existing Hay Store | 1.21 |
| Existing Health Centre | 3.12 |
| Existing Mosque | 1.28 |
| Existing Police Station | 33.98 |

| Land Use | Area (Ha) |
|-------------------------------------|------------------|
| Existing Town Administration Office | 0.6 |
| Proposed ACC Office | 6.09 |
| Proposed Community Centre | 0.92 |
| Proposed Dispensary | 1.18 |
| Proposed Library and ICT Centre | 0.3 |
| Proposed Post Office | 0.20 |

Commercial Land Use

The plan proposes an exclusive commercial zone at the town's centre on both sides of Wajir-Merti road. This land use covers the existing commercial land use and extends outwards to the adjacent residential areas. The plan also proposes small commercial areas in residential areas. Commercial cum residential land use has also been proposed along Wajir Merti.

The plan also proposes a spacious livestock market next to the proposed stadium to promote livestock trade. It has been allocated 4.78 Ha.

Public Utility Land Use

This land use contains existing and proposed utilities, as presented in Table 4-12.

Table 4-12: Public Utilities

| Public Utility | Area (Ha) |
|-------------------------------------|------------------|
| Existing Boreholes | 1.09 |
| Cattle crash | 1.07 |
| Existing Cemetery | 6.01 |
| Existing Communication Mast | 0.04 |
| Existing Power Sub-Station | 1.57 |
| Existing Water Pan | 15.23 |
| Proposed Cemetery | 9.17 |
| Proposed Disaster Management Centre | 0.47 |
| Proposed Oxidation Pond | 2.45 |
| Proposed Solid Waste Landfill | 3.34 |
| Proposed Ablution Block | 2.19 |

Transportation Land Use

This plan proposes widening existing roads to the required standards and providing roads with missing links to provide functional connectivity and accessibility. The roads have been proposed as primary, secondary, distributor and access

The plan also proposes the development of a bus park along Hadado- Habaswein Road next to the existing fresh produce market. The proposed bus park has been allocated 1 Ha.

Conservation Land Use

This land use comprises the riparian reserve (dry river bed and its buffer) and the areas prone to flooding. These areas are explicitly for conservation purposes; therefore, no development will be encouraged within this land use.

Agriculture Land Use

This land use forms the town's hinterland, which will be used for grazing areas for livestock. Development in this area is discouraged.

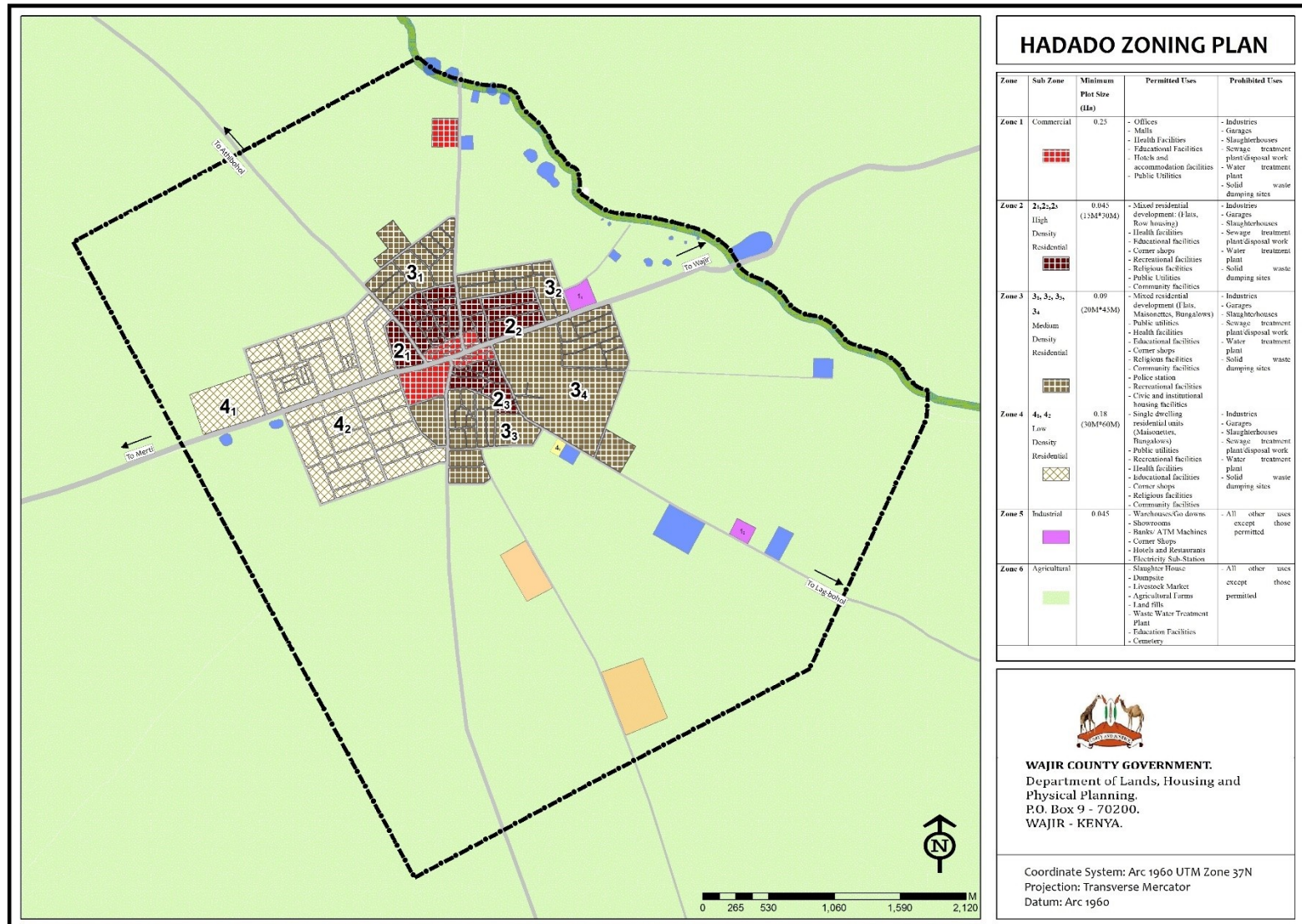
4.3 Proposed Zoning Plan

This section provides the zoning regulations for the zones proposed in the urban area. The zoning regulations shall serve as a basis for town development control. The regulations range from permitted users, minimum plot sizes, setbacks (front, side and rear) and plot coverage. The zones have been numbered systematically, and the area in which they apply is indicated on the zoning map overleaf. Key terms used in the regulations are described below;

- i. Minimum Plot Size – Refers to a given plot's minimum allowed horizontal land area.
- 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 ratio of the total built-up area to the plot area

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

Map 4-8: Zoning Plan



Source: Consultant's Edits

4.3.1 Zoning Regulations

The following table details the regulations for the various land use zones identified in the zoning plan. 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.

| Zone | Subzone | Standards | | | | | | Permitted uses | Prohibited Uses |
|--------|--------------------------------|------------------------------|--------------|-----|---|----------------------|-------------------------|--|---|
| | | Minimum Plot size (Ha) | Setbacks (M) | | | Plot Ratio (%) | Plot Coverage (%) | | |
| | | | F | S | R | | | | |
| Zone 1 | CBD | 0.25 | 3 | 0.5 | - | 240 | 80 | <div>- Offices</div> <div>- Malls</div> <div>- Health Facilities</div> <div>- Educational Facilities</div> <div>- Hotels and accommodation facilities</div> <div>- Fuel stations</div> <div>- Public toilets</div> <div>- Laundry facilities</div> <div>- Small scale printing</div> | <div>- Manufacturing and Production Industries</div> <div>- Vehicle repair workshops</div> <div>- Slaughterhouses</div> <div>- Sewage treatment plant/disposal work</div> <div>- Water treatment plant</div> <div>- Solid waste dumping yards</div> |
| Zone 2 | 2A High Density Residential | 0.045 (15M*30M) | 3 | 1.5 | 1 | 210 | 70 | <div>- Mixed residential developments (Flats, Row housing)</div> <div>- Health facilities</div> <div>- Educational facilities</div> <div>- Daycares</div> <div>- Corner shops</div> <div>- Recreational facilities</div> <div>- Religious facilities</div> | <div>- Manufacturing and Production Industries</div> <div>- Slaughterhouses</div> <div>- Sewage treatment plant/disposal work</div> <div>- Water treatment plant</div> <div>- Solid waste dumping yards</div> <div>- Vehicle repair workshops</div> |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| Zone | Subzone | Standards | | | | | | Permitted uses | Prohibited Uses |
|------|---|--------------------------------------|--------------|--------------|--------------|----------------|------------------|--|--|
| | | Minimum Plot size | Setbacks (M) | | | Plot Ratio | Plot Coverage | | |
| | | | F | S | R | | | | |
| | | | | | | | | <div>- Water points</div> <div>- Disaster Management centre</div> <div>- Community facilities</div> <div>- Solid waste collection points</div> <div>- Fuel stations</div> | <div>- Bars and nightclubs</div> |
| | <div>2B</div> <div>Medium Density Residential</div> | <div>0.09</div> <div>(20M*45M)</div> | <div>6</div> | <div>2</div> | <div>3</div> | <div>130</div> | <div>65</div> | <div>- Mixed residential development (Flats, Maisonettes, Bungalows)</div> <div>- Water points</div> <div>- Recreational facilities</div> <div>- Health facilities</div> <div>- Educational facilities</div> <div>- Day cares</div> <div>- Corner shops</div> <div>- Religious facilities</div> <div>- Community facilities</div> <div>- Police post</div> <div>- Health facility</div> <div>- Solid waste collection points</div> | <div>- Manufacturing and Production industries</div> <div>- Garages</div> <div>- Slaughterhouses</div> <div>- Sewage treatment plant/disposal work</div> <div>- Water treatment plant</div> <div>- Solid waste dumping yards</div> <div>- Bars and night clubs</div> |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| Zone | Subzone | Standards | | | | | | Permitted uses | Prohibited Uses |
|--------|--|----------------------|--------------|-----|---|---------------|------------------|--|---|
| | | Minimum Plot size | Setbacks (M) | | | Plot Ratio | Plot Coverage | | |
| | | | F | S | R | | | | |
| Zone 3 | 3A High Density Residential | 0.045 (15M*30M) | 3 | 1.5 | 1 | 210 | 70 | - Mixed residential developments (Flats, Row housing) - Health facilities - Educational facilities - Daycares - Corner shops - Recreational facilities - Religious facilities - Water points - Disaster Management centre - Community facilities - Solid waste collection points - Fuel stations - Administrative facilities | - Manufacturing and Production Industries - Slaughterhouses - Sewage treatment plant/disposal work - Water treatment plant - Solid waste dumping yards - Vehicle repair workshops - Bars and nightclubs |
| | 3B Medium Density Residential | 0.09 (20M*45M) | 6 | 2 | 3 | 130 | 65 | - Mixed residential development (Flats, Maisonettes, Bungalows) - Public Utilities - Recreational facilities - Health facilities - Educational facilities - Daycares - Corner shops - Religious facilities - Community facilities - Police station - Health facility | - Manufacturing and Production Industries - Garages - Slaughterhouses - Sewage treatment plant/disposal work - Water treatment plant - Solid waste dumping yards - Bars and nightclubs |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| Zone | Subzone | Standards | | | | | | Permitted uses | Prohibited Uses |
|--------|--|----------------------|--------------|-----|---|---------------|------------------|--|--|
| | | Minimum Plot size | Setbacks (M) | | | Plot Ratio | Plot Coverage | | |
| | | | F | S | R | | | | |
| | | | | | | | | <div>- Community Centre</div> <div>- Library/ ICT centre</div> <div>- Administrative facilities</div> <div>- Solid waste collection points</div> | |
| Zone 4 | 4A High Density Residential | 0.045 (15M*30M) | 3 | 1.5 | 1 | 210 | 70 | <div>- Mixed residential developments (Flats, Row housing)</div> <div>- Health facilities</div> <div>- Educational facilities</div> <div>- Daycares</div> <div>- Corner shops</div> <div>- Recreational facilities</div> <div>- Religious facilities</div> <div>- Water points</div> <div>- Disaster Management centre</div> <div>- Community facilities</div> <div>- Solid waste collection points</div> <div>- Fuel stations</div> | <div>- Manufacturing and Production Industries</div> <div>- Slaughterhouses</div> <div>- Sewage treatment plant/disposal work</div> <div>- Water treatment plant</div> <div>- Solid waste dumping yards</div> <div>- Vehicle repair workshops</div> <div>- Bars and nightclubs</div> |
| | 4B Medium Density Residential | 0.09 (20M*45M) | 6 | 2 | 3 | 130 | 65 | <div>- Mixed residential developments: (Flats, Row housing)</div> <div>- Health facilities</div> <div>- Educational facilities</div> <div>- Daycares</div> <div>- Corner shops</div> <div>- Recreational facilities</div> <div>- Religious facilities</div> | <div>- Manufacturing and Production industries</div> <div>- Slaughterhouses</div> <div>- Sewage treatment plant/disposal work</div> <div>- Water treatment plant</div> <div>- Solid waste dumping yards</div> <div>- Vehicle repair workshops</div> <div>- Bars and nightclubs</div> |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| Zone | Subzone | Standards | | | | | | Permitted uses | Prohibited Uses |
|--------|--------------------------------------|----------------------|--------------|-----|---|---------------|------------------|---|--|
| | | Minimum Plot size | Setbacks (M) | | | Plot Ratio | Plot Coverage | | |
| | | | F | S | R | | | | |
| | | | | | | | | <div>- Water points</div> <div>- Community facilities</div> <div>- Solid waste collection points</div> <div>- Fuel stations</div> | |
| | 4C Low Density Residential | 0.18 (30M*60M) | 9 | 5 | 6 | 50 | 50 | <div>- Single-dwelling residential units (Maisonettes, Bungalows)</div> <div>- Recreational facilities</div> <div>- Health facilities</div> <div>- Educational facilities</div> <div>- Daycares</div> <div>- Corner shops</div> <div>- Religious facilities</div> <div>- Police post</div> <div>- Solid waste collection points</div> | <div>- Fuel stations</div> <div>- Manufacturing and Production industries</div> <div>- Garages</div> <div>- Slaughterhouses</div> <div>- Sewage treatment plant/disposal work</div> <div>- Water treatment plant</div> <div>- Solid waste dumping yards</div> <div>- Flats and row houses</div> <div>- Hotels and guesthouse</div> |
| Zone 5 | 5A High Density Residential | 0.045 (15M*30M) | 3 | 1.5 | 1 | 210 | 70 | <div>- Mixed residential developments (Flats, Row housing)</div> <div>- Health facilities</div> <div>- Educational facilities</div> <div>- Daycares</div> <div>- Police post</div> <div>- Corner shops</div> <div>- Recreational facilities</div> <div>- Religious facilities</div> <div>- Water points</div> <div>- Community facilities</div> | <div>- Manufacturing and Production industries</div> <div>- Slaughterhouses</div> <div>- Sewage treatment plant/disposal work</div> <div>- Water treatment plant</div> <div>- Solid waste dumping yards</div> <div>- Vehicle repair workshops</div> <div>- Bars and nightclubs</div> |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| Zone | Subzone | Standards | | | | | | Permitted uses | Prohibited Uses |
|------|--|-----------------------|--------------|---|---|---------------|------------------|--|---|
| | | Minimum Plot size | Setbacks (M) | | | Plot Ratio | Plot Coverage | | |
| | | | F | S | R | | | | |
| | | | | | | | | - Solid waste collection points - Fuel stations | |
| | 5B Medium Density Residential | 0.09 (20M*45M) | 6 | 2 | 3 | 130 | 65 | - Mixed residential developments (Flats, Row housing) - Health facilities - Educational facilities - Daycares - Corner shops - Recreational facilities - Religious facilities - Water points - Community facilities - Solid waste collection points - Fuel stations - Police post | - Manufacturing and Production industries - Slaughterhouses - Sewage treatment plant/disposal work - Water treatment plant - Solid waste dumping yards - Vehicle repair workshops - Bars and nightclubs |
| | 5C Low Density Residential | 0.18 (30M*60M) | 9 | 5 | 6 | 50 | 50 | - Single-dwelling residential units (Maisonettes, Bungalows) - Recreational facilities - Health facilities - Educational facilities - Daycares - Corner shops - Religious facilities - Police post - Solid waste collection | - Fuel stations - Manufacturing and Production industries - Garages - Slaughterhouses - Sewage treatment plant/disposal work - Water treatment plant - Solid waste dumping yards - Flats and row houses - Hotels and guesthouse |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| Zone | Subzone | Standards | | | | | | Permitted uses | Prohibited Uses |
|--------|--------------|----------------------|--------------|-----|---|---------------|------------------|---|--|
| | | Minimum Plot size | Setbacks (M) | | | Plot Ratio | Plot Coverage | | |
| | | | F | S | R | | | | |
| | | | | | | | | points | |
| Zone 6 | Industrial | 0.045 | 3 | 1.5 | 2 | 65 | 65 | <div>- Warehouses/Go downs</div> <div>- Showrooms</div> <div>- Juakali workshops</div> <div>- Food processing industries</div> <div>- light assembly furniture makers</div> <div>- Car wash</div> <div>- Banks/ ATM Machines</div> <div>- Hotels and Restaurants</div> <div>- Electricity Sub-Station</div> | <div>- All other uses except those permitted</div> |
| Zone 7 | Agricultural | | | | | | | <div>- Slaughter House at a designated area.</div> <div>- Educational facilities</div> <div>- Landfill at designated area.</div> <div>- Earth Dams</div> <div>- Sewerage Treatment Plant</div> <div>- Boreholes</div> <div>- Cattle crash</div> <div>- Livestock market</div> <div>- Water treatment plant</div> <div>- Farming</div> <div>- Power station</div> <div>- Eco-lodges</div> <div>- Farmhouses and stores</div> <div>- Cemetery at designated areas</div> | <div>- All other uses except those permitted</div> |

4.4 Sub-Division 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
- The generation of a plot register for the town will aid in the provision of title deeds.
- Provision of land ownership documents.
- Preparation of a valuation roll.

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

- Regularization of the existing properties.
- Population increase from 2023-2033.
- A balanced distribution of services.
- Creation of order, safety and aesthetics.
- Zoning regulations prescribed the plot sizes for different zones in the town.

The number of plots the scheme plan creates per land use is presented in the table below.

Table 4-13: Number of Plots per Land Use

| S/No | Land Use | No. of Plots |
|-------------|----------------------------|---------------------|
| 1. | High Density Residential | 585 |
| 2. | Medium Density Residential | 779 |
| 3. | Low Density Residential | 384 |
| 4. | Industrial | 2 |
| 5. | Educational | 6 |
| 6. | Recreational | 11 |
| 7. | Public Purpose | 16 |
| 8. | Commercial | 194 |
| 9. | Public Utility | 27 |

The sub-division scheme plan is presented in Map 4 -8.

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

Map 4-9: Sub-Division Scheme Plan



4.5 Urban Design

Urban design involves arranging and designing buildings, public spaces, transport systems, services, and amenities. It incorporates giving form, shape, and character to land uses in the town. The area earmarked for design is the planning area with three components (transport, recreational areas and the built-up area) considered.

4.5.1 Rationale

- i. **Environmental conservation-** The proposed open spaces within the town and the seasonal river (Lag Boghol) present an opportunity to preserve the natural environment as they can be protected through planting of trees and landscaping as recreational areas. This will also help in improving the aesthetics of the town.
- ii. **Efficient and inclusive transportation-** The town's road network should be designed to promote efficient transport that will accommodate both motorized and non-motorized transport systems and integrate parking. The roads will also act as corridors for green networking, linking green spaces in the town and promoting the use of NMT.
- iii. **Order in development-** The town's design presents the form with which the various land uses in the town will be integrated as well as the alignment of buildings in commercial and residential areas, thereby creating order within the built-up area. The setbacks presented in the zoning regulations in section 4.3 present the orderliness of building alignment with the roads.
- iv. **Economic Reasons-** The design of the town will help enhance the mental picture in terms of the future outlook of the town. It thus presents an opportunity to attract investment for urban improvement.

4.5.2 Design Interventions

Road Transport

To promote efficient circulation/movement within the town, motorized and non-motorized transport will be integrated to form an elaborate inclusive transport network. This shall be achieved through the provision of pedestrian walkways along all roads. All-access roads (9 and 12m) and local distributor (15 to 18m) roads 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. The visual representation of is as depicted in the Plate 4 -13 service lanes shall only direct one-way traffic.

Plate 4-13: 6m Road Profile

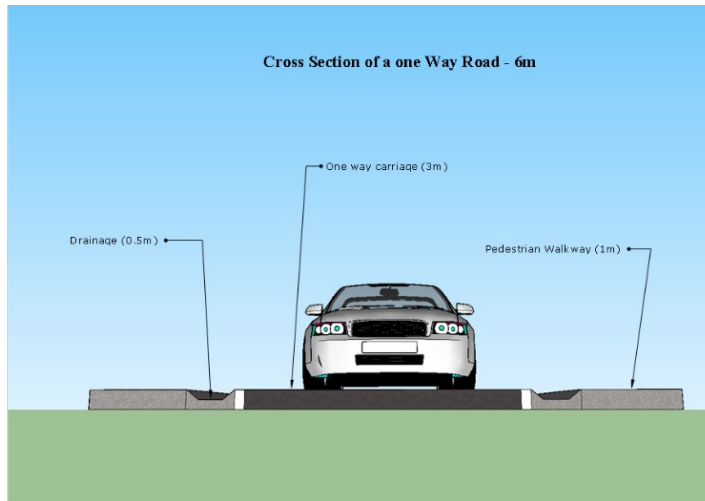
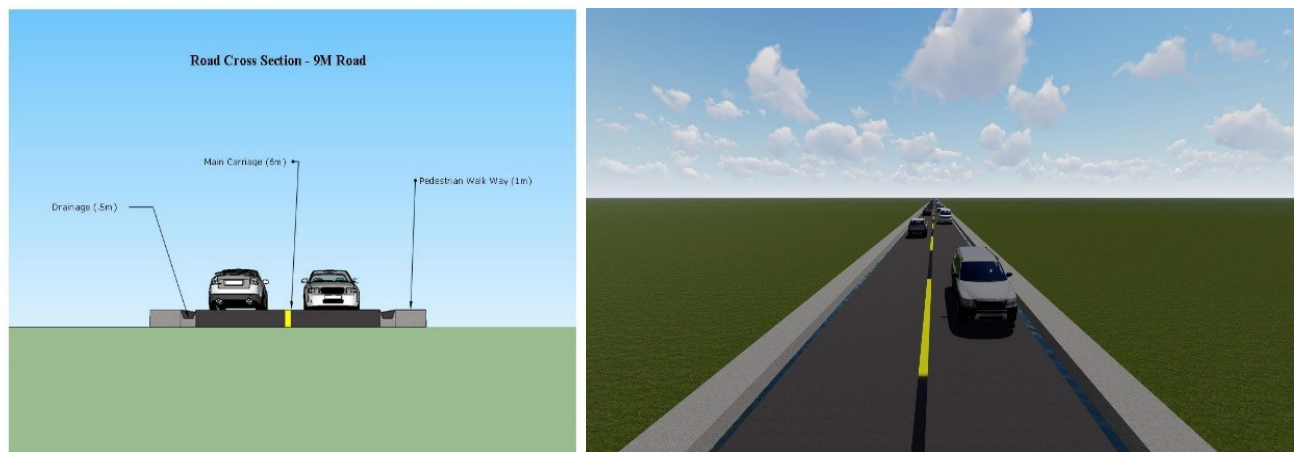


Plate 4-14: 9m Road Profile

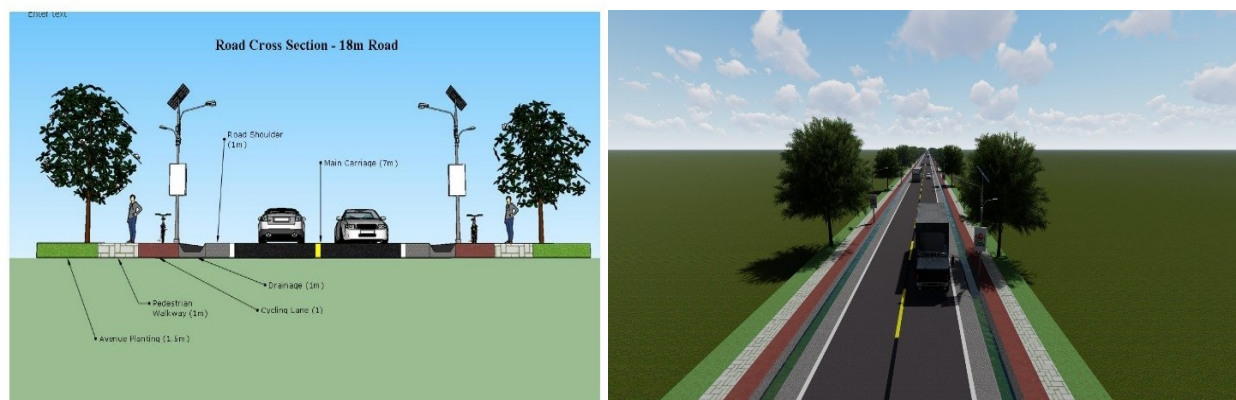


Local distributor roads shall have a width of fifteen (15) and eighteen (18) metres. These roads shall distribute traffic from roads of greater functionality and width (secondary and primary roads). The roads shall be single carriageways of 6 metres split by road markings to direct traffic and a shoulder of 0.5m. Drainage channels of 0.5 metres on either side of the roads shall be installed. A pedestrian walkway and cycle path shall also be constructed, each 1.5 metres in

length. Avenue tree planting covering a total width of one (1) metre is allocated to promote greening, provide shade along these roads, and improve the aesthetic appeal of the roads and town.

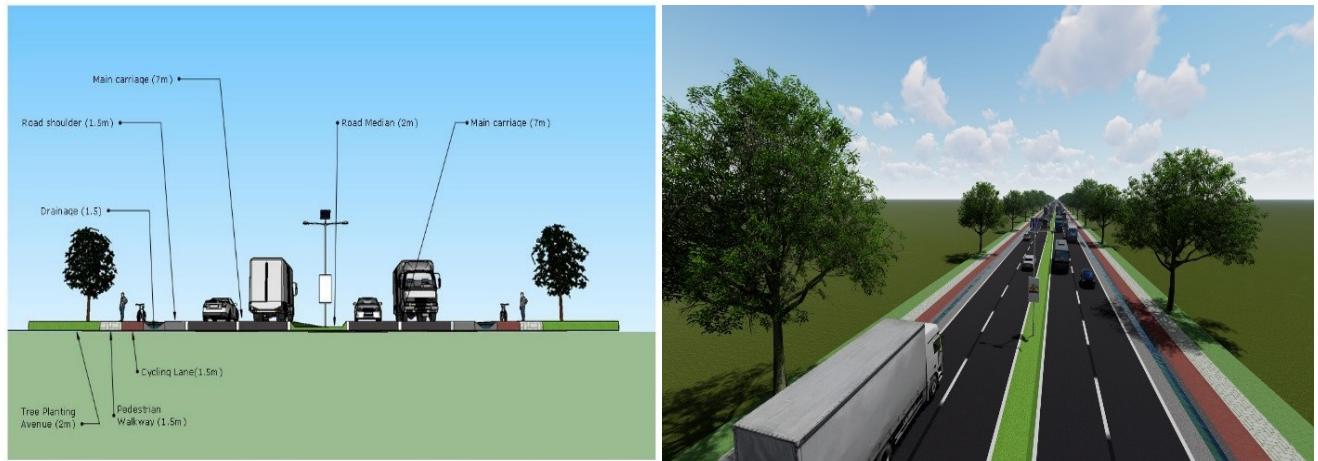
The outermost lanes within roads in the CBD will be used for on-street parking. This will help reduce the amount of space required to provide parking facilities, enhance pedestrian safety, and generate revenue for the town through parking fees.

Plate 4-15: 18m Road Profile



The main roads, Wajir-Merti and Hadado, have a proposed reserve (width) of 45 and 30m, respectively. 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 two (2) metres, which shall be utilized for street lighting. A cycle lane and walkway, each 1.5 metres long, shall be constructed after road drainage (on either side of the road) of 1.5 metres. Any space left shall be reserved for the future expansion of the roads mentioned above. This is as shown in Plate 4-16.

Plate 4-16: 30m Road Profile



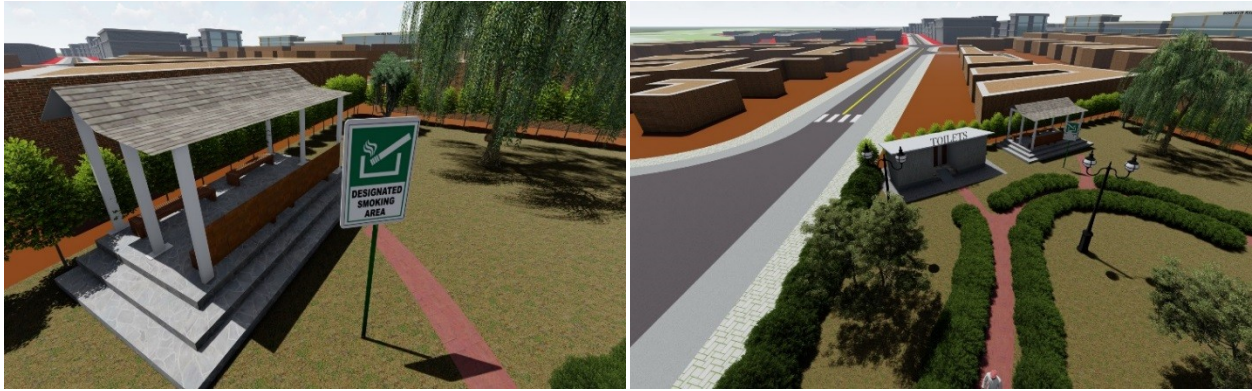
Recreation

To promote recreational activities, parks/open spaces will be designed to integrate children's playing facilities, directed walkways, manicured lawns with trees, adequate furniture such as seats/benches, and street lighting (solar powered). An area designated as a smoking zone should also be provided within each park. Monuments are to be included within the parks to offer the town an identity. The parks are to have public washrooms for both men and women.

Plate 4-17: Model Recreational Park



Plate 4-18: Designated Smoking Zone and Public Toilets Embedded



Built-Up Areas (Commercial and Residential Areas)

The design gives life to the building standards prescribed in the zoning regulations for the different activity zones. Building lines will be used to create orderliness in development, ensuring uniformity. This will ease the provision of trunk infrastructure such as electricity, sewer lines, and piped water. Maintaining the prescribed building lines will also promote better movement within the commercial and residential areas during emergencies and on regular interaction with space.

On-street parking is encouraged within the town, where the roads have a reserve of more than eighteen (18) metres.

Plate 4-19: Buildings aligned to a predefined building line.



Plate 4-20: On-Street Car Parking



4.6 Urban Improvement Strategies

This chapter presents the strategies, projects, and policies for improving the town. The strategies focus on specific sectors, such as transportation, housing, local economic development, environmental management, physical infrastructure, social infrastructure, and governance.

4.6.1 Transport Strategy

This strategy aims to improve connectivity and accessibility and promote user safety by providing a convenient and integrated transportation system in Hadado town. This is vital in facilitating circulation within the town and connectivity between the town and its hinterland, promoting trade, economic growth, and enhanced connectivity and accessibility.

Strategy

Provide an integrated and efficient road network.

Proposed Projects and Programmes

1. Upgrade Wajir- Merti (B82) road from murram to bitumen standards and maintain a width of 30m.
2. Upgrade the following roads from earth to murram standards: Hadado-Habaswein (C301) and Hadado-Lag-Bogol (G5277). The roads are to have a width of 30 and 21 metres, respectively.
3. Provide access roads with a minimum width of 9m and upgrade them from earth to the murram standards.
4. Provide a stormwater drainage system along all roads in the town and channel to Lag-Boghol.
5. Install NMT facilities (cycleways and pedestrian walkways) along B82 (Wajir- Merti) and C301 (Hadado- Habaswein) and all roads identified as secondary and local distributors.
6. Construct a bus park on the proposed area along Hadado-Habaswein Road.
7. Adequately mark and provide on-street parking facilities within the town's CBD.
8. Install and undertake regular maintenance of solar-powered streetlights on all major roads and access roads in the town.

4.6.2 Housing Strategy

Strategy

Proper housing for all.

Objective

To provide an environment for adequate, affordable and quality housing development.

Proposed Projects and Programmes

1. Survey plots as indicated in the scheme plan. This shall enable the production of the plot register, which shall assist in the provision of title deeds.
2. Invest in the Hadado Appropriate Building Technology (ABT) project to research, develop, promote, and sensitize residents to the use of appropriate and affordable building technologies suitable to the climatic conditions of the town.
3. Construct staff houses within the health centre, schools (existing and proposed) and police station.
4. Provide incentives for the provision of low-cost housing through public and private partnership programmes.
5. Adequately service the town with requisite infrastructure, including roads, water, electricity, and sewerage infrastructure to promote housing investment.

4.6.3 Local Economic Development Strategy

The objective of this strategy is to unlock the potential of the local economy of the town to promote diversification in the town's economy through the promotion of agriculture, small-scale industries, livestock farming, commerce and human capital development.

Strategy

Diversification of the town's economy.

Proposed Projects and Programmes

1. Construct a modern livestock market next to the fresh produce market at the proposed site. Provide watering points and holding pens within the facility.
2. Construct a modern slaughterhouse on the proposed site along Hadado-Lag Bogol road.

3. Construct a veterinary station and employ/post an officer within the town to provide better animal health services. Invest in regular animal disease surveillance and control. The office can be constructed at the site for the proposed livestock market.
4. Enhance farmers' access to credit facilities by providing revolving funds to farming groups.
5. Construct the proposed TVET to provide vocational training to the local labour force and enhance entrepreneurial skills.
6. Regularly provide business mentorship through business forums and workshops.
7. Provide and improve infrastructure and services such as sewers, water, paved roads, solid waste management, and electricity for the town. This shall be a major incentive for attracting investment to the town.
8. Enhance public-private partnerships on revenue-generating activities such as building market stalls and public toilets.
9. Provide water, install solar panels and construct public toilets in the Hadado fresh produce market.
10. Establish the proposed light industry zone along Wajir-Merti road to promote small-scale industrial activities such as metal works, garages, and furniture making.
11. Provide single business permits and regularly conduct surveys to update the business register.
12. Employ staff for revenue collection and introduce modern mechanisms to enhance local revenue collection.

4.6.4 Environmental Management Strategy

Strategy

Promoting environmental sustainability.

Objective

To protect and conserve the environment.

Proposed Projects and Programmes

1. Provide subsidies on products that promote the use of alternative renewable energy sources such as solar, wind, LPG and energy-saving *jikos*.

2. Provide waste skips at strategic/key points/sites in the town known to produce more daily waste.
3. Construct a sanitary landfill along the Hadado-Lag-Bogol road..
4. Establish public toilets within commercial areas, markets and proposed open spaces.
5. Install a sewerage reticulation system to cover the entire town to reduce over-reliance on pit latrines and the anticipated groundwater pollution.
6. Develop a tree nursery for seedling propagation along the Lag Boghol. This shall increase tree cover.

4.6.5 Physical Infrastructure strategies

Water Supply

Strategy

Enhance access to adequate potable water in the town

.Objective

To supply adequate, clean and safe water

Proposed Projects and Programmes

1. Drill two more boreholes and install solar pumping systems at each extraction point. The boreholes are to be drilled in the area surrounding the Lag Bor.
2. Design and construct a water reticulation system. (Trunk water lines, a water treatment plant and high capacity, e.g. 250m³, storage tanks)
3. Regularly de-silt water pans to increase surface run-off collection and water storage capacity during dry seasons.
4. Provide water tanks for harvesting and storing rainwater in designated areas such as schools, the fresh produce market, and health centres, and sensitize locals to water harvesting.
5. Construct a water treatment plant.



Liquid Waste Management

Strategy

Improving liquid waste management.

Objective

To promote proper liquid waste management through infrastructure provision.

Proposed Projects and Programmes

1. Provide septic tanks at the neighbourhood level. Neighbourhoods are as shown/designed in the scheme plan.
2. Construct public toilets within commercial areas, the existing fresh produce market and all proposed open spaces.
3. Construct an oxidation pond to the eastern side of the town adjacent to the seasonal river as proposed. (waste exhausters can dump liquid waste at this facility before installation/construction of a sewer reticulation system)
4. Design and construct a sewerage reticulation system covering the planning area.

Plate 4-21: A sample of oxidation ponds



Solid Waste Management

Strategy

A functional solid waste management system.

Objective

To provide an effective solid waste management system.

Proposed Projects and Programmes

1. Construct a sanitary landfill on the proposed site along Hadado- Lag-Bogol Road.
2. Provide solid waste receptacles and litter bins and place them at designated key points within the town and residential neighbourhoods.
3. Purchase vehicles/tractors to transport solid waste to the landfill.
4. Employ staff to manage solid waste.

Plate 4-22: Sample of solid waste disposal facilities



Energy

Strategy

Improving access to affordable energy sources.

Objective

To provide reliable and renewable energy for all.

Proposed Projects and Programmes

1. Install and maintain solar powered street lights throughout the town.
2. Provide incentives for alternative sources of cooking energy to complement firewood and charcoal, such as LPG, biogas and wood fuel-saving *jikos*. Additionally, the use of organic manure to provide fuel can be encouraged for development by the youth and women.
3. Subsidize electricity connection costs to ensure full connection to the local grid.
4. Expand the existing power substation to include more solar panels to generate more energy to support the proposed land uses.

4.6.6 Social Infrastructure Strategy

Education

Strategy

Promoting access to education to all.

Objective

To provide quality, affordable and accessible education for all.

Proposed Projects and Programmes

1. Employ more qualified teachers in the existing and proposed schools (primary and secondary).
2. Provide support infrastructure such as water and electricity in all schools (existing and proposed).
3. Install adequate solar energy equipment in the two primary schools and Hadado Secondary School. Solar energy is encouraged as an alternative source of lighting and heating energy in schools.
4. Provide adequate facilities such as classrooms, dormitories, laboratories and libraries in the existing schools.
5. Establish a girls' boarding secondary school on the proposed site along Wajir-Merti road.
6. Establish a Technical and Vocational Training Institute on the proposed site in the structure plan.
7. Establish a primary school on the proposed site in the structure plan.
8. Increase the number of streams in Hadado Boys Secondary School from one (1) to three (3).
9. Provide incentives such as serviced land for the private sector to invest in education in the town.

Health

Strategy

Improving access to healthcare for all.

Objective

To provide quality, affordable and accessible healthcare for all.

Proposed Projects and Programmes

1. Upgrade Hadado Health Centre to meet the required standards for a level 3 hospital. The upgrade includes providing facilities and equipment for minor surgery, limited oral care services, individual health education, and specific laboratory tests.
2. Adequately equip the maternity ward in Hadado Health Centre.
3. Provide adequate drugs and equipment in the existing health facilities and the proposed dispensary.
4. Provide ambulance services to reach the population in the town's remote areas.
5. Recruit qualified health personnel for Hadado Health Centre, such as nurses, public health officers, pharmacists, nutritionists, Lab technicians, and other required personnel.
6. Construct staff quarters for medics at Hadado Health Centre.
7. Establish a dispensary on the proposed site next to Wagberi Girls Primary School.

4.6.7 Governance Strategy

The strategy aims to enhance good urban governance and participatory decision-making within the town.

Strategy

Promoting efficient town management.

Proposed Projects and Programmes

1. Institute a town committee as prescribed by the Urban Areas and Cities (Amendment) Act of (2019).
2. Establish a public information management system to facilitate information sharing between authorities and residents.
3. Recruit and deploy additional qualified staff to oversee conformity to the plan. This shall include a physical planner, a surveyor, and support staff to assist in town cleaning.
4. Prepare an Integrated Development Plan for the town committee. This shall assist the committee in prioritizing projects to undertake during their tenure.
5. Ensure adequate funding for the town administration department at the county level to enable enhanced functionality.

4.7 Implementation Framework

4.7.1 Overview

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

A timeframe for each action indicates the expected implementation time, i.e. quick win, short term, medium term or long term. It identifies the relevant institutions that are responsible for the implementation of the various projects and programmes.

4.7.2 Strategic Projects

These are critical projects that are transformative and the highest potential to kick-start the economy of Hadado 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 are those which produce goods and services directly and lead to 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 unique identity

4.7.2.1 Facilitative Projects

Water and Sewer Supply

1. County Government to provide a water and sewer reticulation system to cover the entire town.

Transport

1. National government through the relevant authorities (KeNHA, KURA and KeRRA) and the county government to acquire adequate road reserves for expansion of the major roads (B82 and C302) in order to unlock the potential of the town.

2. The county government to improve all access roads within the planning area to murrum standards. This shall improve intra connectivity.

Energy

1. The county Government to invest in and provide incentives for green energy usage
2. Kenya Power, Wajir County, to connect the town to the national grid

4.7.2.2 Productive Projects

Industry

1. The county government to develop the proposed slaughter house
2. Establish light industry which comprises of furniture workshops, metal fabrication works shops and related workshops.

Commerce

1. Provide and improve infrastructure and services such as sewer, water, paved roads, solid waste collection and electricity to the proposed and existing commercial centre to act as an incentive to investors.
2. Construct the proposed livestock market

4.7.2.3 Perceptive Projects

Design and Redevelopment

1. Redevelop the CBD from single storey buildings to modern multi-storey buildings encompassing aesthetic designs.
2. Landscape and pave all the streets and provide adequate street furniture.

Green Spaces

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

4.7.3 Quick Wins

These are projects that will be achieved immediately preferably within a period of 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 Hadado to handle its mandate as enshrined in the Urban Areas and Cities act.

2. Train staff in the use of the plan for decision making.
3. County Government to provide Single Business Permits.
4. Provide solid waste receptacles at designated points within the town and residential neighbourhoods.

4.7.4 Capacity Building

These are projects to be undertaken immediately and continuously for purposes of enhancing the ability to implement projects during planning period. They include:

1. Formation of a town committee for Hadado Town
2. Training of staff in the implementation of the plan for decision making,
3. Provide adequate resources and enhance capacity of all the departments for proper implementation of the plan.
4. Feed the Land Information System with data from the cadastral layers and the valuation roll to start automation of development applications and control
5. Formation of a plan implementation committee and community forums.
6. Periodic public education, sensitization and awareness creation.

4.7.5 Short Term Projects

Projects enumerated here are short-term actions are achievable within a period of 1–3 years. These projects also serve the immediate needs of the community, are less costly, do not involve many actors and form a basis for medium and long-term projects:

4.7.6 Medium Term Projects

Projects enumerated here below are medium term actions achievable within a period of 4-7 years, require more collaborators than short term, require more inquiry before commencement, acquisition of land and need wider consultations among all the involved partners:

4.7.7 Long Term Projects

Projects enumerated here below are long term (above 7 years) actions expected to be achieved by the end of the planning period. They require phasing, feasibility studies, major capital investments, donor funding, and wider consultation:

4.7.8 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 adoption of the plan.

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

1. Information exchange;
2. Facilitating administrative procedures as much as possible;
3. Ensuring the financing of critical activities, directing resources to priority areas and avoiding 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 be cleared to pave way for the short term and medium-term strategies that will ultimately prepare a way for the long-term objectives

4.7.9 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.

1. Formation of a plan implementation committee and community forums. Identify the plan champions in the respective wards for example
2. Formation of community-based development committees up to the village units
3. Formation of community-based development management committees
4. Active NGOs to participate in civic governance.
5. Community members to set up community police areas in all the residential neighborhoods.
6. The public to continuously monitor developments in Hadado Town

7. Residents to comment on public notices informing them of proposed developments within their neighbourhoods and cooperate appropriately

4.7.10 Implementation Log Frame

| Theme | Projects | Actors | Timeframe |
|------------------|---|---|---------------------|
| TRANSPORT | <ul style="list-style-type: none"> Provide access roads where there are missing links and widen existing access roads to the required standards as indicated in the scheme plan Upgrade access roads to motorable standards | <ul style="list-style-type: none"> Department of Roads, Transport and Public Works KURA KeRRA | Short term by 2025 |
| | <ul style="list-style-type: none"> Acquire adequate road reserves to expand the major roads (B82, C302). | <ul style="list-style-type: none"> KeNHA KeRRA | Short term by 2025 |
| | <ul style="list-style-type: none"> Construct proper drainage systems on both sides of major roads (Primary, Secondary and Local Distributor roads). | <ul style="list-style-type: none"> Department of Roads, Transport and Public Works KURA KeNHA KeRRA | Medium term by 2026 |
| | Upgrade Hadado-Habaswein and Hadado-Lag-Boghol Road to murram standards | KeRRA | Medium term by 2028 |
| | Construct a modern bus park on the proposed site. | Department of Roads, Transport and Public Works | Medium term by 2028 |
| | Upgrade Wajir-Merti Road to Bitumen standards | KeNHA | Long Term by 2033 |
| | Upgrade Hadado-Habaswein road to murram standards | KeRRA | Long Term by 2033 |
| | Upgrade all major roads within the planning area to be bitumen | <ul style="list-style-type: none"> Department of Roads, | Long Term by |

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| Theme | Projects | Actors | Timeframe |
|------------------|--|--|---------------------|
| | standards | Transport and Public Works • KURA | 2033 |
| | Provide NMT facilities on all major roads (B82, C301 and G5277) | Department of Roads, Transport and Public Works | Long Term by 2033 |
| HEALTH | <ul style="list-style-type: none"> Expand and adequately equip the health centre with requisite facilities such as beds, adequate drugs. Provide ambulance services to reach the population in the areas surrounding the town Recruit and train health workers for Hadado Health Centre such as Doctors, Nurses, Public Health officers, Pharmacist, Nutritionist, Lab Technician and other required personnel. | <ul style="list-style-type: none"> Department of Public Health, Medical Services and Sanitation Ministry of Health | Medium-term by 2028 |
| | <ul style="list-style-type: none"> Construct staff quarters for medical staff Invest in modernized health facilities within the planning area. | <ul style="list-style-type: none"> Department of Public Health, Medical Services and Sanitation Ministry of Health | Medium-term by 2028 |
| | Establish a dispensary on the proposed site | Department of Public Health, Medical Services and Sanitation | Long Term by 2033 |
| EDUCATION | <ul style="list-style-type: none"> Employ more teachers in primary and secondary schools within the town | <ul style="list-style-type: none"> TSC | Short term by 2025 |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| Theme | Projects | Actors | Timeframe |
|----------------|--|--|---------------------|
| | <ul style="list-style-type: none"> • Provide adequate facilities such as classrooms, dormitories, laboratories and libraries to the existing schools • Construct teachers' quarters in all existing schools • Establish a girls' boarding secondary school on the proposed site along Wajir-Merti road | <ul style="list-style-type: none"> • Ministry of Education • PTA | Long-term by 2033 |
| | <ul style="list-style-type: none"> • Provide ECDE facilities in existing primary schools • Employ more ECDE teachers | Department of Education, Youth, Culture, Gender and Social Services | Short term by 2025 |
| | Develop the proposed Technical and Vocational Training Institute | Department of Education, Youth, Culture, Gender and Social Services | Medium-term by 2028 |
| | <ul style="list-style-type: none"> • Increase the number of streams in Hadado Boys Secondary school from one (1) to three (3) • Establish a primary school on the proposed site | <ul style="list-style-type: none"> • Ministry of Education • PTA | Long Term by 2033 |
| ECONOMY | <ul style="list-style-type: none"> • Enhance farmers access to credit facilities by providing revolving fund for farming groups • Establish the proposed light industry zone to promote small scale industrial activities such as metal works, garages, furniture making • Create public-private partnership policies on revenue generating activities e.g., building market stalls and public toilets. | Department of Trade, Tourism, Cooperative and Wildlife | Medium term by 2028 |
| | <ul style="list-style-type: none"> • Provide and improve infrastructure and services such as | <ul style="list-style-type: none"> • County Government | Long Term by |

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| Theme | Projects | Actors | Timeframe |
|--------------------|---|--|--------------------|
| | sewer, water, paved roads, solid waste collection points and electricity to the proposed and existing commercial centre to act as an incentive to investors. | <ul style="list-style-type: none"> Private investors | 2033 |
| | <ul style="list-style-type: none"> Install solar and wind powered water pumps in the existing livestock borehole Construct the proposed livestock market along Hadado-Habaswein road Construct a modern slaughterhouse on the proposed site along Hadado- Lag Bogol road Provide veterinary services and invest in regular disease surveillance and control | Department of Agriculture, Livestock & Fisheries | Long term by 2033 |
| | <ul style="list-style-type: none"> Complete provision of requisite infrastructure for development and enhancement for the proposed and existing commercial zone | <ul style="list-style-type: none"> County Government Private investors | Long Term by 2033 |
| ENVIRONMENT | <ul style="list-style-type: none"> Establish a tree nursery for seedling propagation to enhance forest cover Provide incentives for alternative construction materials to reduce deforestation | Department of Water, Energy, Environment and Natural Resources | Short Term by 2025 |
| | <ul style="list-style-type: none"> Provide waste skips, designate sites and a central land fill for waste disposal Construct public toilets within commercial areas, market and | Department of Public Health, Medical Services and Sanitation | Short Term by 2025 |

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| Theme | Projects | Actors | Timeframe |
|-----------------------------|--|--|---------------------|
| | proposed open spaces | | |
| | <ul style="list-style-type: none"> Provide subsidies to promote use of alternative renewable energy sources e.g., solar panels and LPG and energy saving <i>jikos</i>. | Department of Water, Energy, Environment and Natural Resources | Medium Term 2028 |
| WATER AND SANITATION | <ul style="list-style-type: none"> De-silt water pans to harvest rain water runoff Provide water tanks for harvesting and storing rain water in designated areas such as schools, fresh produce market and health centres and sensitize locals on water harvesting Develop a water treatment plant within the existing boreholes Construct more water kiosks within the town | Department of Water, Energy, Environment and Natural Resources | Medium Term by 2028 |
| | <ul style="list-style-type: none"> Construct public toilets within commercial areas, market and proposed open spaces | Department of Public Health, Medical Services and Sanitation | Short Term by 2025 |
| | <ul style="list-style-type: none"> Provide septic tanks at the neighborhood level. Install solar pumping system in boreholes to increase supply and reduce cost of water | Department of Water, Energy, Environment and Natural Resources | Medium Term by 2023 |
| | <ul style="list-style-type: none"> Develop the proposed oxidation ponds Install a sewerage reticulation system covering the planning area. Extend water reticulation system to cover the entire planning area. | Department of Water, Energy, Environment and Natural Resources | Long Term by 2033 |
| | | | |

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| Theme | Projects | Actors | Timeframe |
|-------------------------------|---|---|------------------------------|
| SOLID WASTE MANAGEMENT | <ul style="list-style-type: none"> • Develop a sanitary landfill on the proposed site along Hadado- Lag-Bogol Road • Establish designated dumping sites and provide waste skips within the town and residential areas. • Purchase vehicles to transport solid waste to the landfill • Employ more staff to manage solid waste | Department of Public Health, Medical Services and Sanitation | Short to Medium Term by 2026 |
| HOUSING | Survey plots as indicated in the scheme plan | Department Lands, Housing and Physical Planning | Medium Term by 2028 |
| | Invest in Hadado ABT project to promote and popularize appropriate and affordable building technologies suitable for the town. | Department Lands, Housing and Physical Planning | Medium Term by 2028 |
| | <ul style="list-style-type: none"> • Construct staff quarters within schools, health centres and administrative facilities. • Provide adequate low-cost housing through through a public private partnership programme | Department Lands, Housing and Physical Planning | Long Term by 2033 |
| COMMUNITY FACILITIES | • Fence the proposed site for public cemeteries | Department Lands, Housing and Physical Planning | Short Term by 2025 |
| | <ul style="list-style-type: none"> • Construct a community centre on the proposed site • Construct a public library/ICT centre in the identified area | Department of Education, Youth, Culture, Gender and Social Services | Medium Term by 2028 |
| | Fence, plant trees and provide requisite facilities in the proposed recreational parks. | Department of Water, Energy, Environment and | Short Term by 2025 |

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| Theme | Projects | Actors | Timeframe |
|---------------|---|--|----------------------------------|
| | | Natural Resources | |
| | Establish a disaster management centre at the proposed site | County Government | Medium Term by 2028 |
| | Upgrade the existing playground to a modern sports complex | Department of Education, Youth, Culture, Gender and Social Services | Long Term by 2033 |
| ENERGY | Install Street lighting on all major roads in the town | Department of Water, Energy, Environment and Natural Resources | Short Term by 2025 |
| | Connect Hadado Town to the national grid | <ul style="list-style-type: none"> • KPLC • REA | Long Term by 2033 |
| | Provide incentives for alternative sources of cooking energy to complement firewood and charcoal such as lpg and biogas | <ul style="list-style-type: none"> • Department of Water, Energy, Environment and Natural Resources • Public Private Partnership | Long Term by 2033 and continuous |



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 bettering 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 is, therefore a link between 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 must have the responsibility and authority to plan and make capital investments for a set of specified functions.
- ii. The local government should have economic autonomy that enables it to raise funding for its capital investment either 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.

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 people of Hadado Town.

5.2 Criteria For Selection of Capital Investment Projects

The process began with enlisting all the projects and programmes proposed in the Hadado LPLUDP. A selection criterion was undertaken based on the importance/urgency of each project.

The projects selected were then valued against the subsequent benefits to the town's development and the ability to adequately achieve the plan's objectives. 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

i. Improving the quality of life

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

ii. 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 of improved production shall lead to employment creation and increased investment.

iii. 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 resulting from implementing a particular project, the higher the chances that the project promotes the achievement of preset objectives.

5.3 Selected Capital Projects and Plan

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

Table 5-14: Selected Capital Investment Projects

| NO. | SECTOR | PROJECTS |
|-----|-----------------|---|
| 1. | Land Management | <ul style="list-style-type: none">• Survey and provide title deeds of the plots resultant from the scheme plan. |

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| | | |
|-----|----------------------------|--|
| 2. | Transport | • Upgrade Wajir- Hadado (B82) road to bitumen standards (71 km) |
| | | • Upgrade the following roads to murram standards; Hadado-Habaswein (C301) 60.6 and Hadado- Lag-Bogol (G5277). |
| | | • Construct all local roads within the planning area to be gravel standards. |
| | | • Construct a bus park on the proposed area along Hadado-Habaswein road. |
| 6. | Sanitation | • Design and construct a sewerage reticulation system (trunk sewer line and oxidation ponds). |
| | | • Design and construct a sanitary landfill. |
| 8. | Water | • Drill two boreholes along Lag-Bogol. |
| | | • Install solar pumping systems. |
| | | • Design and construct a water reticulation system. (Trunk water lines, a water treatment plant and high-capacity storage tanks) |
| 11. | Education | • Construct a girl's secondary and a primary school. |
| | | • Construct a Technical and Vocational Training Institute. |
| 13. | Health | • Upgrade Hadado Health Centre to have additional inpatient wards, a maternity wing, a pharmacy and a laboratory. |
| | | • Construct a dispensary next to Wagberi Girls Primary School. |
| 15. | Community Facilities | • Construct a Community Centre |
| | | • Construct a Library and an ICT Centre |
| 17. | Local Economic Development | • Construct a modern slaughterhouse. |
| | | • Construct a modern livestock market. |

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Table 5-15: Capital Investment Framework

| NO. | PROJECT | DESCRIPTION OF UNITS | NUMBER OF UNITS | ESTIMATED COST | FINANCING OPTIONS |
|-----|---|--|--|--|---|
| 1. | Survey and provide title deeds of the plots resultant from the scheme plan. | <ul style="list-style-type: none"> • Survey • Creation of a plot register • Beacons • Titling | 1,905 plots | Kshs76,200,000 | <ul style="list-style-type: none"> • National government • County Government |
| 2. | Upgrade Wajir- Hadado (B82) road to bitumen standards. | <ul style="list-style-type: none"> • Clearing and Excavation • Cut and fill from sub-grade to base-level • Tarmacking • ESIA | 9.03Km | Kshs541,800,000 | <ul style="list-style-type: none"> i. KENHA ii. Development Partners/Donors iii. County government through the department of: <ul style="list-style-type: none"> • Roads, Transport and Public Works • Lands, Housing and Physical Planning |
| 3. | Upgrade the following roads to murram standards; <ul style="list-style-type: none"> • Hadado-Habaswein (C301) • Hadado-Lag-Bogol (G5277). | <ul style="list-style-type: none"> • Clearing and Excavation • Cut and fill from sub-grade to base-level • ESIA | <ul style="list-style-type: none"> • 3.81Km • 4.10Km | <ul style="list-style-type: none"> Kshs228,600,000 Kshs246,000,000 | <ul style="list-style-type: none"> i. Development Partners/Donors ii. County Government through the Department of: <ul style="list-style-type: none"> • Roads, Transport and Public Works |

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| NO. | PROJECT | DESCRIPTION OF UNITS | NUMBER OF UNITS | ESTIMATED COST | FINANCING OPTIONS |
|-----|--|---|---|---|---|
| | | | | | <ul style="list-style-type: none"> • Lands, Housing and Physical Planning |
| 4. | Construct all local roads to be gravel standards | <ul style="list-style-type: none"> • Clearing and Excavation • Cut and fill from sub-grade to base level • ESIA | Length of all roads- 40km | Kshs160,000,000 | <ul style="list-style-type: none"> i. Development Partners/Donors ii. County Government through the Department of: <ul style="list-style-type: none"> • Roads, Transport and Public Works • Lands, Housing and Physical Planning |
| 5. | Construct a bus park along Hadado-Habaswein road | <ul style="list-style-type: none"> • Installation of 25 Passenger waiting Bays • Construction of 20 retail Shops • Construction of 2 toll stations and 5 Ablution blocks • Tarmacking of the road surface • Fencing • Demarcation of the parking area | <ul style="list-style-type: none"> • Construction of drainage channels, 20 stalls, 25 waiting bays and 2 toll station, 5 Ablution blocks- 42 Units • Tarmacking length – 2.5 Km | <ul style="list-style-type: none"> • Kshs95,000,000 • Kshs150,000,000 | <ul style="list-style-type: none"> i. Development Partners/Donors ii. Public Private Partnerships iii. County Government through the Department of <ul style="list-style-type: none"> • Roads, Transport and Public Works • Lands, Housing and Physical |

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| NO. | PROJECT | DESCRIPTION OF UNITS | NUMBER OF UNITS | ESTIMATED COST | FINANCING OPTIONS |
|-----|---|---|---|---|--|
| | | | | | Planning |
| 6. | Design and construct a sewerage reticulation system (trunk sewer line and oxidation ponds). | <ul style="list-style-type: none"> • Survey study's • Construction of trunk lines. • Excavation and compaction of oxidation ponds. • Compaction and lining. • ESIA | <ul style="list-style-type: none"> • Length of sewer reticulation system- 14.92km • Construction of 1Ha Oxidation Ponds | <ul style="list-style-type: none"> • Kshs400,000,000 • Kshs4,000,000 | <ul style="list-style-type: none"> i. Development Partners/Donors ii. Public Private Partnerships iii. County Government through the Department of <ul style="list-style-type: none"> • Roads, Transport and Public Works • Lands, Housing and Physical Planning |
| 7. | Drill two boreholes along Lag-Bogol and Install a solar pumping system | <ul style="list-style-type: none"> • Hydro-geological survey • environmental impact assessment • 6 Solar Panels and 1 pump • Fencing | <ul style="list-style-type: none"> • Boreholes • Solar pump • Solar pannels | <ul style="list-style-type: none"> • Kshs7,000,000 • (@Kshs3,500,000) • Kshs400,000 • Kshs9,000,000 | <ul style="list-style-type: none"> i. Development partners/ Donors ii. Public Private Partnership iii. County Government through the: <ul style="list-style-type: none"> • Department of Water, Energy, Environment and Natural resources |
| 8. | Construct a girl's secondary school. | <ul style="list-style-type: none"> • Forms 1-4, (3 streams per class) | 33Units | Kshs23,800,000 (Kshs700,000 per | i. National Government |

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| NO. | PROJECT | DESCRIPTION OF UNITS | NUMBER OF UNITS | ESTIMATED COST | FINANCING OPTIONS |
|-----|-----------------------------|---|-----------------|---|---|
| | | <ul style="list-style-type: none"> • 3 Laboratories • 10 dormitories • 1 Library • 7 Ablution Blocks • Fencing | | classroom) | through NGCDF ii. Development Partners/ Donors iii. County Government through the: <ul style="list-style-type: none"> • Department of Roads, Transport and Public Works • Department of Education, Youth, Culture, Gender and Social Services |
| 9. | Construct a primary school. | <ul style="list-style-type: none"> • Class 1-8 (3 streams per class) • Ablution block • Library • Fencing | 24Units | Kshs17,500,000 (Kshs700,000 per classroom) | i. National Government through NGCDF ii. Development Partners/ Domors iii. County Government through the: <ul style="list-style-type: none"> • Department of Roads, Transport |

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| NO. | PROJECT | DESCRIPTION OF UNITS | NUMBER OF UNITS | ESTIMATED COST | FINANCING OPTIONS |
|-----|--|---|-----------------|--|---|
| | | | | | and Public Works • Department of Education, Youth, Culture, Gender and Social Services |
| 10. | Construct a Technical and Vocational Training Institute. | <ul style="list-style-type: none"> • 3 Laboratory • 6 Classrooms • 3 Ablution blocks • 1 Library • Fencing | 13Units | Kshs9,800,000 (Kshs700,000 per classroom) | i. National Government through NGCDF ii. Development Partners/ Donors iii. County Government through the: <ul style="list-style-type: none"> • Department of Roads, Transport and Public Works • Department of Education, Youth, Culture, Gender and Social Services |
| 11. | Upgrade Hadado health centre | <ul style="list-style-type: none"> • 2 maternity wards • 2 General Wards • 2 Ablution blocks • Waiting room | 20 Units | Kshs140,000,000 | i. National Government through |

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| NO. | PROJECT | DESCRIPTION OF UNITS | NUMBER OF UNITS | ESTIMATED COST | FINANCING OPTIONS |
|-----|--|--|-----------------|----------------|--|
| | | <ul style="list-style-type: none"> • 6 Consultation room • 4 Offices • Emergency room • 1 pharmacy • 2 laboratories • Fencing | | | ii. NGCDF ii. Development Partners/ Donors iii. County Government through the: <ul style="list-style-type: none"> • Department of Public Health, Medical Services and Sanitation • Department of Roads, Transport and Public Works • Department of finance and economic planning |
| 12. | Construct a dispensary next to Wagberi Girls Primary School. | Construction of: <ul style="list-style-type: none"> • 4 Offices • 1 Laboratory • Ablution Blocks • Consultation rooms • Waiting room • Pharmacy • Fencing | 9 Units | Kshs6,300,000 | i. National Government through the NGCDF ii. County Government through the: <ul style="list-style-type: none"> • Department of Public Health, |

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| NO. | PROJECT | DESCRIPTION OF UNITS | NUMBER OF UNITS | ESTIMATED COST | FINANCING OPTIONS |
|-----|---------------------------------------|--|-----------------|----------------|--|
| | | | | | Medical Services and Sanitation <ul style="list-style-type: none"> • Department of Roads, Transport and Public Works • Department of finance and economic planning |
| 13. | Construct a Community Centre | <ul style="list-style-type: none"> • 1 Social halls • 4 Offices • 2 Ablution blocks • Fencing | 7 Units | Kshs71,400,000 | i. Public Private Partnership ii. County Government through the: <ul style="list-style-type: none"> • Department of Education, Youth, Culture, Gender and Social Services |
| 14. | Construct a Library and an ICT Centre | <ul style="list-style-type: none"> • study area • lounge • store • computer laboratory • ICT centre | 7 Units | Kshs5,000,000 | i. Kenya National Library Services ii. Public Private Partnerships iii. County Government through the: <ul style="list-style-type: none"> • Department of |

Hadado Town Local Physical and Land Use Development Plan (2023-2033)

| NO. | PROJECT | DESCRIPTION OF UNITS | NUMBER OF UNITS | ESTIMATED COST | FINANCING OPTIONS |
|-----|--------------------------------------|--|-----------------|----------------|---|
| | | | | | Education, Youth, Culture, Gender and Social Services |
| 15. | Construct a modern livestock market. | <ul style="list-style-type: none"> • Environmental and social Impact Assessment • Fencing of site • Construction of stalls and ablution blocks | | Kshs15,000,000 | i. Development partners/donors ii. County Government through the: <ul style="list-style-type: none"> • Department of Agriculture, Livestock, and Fisheries |
| 16. | Construct a modern slaughterhouse. | <ul style="list-style-type: none"> • Construction of an animal holding bay • Construction of a slaughterhouse and ablution blocks • Perimeter fencing | 1 | Kshs15,000,000 | 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 |