

REPUBLIC OF KENYA

COUNTY GOVERNMENT OF WAJIR



OFFICE OF SPEAKER
COUNTY ASSEMBLY OF WAJIR
HON. CS ABDILLE Y. MOHAMED
APPROVED
Sign: *[Signature]*
Date: *02/03/2026*

COUNTY ASSEMBLY OF WAJIR
THIRD ASSEMBLY- FIFTH SESSION (2026)

SECTORAL COMMITTEE ON LANDS, PHYSICAL PLANNING,
HOUSING & URBAN DEVELOPMENT

STATUS REPORT ON SURVEY AND TOWN PLANNING IN THE SIX
SUB-COUNTY HEADQUARTERS (WAJIR, BUTE, HABASWEIN, GRIFTU,
TARBAJ AND ELDAS TOWNS)

DIRECTORATE OF COMMITTEE SERVICES,
CLERK'S CHAMBERS,
COUNTY ASSEMBLY BUILDINGS,

OFFICE OF SPEAKER
COUNTY ASSEMBLY OF WAJIR
HON. CS ABDILLE Y. MOHAMED
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Sign: *[Signature]*
Date: *02/03/2026*

WAJIR

February 2026

*Hon Speaker
you may approve*

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1.0 PREFACE

On behalf of the Committee on Lands, Physical Planning, Housing and Urban Development and pursuant to the provisions of Standing Order 211 (5), it is my privilege and honour to present to the House the report of the Committee on the status of Survey and Town Planning in the six (6) Sub-County Headquarters.

1.1 Committee Establishment, Functions and Mandate

The Departmental Committee on Lands, Physical Planning, Housing and Urban Development is one of the Sectoral Committees of the County Assembly established under *Standing Order 211(1)*.

The functions of a sectoral committee pursuant to *Standing Order 211(5)* shall be to among others;

- a) investigate, inquire into, and report on all matters relating to the mandate, management, activities, administration, operations and estimates of the assigned departments;
- b) study the programs and policy objectives of departments and the effectiveness of their implementation;
- c) study and review all County legislation referred to it;
- d) study, assess and analyze the relative success of the department as measured by the results obtained as compared with their stated objective;
- e) investigate and inquire into all matters relating to the assigned departments as may deemed necessary, and as may be referred to them by the county Assembly.
- f) to vet and report on all appointments where the Constitution or any law requires the County Assembly to approve, except those

under Standing Order No.192 (Committee on appointments);
and

- g) Make reports and recommendations to the County Assembly as often as possible, including recommendations of proposed legislation.

The mandate of the Committee under the Second Schedule of the standing order is to consider all matters relating to County physical planning and development including statistics, land survey and mapping, boundaries and housing.

1.2 Committee Membership

The Committee on Lands Physical Planning and Housing was constituted by the House in November, 2022 and comprises of the following Members: -

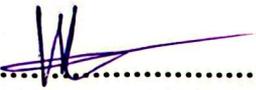
1. Hon. Abdikadir DuboChairperson
2. Hon. Mahat Mohamed Ibrahim.....Vice Chairperson
3. Hon. Aden Abdi Bulle.....Member
4. Hon. Umulkaltuma Abdisalan.....Member
5. Hon. Maryan AbdullahiMember
6. Hon. Habiba Issack YussufMember
7. Hon. Yussuf Hussein.....Member
8. Hon. Ayub Abdi Osman.....Member
9. Hon. Ahmed Diis HajiMember

1.3 Acknowledgement

The Committee wishes to thank the offices of the Speaker and the Clerk of the County Assembly for their support during the oversight exercise.

The committee also wishes to recognise the invaluable contributions of the members and the secretariat.

Signed

.......... date..... 23/02/2026.....

Hon. Hon Abdikadir Dubo-
MCA, Lagboqol South and Chairperson, Committee on Lands, Physical
Planning and Housing

2.0 Introduction

Hon. Speaker in the execution of its oversight role, the Committee for Lands, Physical Planning, Housing and Urban Development undertook a field visit exercise from 9th to 13th February 2026.

The purpose of the oversight was to establish the extent in which the county Government has undertaken Survey and Town Planning in the six (6) Sub-County Headquarters of Wajir, Bute, Habaswein, Griftu, Tarbaj and Eldas Towns. The objectives were to among other issues determine the following: -

1. Budget and funding by the County Government and other partners in implementation of Survey and planning in the sub-county Headquarters.
2. Assess cadastral survey and beaconing.
3. Review challenges affecting survey operations and lack of town planning.
4. Inspect challenges bedeviling the towns as a result of lack of Survey and Town Planning.

2.1 Methodology

During the visit the members of the committee interacted with the public as well as town and ward administrators to gather information on any survey activities and town planning done by the county Government.

The committee also physically inspected the towns to determine proper town planning, zoning, accessibility and encroachment of both main and feeder roads, proper drainage, demarcations of institutions and public places.



The members also had a consultative meeting with the relevant department and further reviewed documents received from the department to cross check with site findings.

Under the Fourth Schedule of the Constitution of Zimbabwe, Part 1 (City of 1987), the National Government is charged with the responsibility of formulating general principles of land planning, coordinating planning for the country, and providing capacity building and technical assistance to the counties.

On the other hand, Part 2 (3) allocates the function of county planning and development to County Governments. This function is further entrenched in the County Government Act, 2012 (19) which therefore provides constitutional and legal mandate for counties to prepare integrated plans, such as the County Integrated Development Plan, County Physical Development Plans, County Rural and Land Use Development Plans, County Physical and Land Use Development Plans.

The National Government, through the Ministry of Lands, Rural Planning and Construction, is responsible for providing technical assistance to the counties in the form of capacity building and technical assistance. This is done through the National Government's County Government Development Fund (CGDF) which provides financial support to the counties for their development plans.

3.0 BACKGROUND INFORMATION

Hon. Speaker, the Constitution of Kenya (2010) apportions the responsibility of planning to both the National and County Governments. Under the Fourth Schedule on the distribution of functions, Part 1 (21) and (32), the National Government is charged with the responsibility of formulating general principles of land planning, coordinating planning by the counties, and providing capacity building and technical assistance to the counties.

On the other hand, Part 2 (8) allocates the function of county planning and development to County Governments. This function is further entrenched in the County Government Act, 2012. It is, therefore, both a constitutional and legal mandate for counties to prepare various forms of plans, such as the County Integrated Development Plan, Annual Development Plans, County Physical and Land Use Development Plan, and Local Physical and Land Use Development Plan.

Wajir, Habaswein, Bute, Eldas, Tarbaj and Griftu towns serve as the sub-county headquarters for Wajir East, Wajir South, Wajir North, Eldas, Tarbaj and Wajir West Constituencies respectively. The towns house the offices of the County Commissioner, Governor, Deputy County Commissioners, town and ward administrators, chief, and constituency development Fund offices. They serve both as commercial and administrative centres.

The six sub-county headquarters are undergoing significant urbanization, necessitating a structured land use and development framework. Survey and town planning is vital in Land optimization and utilization,

infrastructure development, enhance governance, and foster socio-economic growth.

Since the towns are strategically located, if well planned and surveyed they have the potential to spur growth in agriculture, education, business, transportation, housing mining and industrial development besides enhancing good governance and environmental conservation.

3.1 Object and Purpose of Survey and Town Planning

Hon. Speaker, the purpose of survey and planning is to:

- Guide development and land use.
- Promote urban renewal and zoning
- Enhance infrastructure development and service delivery
- Promote environmental sustainability
- Provide a framework for orderly urban expansion
- Encourage socio-economic development through strategic land use planning
- provide a framework for coordinating various sectoral agencies.
- provide a framework and guidelines on building and work development.
- Improve access to affordable housing.
- Promote good governance.
- Provide a basis for land titling and management.

4.0 LEGAL FRAMEWORK

The oversight was guided by the following legal and policy frameworks which requires the county governments to ensure orderly development, proper survey, zoning compliance, and protection of public land.

1. Constitution of Kenya fourth schedule part 2 (8) mandates the county Governments planning and development, including—
 - a. statistics;
 - b. land survey and mapping;
 - c. boundaries and fencing;
 - d. housing; and
 - e. electricity and gas reticulation and energy regulation
2. Physical and Land Use Planning Act 2019– Section 36 (1) and 45 (1) mandates the County Government to Provides for the preparation, approval and implementation of County and Local physical and land use development plans for a period of 10 years.
3. Land Act – Governs land administration and management.
4. Land Registration Act – Provides for registration of interests in land.
5. Survey Act – Regulates survey of land and preparation of survey plans.
6. County Governments Act – Part XI of the County governments introduces County Planning. Section 104 obligates the County Government to plan for the County. Section 107 sets the types and purpose of county plans.

5.0 CHALLENGES IDENTIFIED

Hon. Speaker, cross cutting key challenges facing the six sub-county headquarters that may arise in the absence of proper town planning and survey includes the following:

1. Weak Institutional and Governance Structures

- Except Wajir town where the municipality is struggling with the growing needs of urbanization, the remaining five sub-county headquarters lack well-structured governance system to oversee urban management and development.
- Weak enforcement of land use policies results in illegal settlements, encroachments, and unregulated developments.

2. Poor Solid Waste Management

- There is no designated and properly managed waste disposal site, leading to uncontrolled dumping.
- Solid waste collection is irregular, primarily done by private collectors sometimes using handcarts.
- Lack of a structured waste recycling system contributes to environmental pollution.

3. Inadequate Road and Transport Infrastructure

- Most roads in these towns are in poor condition, with only Wajir Town, Habaswein and Bute having some tarmacked roads. Few roads have murrum-surfaced while the rest are earth roads.
- Roads become impassable during the rainy season due to flooding and lack of proper drainage systems with Wajir town having few non-functional and blocked drainage systems.

- Limited public transport facilities and inadequate parking spaces affect movement within these towns.

4. Lack of a Sewerage System and Poor Liquid Waste Management

- The towns lack centralized sewerage system, leading to the widespread use of pit latrines, bucket latrines and open defecation in some areas.
- There is no proper system for the disposal of greywater, which is often discharged into open spaces.
- Poor drainage systems contribute to flooding, especially during the rainy season.

5. Population Explosion Without Corresponding Services

- The towns' population has been rapidly increasing, putting pressure on existing services and infrastructure.
- Essential services such as health, education, and security are inadequate to cater to the growing population.
- Uncontrolled urban expansion has led to unplanned settlements, making service provision more difficult.

6. Inadequate Access to Clean Water

- The town primarily relies on boreholes, which are not sufficient to meet the growing water demand.
- Water supply is inconsistent, with some areas experiencing shortages for several days.
- The quality of available water is compromised by salinity, making it unsuitable for direct consumption.

7. Environmental Degradation and Flooding Risks



- Towns like Bute, Griftu and Habaswein are located around flooding zones making it prone to seasonal flooding.
- Poor stormwater drainage leads to soil erosion and destruction of infrastructure.
- Encroachment on environmentally sensitive areas increases the risk of disasters and loss of biodiversity.

8. Limited Economic Opportunities and Unemployment

- Most of the towns' economy relies on livestock farming, but there is limited value addition to agricultural and livestock products.
- Unemployment, especially among the youth, is high due to a lack of industries and job opportunities.
- Informal businesses dominate the economy, with inadequate support structures such as financing and market access.

9. Housing and Urban Development Challenges

- shortage of affordable housing has led to the growth of informal settlements with inadequate services.
- Poor building regulations enforcement has resulted in substandard housing structures.
- Lack of proper land tenure documentation affects property ownership and development.

10. Inadequate Social Amenities and Public Facilities

- The towns have an insufficient number of recreational spaces, markets, parking bus and
- There is a need for more community centers, libraries, and public gathering spaces to support social cohesion.

6.0 COMMITTEE FINDINGS AND OBSERVATIONS

Hon. Speaker, the Committee in its inspection visits to the sub-county headquarters and after engagement with the relevant department wishes to present the following findings and observations to the house: -

1. Status of Survey Work

a) Survey Coverage

Except Wajir town, the towns of Habaswein, Griftu, Bute, Tarbaj and Eldas remains unsurveyed with no approved survey plans. The committee noted with concern that absence of survey and town planning has led to land disputes, encroachment of road reserves and illegal acquisition of public spaces, institutions and open spaces.

b) Beaconing and Ground Verification.

in Wajir Town where survey work has been conducted around 18000 plots were properly beacons and surveyed. However, the committee noted cases of missing, displaced and tampered beacons.

c) Survey Records and Documentation

The committee noted that there are no available registry index maps (RIMS), Deed and survey plans for all the six towns. Moreover, land records in the county are not digitized hence creating discrepancies and official mismatch of land records.

d) Land Ownership Status

In Wajir town where the department has undertaken survey the number of title deeds issued currently stand at 2000 while 4500 deeds is in process. In addition, 700 allotment letters were issued but not formalized. Community rights to land tenure and security remains unrealised for the majority of the residents in the County.

2. Existence of local physical Plans

Previous planning effort by then central governments indicates that Habaswein town had two plans prepared in 1971 and 1978. Griftu had one plan prepared in the year 2009, Eldas 2010 and Tarbaj in 1979. These plans basically guided the orderly development and strategic planning regulations of some crucial infrastructure such as public institutions, road reserves, residential and commercial zoning but due to significant changes in population and the towns overall infrastructure these plans cannot match the current setting of the towns.

The County Government in 2023 prepared 10 years local physical and development plans for the sub-county headquarters. However, the approval of the plans by the County Assembly were hampered by court injection. The committee noted that Wajir Town being urban and municipality town still lacks approved Integrated Strategic Urban Development Plan (ISUDP). Lack of legally approved town plans has resulted in development of unregulated informal settlements besides jeopardizing the vital infrastructure and services needed for orderly urban growth.

3. Land Use

Land use in most of the towns remains unstructured, lacking a coherent organization or zoning framework. However, common land use patterns are evident across the towns, including residential areas, commercial zones, agricultural and grazing lands, environmentally sensitive areas, public utilities, and substantial portions of undeveloped land. This fragmented land use points to a critical need for comprehensive land suitability and zoning plans to guide sustainable urban growth



4. Development Control

All the six towns exhibit significant weaknesses in urban planning and management. The absence of clear zoning regulations has led to the illegal occupation of public spaces, scattered and uncoordinated settlement patterns, and the development of inaccessible road networks. Due to non-existence of development control committees in all the towns, rate of illegal or unapproved developments is on the rise. It was noted with concern that building plans are not approved before construction leading to encroachment of road reserves, grabbing of public spaces and land conflicts.

5. Infrastructure Alignment

The transportation infrastructure in most of the towns is notably inadequate, with most roads remaining inaccessible, untarmacked and becoming impassable during the rainy seasons. Poor drainage system, storm water management and insufficient public transport options further exacerbate mobility constraints for residents.

Housing and urban development are equally problematic, characterized by the proliferation of informal settlements and poorly planned urban layouts. The lack of adequate housing units and weak urban planning frameworks have contributed to unregulated development. Further, waste management systems, sewerages and public spaces such as markets, parks and bus parks are limited and unplanned.

6. Fundings, personnel and infrastructural capacity

The Committee noted that the budgetary allocations for survey and planning is insufficient to cover all urban towns. The department further faces acute shortages of qualified physical planners, licensed surveyors and



GIS officers. GIS infrastructure and modern survey equipment are inadequate. There is no fully operational County Land Information Management System.

7. Revenue leakages

Enhancement of collection of own source revenue that could have been generated from land rates has been hampered by lack of approved development plans, Survey implementation and lack of proper digitization of land information system.

7.0 COMMITTEE RECOMMENDATIONS

Hon. Speaker, based on its findings, the Committee therefore wishes to present the following recommendations to the house for onward intervention and action by the respective department.

1. Adequate funding be allocated to the sub-county headquarters of Wajir, Habaswein, Bute, Griftu, Tarbaj and Eldas for planning and immediate survey of all private and public lands.
2. The county government should expedite immediate intervention and conclusion of the current active court case relating to the local physical and land use development plans.
3. All land records that were surveyed should be Digitized.
4. Establishment of town planning and enforcement committees- formal committees should be established in every town to regulate orderly Town management and planning.
5. Recruitment of additional qualified physical planners and surveyors that would be based at the sub-county headquarters should be prioritized by the department.
6. The current Geographical information system lab should consistently be updated and fed with all land information system in the county.
7. Status reports on survey and planning activities should be submitted by the department of lands to the County Assembly annually.
8. The County department of lands should obtain the previous certified copies of the town plans for Habaswein, Griftu, Eldas and Tarbaj from the National Government archives and thereafter use these plans as baseline for preparing new plans that align with the current satellite imagery and approved constituency boundaries.



9. All government lands that were acquired through illegal means or grabbed should be tracked and repossessed.

7.1 CONCLUSION

Mr. Speaker Sir, urgent intervention is required to ensure orderly, planned and sustainable urban development in Wajir, Habaswein, Griftu, Bute, Tarbaj and Eldas towns.

