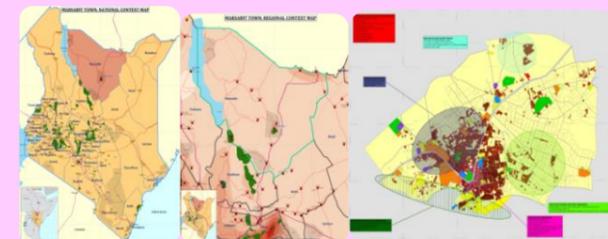
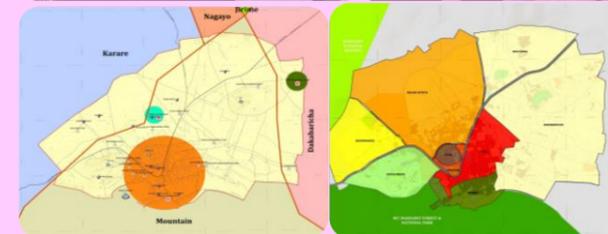
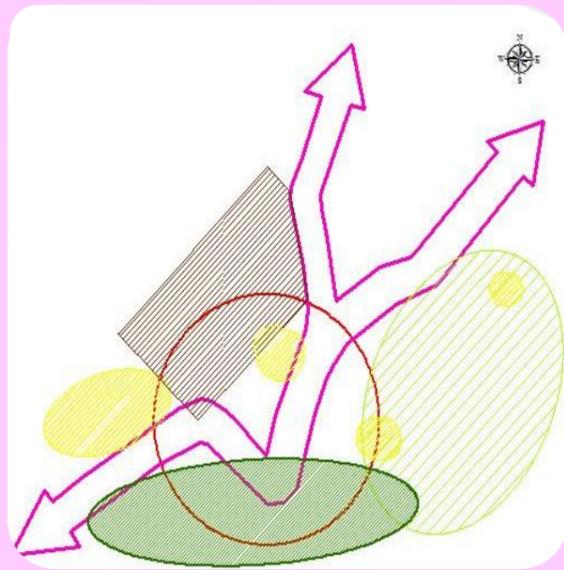


THE INTEGRATED MASTER PLAN FOR MARSABIT TOWN (2015 – 2030)

FINAL REPORT



Government of Kenya
Ministry of Lands, Housing and Urban
Development



County Government of Marsabit
Department of Lands, Energy, Housing and
Urban Development

Prepared by:

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THE INTEGRATED MASTER PLAN FOR MARSABIT TOWN

FINAL REPORT

VISION STATEMENT

A Well Governed, Peaceful and Sustainable Regional City That Promotes Trade, Investment and Cultural Integration.

MISSION STATEMENT

To Guide Sustainable Development by Promoting Economic Growth, Wellness, Cultural Integration and Prosperity of the People of Marsabit.

Eco Plan Kenya Ltd.

Physical Planners & Environmentalists

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The planning team wishes to thank the County Assembly of Marsabit for the oversight role they played in ensuring that Marsabit Town gets a planning tool which will guide and control developments in the town. Much appreciation goes to the Member for County Assembly of Marsabit Central (Mr. Halkano Hallo Dabasso), Sagante (Mr. Adan Chukulisa) and Karare (Mr. Lechuku Arigele) for mobilizing their people to participate in the planning process.

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Lastly, the planning team wishes to pass much appreciation to the local field assistants, enumerators and research assistants from selected elders and the youth who played a very important role in data collection; mapping, enumeration and sectoral information acquisition and entry of the data collected. Their relentless efforts and devotion towards gathering the data needed for the preparation of this plan was very useful and as such deserves much gratitude.

PREFACE

Welcome to the Integrated Master Plan for Marsabit Town. This plan is the blueprint document that will guide development in the town up to the year 2030. Over the years, Marsabit Town has been growing in a haphazard manner due to lack of concrete blueprint to guide and control development in the town.

The lack of a development blueprint has culminated into different problems such as acute water shortage which cannot meet our daily water demands; narrow access roads due to encroachment to the road reserves; poor solid waste management techniques; dusty town streets; and receding forest cover due to cutting down of trees for fuel and shelter. These problems require quick response mechanisms if our people in Marsabit are to have a decent and inhabitable environment; which is suitable for everyone. This is the core reason to have sought after professional consultancy services with regards to preparing an integrated master plan so as to aid in addressing our problems whilst optimizing the potentials in our town.

This plan has identified the problems and the shortages, in the different sectors of human needs and development, which exist in our Marsabit Town and strategies and proposals are aligned towards providing solutions to the aforementioned problems. Ways of harnessing, optimizing and improving on the potentials have also been highlighted. For instance, green energy (solar and power) have been cited in the plan as an efficient and sustainable alternative energy source as compared to the current Diesel Based Electricity Power source used in Marsabit.

A section of the master plan is dedicated to zoning regulations which are categorized in nine major zones. Each zone is demarcated within a definite boundary and is provided with a principal land use and other permitted land uses. The zoning code tool becomes useful to the enforcement team that will be approving and inspecting the developments in the town due to the specified standards and regulations in a particular zone. For example, the Dakabaricha zone is zoned for agricultural production while the Forest Zone is meant for conservation and tourism and as such developments like high density residential and heavy industrial activities are to be discouraged. The zoning code will ensure that this is achieved.

Every plan prepared has the financial implication if its goal is to be realized. In that regard, the plan is accompanied with a capital investment plan; which breaks down the projects proposed in the master plan, each with its implementation cost. The capital investment plan has 150 projects proposed; of which 25 are quick-wins and the rest medium term plans. The total cost of implementing this master plan fully is estimated at KES. 1.2 billion.

Finally, it is important to mention that the plan will be implemented in phases and each phase will require monitoring and evaluation from time to time and this has its cost implication, depending on the phase being implemented.

Ms. Yasmin Sharif Abdulkadir

County Executive Committee Member

Department of Lands, Housing, Energy and Urban Development

County Government of Marsabit

To the people of Marsabit County

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LIST OF ACRONYMS

CBO	Community Based Organization	IUCN	International Union for Conservation of Nature
CCF	Children Community Fund	ISA	Industrial Safety Acts
CGM	County Government of Marsabit	KAR	Kings African Rifles
CILOR	Contributions in Lieu of Rates	KES	Kenya Shillings
CIP	Capital Investment Plan	KFS	Kenya Forestry Services
CRA	Commission on Revenue Allocation	KIHBS	Kenya Integrated Household Budget Survey
CSOs	Civil Societies Organizations	KIP	Kenya institute of Planners
DPP	Department of Physical Planning	KNBS	Kenya National Bureau of Statistics
DPPM	Disaster Preparedness, Prevention and Management	KPLC	The Kenya Power and Lighting Company
EA	Environmental Audit	KRB	Kenya Roads Board
EIA	Environmental Impact Assessment	KURBA	Kenya Urban Roads Board Authority
EMCA	Environmental Management and Coordination Act	KUTIP	Kenya Urban Transport Infrastructure Project
ERS	Economic Recovery Strategy	MEMR	Ministry of Environment and Mineral Resources
FGM	Female Genital Mutilation	MoLHUD	Ministry of Land, Housing and Urban Development
GDP	Gross Domestic Product	MUAC	Mid Upper Arm Circumference
GIS	Geographic Information System	MEST	Ministry of Education, Science and Technology
GoK	Government of Kenya	NEMA	National Environmental Management Authority
HIV	Human Immunodeficiency Virus	NFD	Northern Frontier District
HPC	Housing and Population Census	NESC	National Economic and Social Council of Kenya
ICT	Information and Communication Technology	NGOs	Non-Governmental Organization(s)
IDO	Industrial Diesel Oil Law Society of Kenya		

NMT	Non-Motorized Transport
PHA	Public Health Act
Posta	Postal Corporation of Kenya
SME	Small and Medium Enterprise
WHC	World Heritage Committee
WMR	Waste Management Regulations
UN-HABITAT	United Nations Human Settlements Program

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EXECUTIVE SUMMARY

INTRODUCTION

This document describes the proposed Marsabit Town Integrated Master Plan 2015-2030, a critical development guidance tool and framework that would steer the growth of Marsabit town in the next 15 years. The plan was prepared within a one-year span beginning 2015 having the intention to:

- i) Define a vision to guide the growth of Marsabit Town over the next 15 years;
- ii) Be the overall integrated physical framework guiding urban development in Marsabit town;
- iii) Be a development guidance tool on location and allowable development within Marsabit Town;
- iv) Set the effective urban limits for Marsabit township;
- v) Set out guidelines for land use management in the town; and
- vi) Be a basis for budgeting and coordinated programming of development projects in Marsabit Town.

The methodology used in undertaking the assignment involved:

- a) **Profiling of Marsabit town;** review of relevant secondary data and literature on the town;
- b) **Sensitization of the Marsabit town community on the intention to plan the town** was done at a public Baraza meeting, on the 4th of June, 2015, with the community leaders and community elders with representatives of the County government and National Government; County commissioner in attendance.
- c) **A Household Survey and Land Parcel Enumeration** was conducted in Marsabit town, in the month of June, 2015, with the help of local youth under guidance of selected well known community elders.
- d) **Key Informant Interviews** with a wide variety of sector experts, county officials, NGOs, as well as key community groups gathered detailed, relevant sector based data;
- e) **Data Analysis** of the collected socio-economic data; this enabled a clearer appreciation of the issues, challenges, potentials and opportunities within Marsabit town and guided the generation of strategic measures to attain the residents' Vision for the town;
- f) **A Draft Master Plan** was prepared from the findings and conclusions arising from the data analysis. This was based on the tentative strategies which were generated to guided the desired direction of development in the the town. The strategies further had neighborhood based plan proposals to guide development of Marsabit Town.
- g) At this point, there remains three critical steps before implementation of the Master Plan. These next steps are: -
 - i. **Incorporating comments highlighted during the key Stakeholders' Validation of the Draft Master Plan** for Marsabit Town, and

- ii. **Submission of the final Integrated Master Plan for Marsabit Town**
- iii. **Approval of the Final Master Plan** for Marsabit town.

Situational Context Marsabit Town

The town of Marsabit is an outpost of urban civilization in the vast desert of northern Kenya. The town is situated on an isolated extinct volcano, Mount Marsabit, which rises almost a kilometer above the desert. The town has heavily forested hills, in contrast to the desert beyond, experiencing an exceptional ecosystem which creates a unique cool micro-climate in the town. The town had a projected population of 17,634 persons as at 2015.

Marsabit Town is located within the larger Marsabit County at latitude 2°20' 0" North and longitude 35° 59'15" East. The town is 550 Kilometers North East of Kenya's capital Nairobi and 250 Kilometers South West of Moyale town in Ethiopia. It lies at an altitude of 1,500m above sea level and has a built-up area of less than 10 km².

Marsabit town is the county headquarters of the largest county in Kenya, Marsabit County. It significantly serves as a key gateway hub to Ethiopia, a nation with a population of more than ninety million people. Its unique location on the A2 international trunk road to Ethiopia and its cool climate makes Marsabit town well suited to play an important role in the realization of the objectives Vision 2030. The LAPSET corridor passes through the town providing the potential of developing as an economic, value addition center or an industrial hub for its region.

Marsabit falls under Marsabit Central County Assembly Ward within the larger Saku constituency.

Significance and Implications of the Plan

The broad objective of the Marsabit Plan is to get an understanding of the issues in Marsabit town that would inform the preparation of the master plan that would guide the growth and decision-making on long-term development of Marsabit town.

Presently, Marsabit town is growing in a haphazard manner and experiencing severe problems among which are lack of spatial order and environmental degradation, poor governance and institutional weakness, absence of a formal sewerage system and acute water shortage, poor solid waste management, poor infrastructure services, lack of a disaster management plan, lack of innovation, lack of recreational facilities, ecological conflicts, lack of security of tenure, and lack of up-to-date planning data among others.

Marsabit town also has unique opportunities that should be tapped including unique climate and rich agricultural potential, scenic hills and Calderas, strategic location of the town along the international A2 road, proposed development of the LAPSET corridor, unique tourist attraction sites, rich mix of preserved cultural heritage, and a hinterland potential to generate green energy among others.

There is, therefore, an urgent need to prepare the Marsabit town master plan in order to turn it into a modern human settlement with standards and services and good urban form integrating the physical, economic, social, cultural, environmental as well as institutional aspects and tap the potentials of the town.

Draft Master Plan for Marsabit Town

The plan identifies five key concepts to guide developments in the town. The concepts are: Melting Pot CBD, University Node, Governance Node, Bread Basket, Water Sanctuary and Transport Corridor. The key aim of this plan is to protect and conserve the oasis of Marsabit region on which the Marsabit town is sitting. The concepts have been developed on the basis of the order of goods and services in the town. The concept that has high order goods and services (Melting Pot CBD) is marked the primary service center while those render low order good and services are the secondary services centers.

The other nodes which will act as secondary service centers are aimed at spurring growth away from the CBD while providing room to help revitalize the CBD which is congested with in terms of service delivery. These growth nodes will act as commercial, educational, governance and food production points while supporting residential, recreational and industrial precincts where possible. The nodes shall be fully serviced with the requisite infrastructure, utilities, public facilities and services.

The plan proposes cluster nodes to provide basic and middle level goods and services as well as employment opportunities. The various clusters are linked by transport corridors and take different shapes and order of specialty. They are considered as development blocks. The growth nodes are then well interlinked by a proposed efficient movement system accompanied by proposals for provision of environment and public spaces. This is meant to ensure affordable effective and efficient provision of service to the people especially safe, clean and potable water and delivery of emergency services.

The model also promotes compaction of urban developments within a controlled limit i.e. the model envisions densification developments. The model advances the concept of vertical and high rise development. This would mitigate the need for horizontal urban growth often associated with urban sprawl. The aim here is to promote coexistence, peace and cohesiveness among the people in Marsabit Town

The Plan also has an elaborate and pragmatic implementation strategy. There are specific programs or actions that have been phased accordingly and the actors who will spearhead the implementation process have been indicated. The matrix also gives indicative costing for each proposed program or action. It also identifies CIP needed to jumpstart plan implementation and Quick-wins for immediate action.

Stakeholder Engagement

The key stakeholders that would be involved in the digital mapping and planning of Marsabit were identified and views incorporated in the situational analysis

report. These include the following: County Government of Marsabit, Marsabit County Land Management Board, County Commission in Marsabit, Consultant, project planning team, local professionals, private sector, Marsabit town residents, community groups, marginalized groups, NGOs, and other development agencies.

PART ONE: PROJECT BACKGROUND

This part of the report gives a brief discussion on the project background and master planning methodology approach taken; and national policies, legal context and institutional frameworks that guided the preparation of the Integrated Master Plan for Marsabit Town.

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Chapter 1 : INTRODUCTION

1.1 BACKGROUND OF THE PLAN

Urbanization is a strong and potentially positive force in development throughout the world today and Kenya is no exception. However, Kenya is experiencing unsustainable urban Growth and deterioration of urban environment with most urban centers undergoing rapid growth that is not planned, un-coordinated and uncontrolled. Having a high population growth rate of about 7 - 8 percent Kenyan towns are rapidly growing in a haphazard manner and experiencing severe problems. This accelerating rate of urbanization has often overtaken the capacity of national and devolved authorities in dealing with urban development challenges like rapid and illegal land subdivisions, poor housing and mushrooming of informal settlements, poverty and unemployment, inadequate infrastructure services, social and community facilities, escalation in crime and social distress, deterioration of public health and safety conditions, under-exploitation of local economic development and environmental degradation among others.

Indeed, a key challenge identified under Kenya's Vision 2030 and the National Land Policy Sessional Paper No. 3 of 2009, was poor urban planning, and it was closely associated with the sprawl of densely populated informal settlements. The National Planning Strategy Vision 2030 and its Medium-Term Plan (2008 – 12), in its vision for Land, Planning and Housing recognizes rapid urbanization should be guided by planned programs in urbanization and housing consistent with economic and social investments.

In Kenya, urban planning is a mandatory devolved function thus should be undertaken by the respective county governments who are required to prepare integrated development plans for urban areas within their jurisdictions and harmonize them with their respective county plans. The integrated development plan becomes the blue print for budgeting, development and operation within the urban areas. Actually, the Urban Areas and Cities act (No. 13 of 2011) provides that urban areas applying for the conferment of various statuses of urban areas must have approved integrated development plan.

Despite various policies and legislation cementing urban planning as a significant pillar for organized urban growth and better urban areas to live in, the reality is effective urban planning has not been adequately achieved in Kenya. County Governments in Kenya have been in existence for slightly over three years and hence have very low planning capacities in terms of finances, staff, technology, equipment and space, and thus they face a number of challenges in fulfilling their mandates and legal obligations.

In light of the above, the County Government of Marsabit, in February, 2015, sought and engaged consultancy services to prepare the Marsabit town Integrated Master Plan. The Master plan preparation is not only to fulfill constitutional mandates of the county but also undertaken as an urgent need to re-plan Marsabit town to a new modern town with standards and services, and good urban form. Furthermore, Marsabit town has highly unique and significant characteristics that necessitate its adequate planning to control and strike a sustainable balance in its urban development and preservation of its fragile ecosystem. The town is the

County headquarters of Marsabit County which has worldwide anthropological significance as the cradle of mankind. It is almost engulfed by a forest, a National park and a national reserve and experiences an insular climate surrounded by semi-arid areas. The town is strategically located on the International trunk road linking Kenya to Ethiopia and also lies on a proposed development corridor linking the proposed LAPPSET Corridor to the Northern Corridor. These unique and seemingly conflicting attributes of Marsabit town necessitate the preparation of an Integrated Master Plan to sustainably guide development of the town and promote cultural and environmental preservation. The plan focus is to integrate physical, economic, social, cultural, and environmental sectors as well as institutional aspects and tap potentials of Marsabit town.

The Plan will identify priority programs that will be implemented in medium and short term that can make the town a well-planned, living and working town that can attract investments for enhanced revenue collection, growth and development. The integrated plan will also lead to the full exploitation of opportunities for expansion, industrial development and rural-urban linkages. It is again expected to guide development in the extension areas so that a real urban form is created and urban qualities like proximity, mix of functions and social strata as well as a vibrant community organization are promoted.

1.2 PURPOSE OF THE DOCUMENT

This document presents the Draft Marsabit Town Integrated Master Plan (IMP), 2015-2030. Marsabit town is the County headquarters of Marsabit County which is the largest County in Kenya. The town covers an area of 435.5km² and had a population of 20,658 people thus having a population density of 47 persons per square kilometer, according to 2009 Kenya population census.

The draft integrated master plan was formulated by the Consultancy Team with regard to the planning framework and various sectoral themes for Marsabit Town. The plan was developed through a technical analysis of stakeholder concerns, aspirations and visions for the Town as informed by Marsabit Town stakeholders' views collected at a public appraisal Baraza meeting with the community leaders and community elders held on 4th June, 2015 and during a household survey conducted in Marsabit town in the month of June, 2015. The report also draws information from earlier prepared development reports affecting the town, especially the First County Integrated Development Plan for Marsabit County. This is besides a detailed analysis of the existing situation in the Town with regard to various sectors, opportunities and problems which were considered in forecasting and development scenario building of the Town.

The purpose of the Plan is to:

- vii) Define a vision for future growth and development of Marsabit Town over the next 10 to 15 years;
- viii) Provide an overall integrated physical framework for the urban growth of Marsabit town;
- ix) Provide development guidance based on optimum location and nature of development within Marsabit Town;

- x) Determine the effective urban boundary for Marsabit township;
- xi) Set out basic guidelines for land use management system in the town; and
- xii) Provide a basis for coordinated programming of development projects and budgeting within Marsabit Town, thereby serving as a downstream management tool.

1.3 LEGAL CONTEXT OF THE PLAN

Planning of urban areas in Kenya has to be done within the context and spirit of the Constitution of Kenya (CoK) 2010 as well as Kenya Vision 2030 and as regulated by the County Government Act 2012, the Urban Areas and Cities Act 2011, the Physical Planning Act CAP 286 and the Physical Planners Registration Act 1996, all of which provide for the rationale and legal urban planning process. It is under these policy and legal bases that the County Government of Marsabit initiated the Integrated Master plan preparation process with the aim to sustainably enhance the welfare of the residents and stakeholders of Marsabit town.

The preparation process of this plan has strived to achieve the wholesome policy intentions to adhere to the regulatory provisions guiding the planning of urban areas in Kenya.

1.4 PLANNING AREA

Marsabit is the second largest town in Marsabit County after Moyale. Marsabit Town offers services of local, national and international significance. It is the headquarters for Marsabit County. The town has a vibrant commercial sector serving its immediate hinterland that stretches into the neighboring sub-counties. Key features include the Marsabit National Park and Game Reserve, Marsabit Forest and Lake Paradise.

The planning area covers two County Assembly Wards; Marsabit Central and Karare (IEBC). It spans five locations in the larger Marsabit Central Sub County. These locations are Mountain which spans the largest of the planning area; Dakabaricha, Nagayo, Jirime and Karare. The planning area is almost divided into two by the A2 international trunk which links Nairobi and Ethiopia.

The planning area has four service nodes namely: Marsabit Town CBD as the urban center and three local centers including Dakabaricha, Manyatta Jillo and Milima Mitatu. Table 1.1 below outlines some key facts about the planning area; Marsabit Town.

Table 1.1: Facts about the planning area

Source: EPK Ltd.

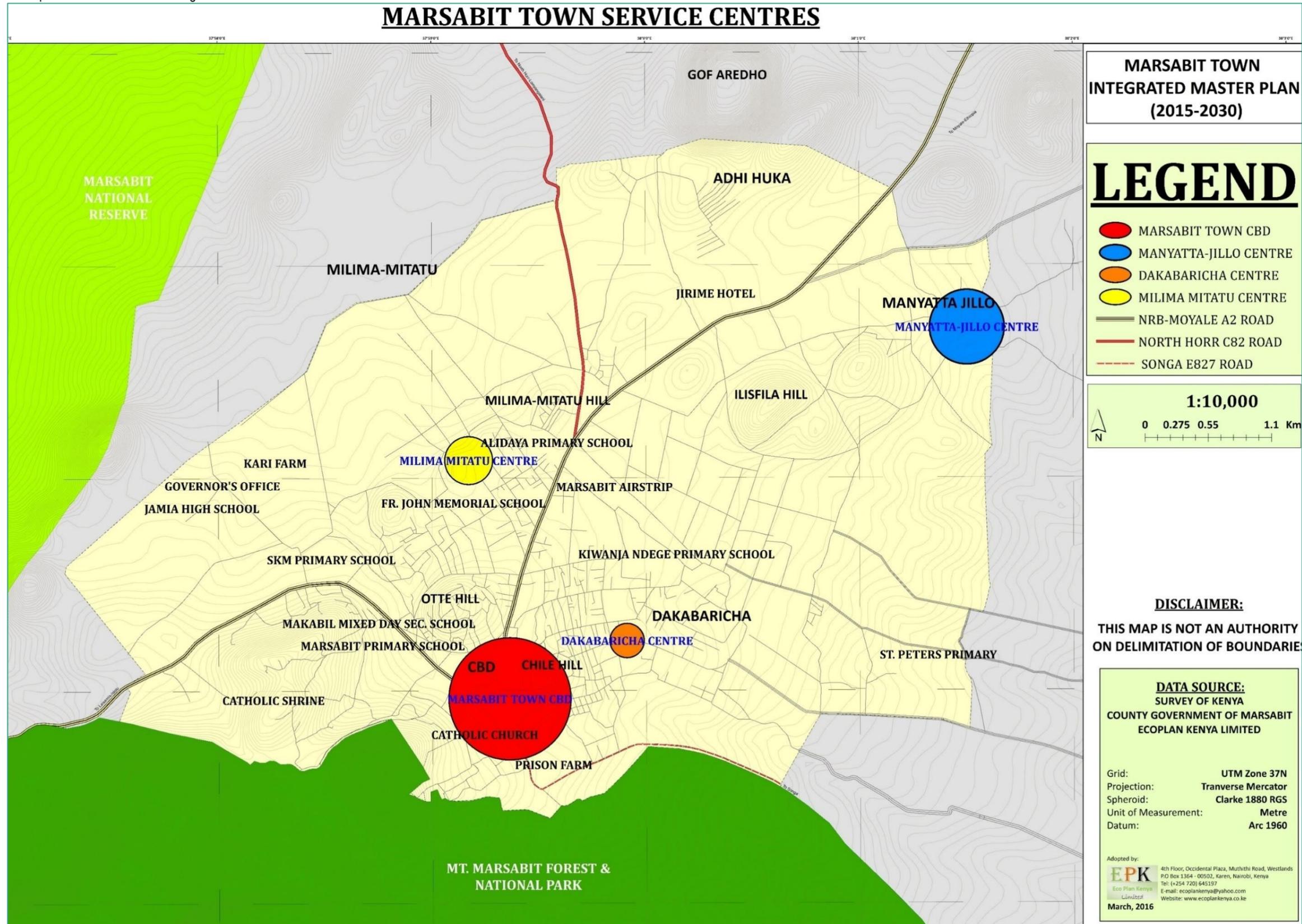
MARSABIT TOWN	KEY FACTS
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Planning area	<ul style="list-style-type: none"> ❖ 32.45 Km² ❖ 0.046% of County Area (70,961.2 Km²) - 0.0056% of the National area (580,367Km²) ❖ altitude of 1500m above sea level ❖ latitude 2°20' 0" North; longitude 35° 59'15" East ❖ 550 kilometers north east of Nairobi; 250 Kilometers South West of Moyale town ❖ Mt. Marsabit Forest – 153 Km²
Population	<ul style="list-style-type: none"> ❖ 16,995 – Year 2015 ❖ 23,583- Year 2030
County Assembly Wards	<ul style="list-style-type: none"> ❖ Marsabit Central County Assembly Ward – <ul style="list-style-type: none"> ○ Township/Wabera, ○ Dakabaricha, ○ Majengo/Nagayo, ○ Jirime & ○ Milima sub locations. ❖ KarareCounty Assembly Ward – <ul style="list-style-type: none"> ○ Karare sub location ❖ Sagante County Assembly Ward <ul style="list-style-type: none"> ○ Manyatta Jillo
Existing Service centers	<ul style="list-style-type: none"> ❖ Marsabit Town CBD ❖ Dakabaricha ❖ Manyatta Jillo

Source: EPK Ltd.

Map 1.1: The planning area

Map 1.2: Marsabit Town's existing service centers



Source: EPK Ltd

1.5 DEVELOPMENT CHALLENGES IN MARSABIT

The ToRs for this project acknowledged that lack of an Integrated Master Plan for Marsabit town had hampered harmonious and coordinated development of the town and led to some key problems manifesting in the town. Indeed, the Household survey and land parcel enumeration exercise conducted as preliminaries for this planning process, confirmed and noted key development challenges facing Marsabit Town. These development challenges include, but are not limited to the following:

- Poor spatial order due to lack of an up to date plan integrated enough to guide overall development of the town,
- Inadequate land information system as a basis for planning, optimal revenue and land rates collection, land data management and Development control,
- Acute water shortage and Lack of a sewerage system,
- Poor revenue base due to historical reasons and Depreciation of investments,
- Inadequate housing provision and dilapidated public amenities, e.g. schools, health centers, recreational grounds, parking areas, police and justice provision,
- Increasing Land use conflicts: haphazardly planned estates, problem of accessibility in some areas and the existence of unplanned settlements and loss of aesthetics.
- Climate change and Environmental Degradation manifested by drying up Bakuli spring which is a source of the town's water after dilapidation Mt. Marsabit forest, and dust pollution in the town,
- Un-coordinated sub-divisions of land, Manyatta Makaa, near Henry's Camp and Ginda & other freehold areas,
- Urban poverty and un-employment catalyzed through influx, immigration,
- Poor promotion of innovation, inadequate informal business acceptability and regulation,
- Poor governance, weak public institutions and inadequate financial and technical capacity to undertake planning and development control,
- Poor solid waste management,
- Poor Infrastructure Provision, esp. roads, water reticulation, drainage and storm water management system,
- Inadequate promotion of tourism, culture and natural resources as revenue enhancers, and
- Inadequate Disaster preparedness and lack of a Disaster Management Plan

1.6 VISION STATEMENT

In attaining the Vision for the Marsabit Town, a household questionnaire on the aspects to be incorporated on the town's Vision Statement was administered to households within Marsabit Town. Table 1.1 below depicts the ranked aspects of the vision.

Table 1.2: Aspects of Vision Statement Source: EPK Ltd. 2015

Aspects of the Vision	Response (%)
1. Resilient and sustainable cultural city (Environment, Sustainability & Social Responsibility)	28%
2. Peaceful, secure and healthy city (Safety, Health and Security)	23%
3. Regional hub of trade and innovation (Regional responsibility, Economic Growth & Innovation)	18%
4. Well governed city (Inclusiveness, culture & community character and effective public services & utilities)	16%
5. An investment destination city (Encouraging & Promoting the Private Sector)	15%

Based on the response from Marsabit town as ranked above, the Vision Statement guiding this plan is:

“A WELL GOVERNED, PEACEFUL, AND SUSTAINABLE REGIONAL CITY THAT PROMOTES TRADE, INVESTMENT AND CULTURAL INTEGRATION”.

1.7 MISSION STATEMENT

The Mission of this plan is to:

“TO GUIDE SUSTAINABLE DEVELOPMENT BY PROMOTING ECONOMIC GROWTH, WELLNESS, CULTURAL COHESION AND WELFARE OF THE PEOPLE OF MARSABIT”.

1.8 OBJECTIVES OF THE MASTER PLAN

The specific objectives of this Marsabit town integrated master plan are:

- a) To conduct participatory planning exercises in the town to identify citizens' issues, opportunities, priorities and vision for the town;
- b) To prepare short, medium term plans to guide compact urban development, including action area plans, advisory or zoning plans and regulations and other reference materials;
- c) To prepare a master plan, showing current and proposed land use, growth in trade and investments, infrastructure and utilities improvements (such as transport, water, sewerage disposal, solid waste management etc.), enhanced social services (such as education, health, housing, etc.), and safeguarding of cultural and environmental assets (10–15 years);
- d) To produce accurate up-to-date digital topographic maps as well as prepare digital cadastral layers in the same geo-system as the digital topo maps;
- e) To delineate the effective Town boundary of Marsabit Town; and

- f) To prepare a monitoring and evaluation strategy to assist the planning department in reviewing and updating the plan in line with the dynamic trends of the town

1.9 SCOPE OF THE MASTER PLAN

The Marsabit Town Integrated Master Plan sectorally considers the entire Marsabit town having an area of 32.45 Km² but spatially concentrates on approximately 10 Km² of built up area in all the existing service centers making the urban area of the town. The Master Plan incorporates a detailed analysis of existing sectoral and spatial structure of Marsabit Town. This plan provides the phased Spatial Development Strategy for Marsabit town for the next 15 years, to the planning horizon, year 2030.

It appraises the current situation in the town highlighting the sectoral and thematic constraints manifesting in the town that inhibit sustainable development of the Town. It also assesses the potentials and opportunities inherent in the town and covers the key planning and development challenges experienced in the Town. The plan analyses these relevant factors and generates significant development concepts and specific yet detailed sectoral programs and investment proposals for Marsabit town which shall be used to guide the future growth of Marsabit town. Furthermore, the Master Plan proposes measures to enhance the revenue base for the town, a plan implementation strategy and a Capital Investment Plan to finance the critical aspects needed to give impetus the plan's implementation.

The Master plan's implementation strategy includes an institutional and Monitoring and Evaluation (M&E) framework for implementing proposed activities and investments and an innovative Communication Strategy to ensuring effective communication amongst various stakeholders during the implementation of the Marsabit Town Integrated Master Plan.

1.10 EXPECTED OUTPUTS OF THE MASTER PLAN

The significant output of this assignment is the Marsabit Town Integrated Master Plan that provides the structural blueprint guiding development of Marsabit town. The Master plan was prepared in various complementing phases which generated the following outputs:

- A situational analysis of the current socio-economic, physical, environmental and cultural characteristics of Marsabit town,
- A widely accepted vision for the town's development,
- A detailed structure plan depicting specific land use and zoning regulations,
- Sector strategies including infrastructure and utilities, education, health, investment/economic, settlement/housing, environmental management, and cultural integration,
- An Implementation Matrix with associated realistic costs and responsibilities for implementation of agreed sector wise prioritized programs, and
- A Capital Investment Plan and Quick-Win Proposals to jumpstart the plan implementation, and

- A Communication Strategy bringing cohesion of significant actors responsible in implementing the plan

1.11 MASTER PLANNING METHODOLOGY

In undertaking this assignment, the team adopted an integrated and inclusive approach that would yield a relevant, effective and implementable Master plan. A mixed method approach was utilized as part of the process. These methodologies are briefly discussed below.

1.11.1 Profiling

Desktop research and literature review was conducted to give preliminary understanding of the planning area. Significant literature reviewed during this phase included the, inter alia, Marsabit County Integrated Development Plan, Marsabit County Investment Guide, various past physical development plans prepared by the PPD, and published statistical reports.

1.11.2 Transect Survey of Marsabit Town

Transect surveys of Marsabit town and its environs were undertaken between Monday 1st to Wednesday, 3rd June, 2015. The transect surveys were meant to:

- Familiarize the Consultancy team with the different areas of the town,
- Observe and capture any conspicuous issues and opportunities in the town,
- Infer the town's culture, character and customs, and
- Better orient the team to plan for data collection and household survey in the town.

1.11.3 Community Sensitization on the Intention to Plan

A public Baraza meeting was held at the Our Lady Consolata Catholic Parish hall in Marsabit on Thursday, 4th June, 2015. The meeting had in attendance, community leaders and community elders with representatives of the County government of Marsabit and the Marsabit County commissioner. This was to inform the Marsabit town community on the intention to plan their Town, request for effective cooperation during data collection and household survey as well as to obtain a good understanding of Marsabit town and its inherent dynamics. Indeed, some of the issues and opportunities noted during profiling were affirmed in this forum.

1.11.4 Household Survey and Land Parcel Enumeration

A household survey and subsequent land parcel enumeration within core urban area of the town and its environs were undertaken in the month of June, 2015. The household survey was conducted with the help of local youth under guidance of recognized community elders to determine relevant land attributed primary data and residents' perspective on the growth of the town. Some primary data was recorded through direct observations through several visits to significant parts of

the town using a checklist and recording in field dairies. The household survey and land parcel enumeration were meant to:

- Assess and ground truth the issues and opportunities identified during profiling,
- Understand the people's appreciation of the socio-economic issues influencing their welfare,
- Obtain from the town's key stakeholders, their opinion, views and vision for the town,
- Acquire detail sector based data,
- Construe the town's culture, character and customs,
- Provide outreach to the inhabitants of the town of the need for the plan, and
- Collect GIS based data to facilitate technical analysis, structural planning and urban design.

1.11.5 Key Informant Interviews

Interviews of significant source of information was also conducted in the month of June, 2015. The key informant interviews were arranged with a significant sector expert, Key Marsabit County officials, and national government officials based in the town, businessmen, NGOs, as well as community groups. (The full list of people interviewed is annexed to this report)

1.11.6 Data Analysis

Analysis and synthesis of both socio-economic and spatial data was conducted to generate intrinsic information needed to support preparation of this detailed Master Plan. Socio-economic data and spatial though collected separately were synthesized together to expose the character of the existing situation, issues and problems and indicated respective pragmatic solutions as well strategic measures targeting the residents' Vision for the town.

1.10.6.1 Socio-economic data

Socio-economic data collected through the structured household questionnaire was coded and analyzed using SPSS. Further analysis was conducted to obtain detailed insights into the socio-economic attributes of the respondents. The results were compared with both published socio-economic data on Marsabit Town and official sectoral data provided as well as relevant national and international standards to assess congruence.

1.10.6.2 Spatial Data

The Master plan making assignment had to prepare digital spatial plans for Marsabit town for analytical and decision support basis. Spatial data was captured and mapped through digitization of base reference source material. The base resource material included an aerial orthoimage covering the extent of the urban area of Marsabit and RIMs and PIDs for Mountain and Jirime Registration sections respectively. Significant features as traced from the geo-referenced aerial

orthoimage of the town including roads, structures, forests and Game Park. The RIMs and PIDs were scanned and digitized to yield land parcel layer.

1.10.6.3 Data Synthesis

Land related socio-economic data collected during the household survey was synthesized and attributed in the digitized spatial data, generating up-to-date detail geo-datasets that can be continuously updated and efficiently retrieved. This process resulted in geo-referenced socio-economic and spatial information that enabled a clearer appreciation of the planning issues, challenges, potentials and opportunities within Marsabit town.

After the data analysis followed the preparation of the master plan which involved projecting/ forecasting, modeling the future conditions and scenario building of the future Marsabit Town.

1.11.7 Draft Master Plan

Findings and conclusions arising from the data analysis in spatial context guided generation, modelling and review of tentative proposals and strategies. Further iteration of relevant pragmatic proposals generated both town wide and neighborhood/zone wide plan proposals.

Relevant case studies from other similar urban areas of international, regional and local contextualization were also reviewed to relate issues, challenges faced and opportunities seized in the urbanization of their respective cities.

The issues, views and vision of the residents of Marsabit town were an integral part in the Master planning of the town. The planning process ensured that residents' views captured during the household survey were reflected in report and their vision and aspirations translated in the proposals.

The master plan also sets desired outcomes within set timelines, and outlines strategies, proposals, programmes, estimated costs and further identifies key responsible actors to warrant effective implementation.

1.11.8 Remaining Steps

1.11.8.1 Stakeholders' Validation of the Draft Master Plan

It is indeed significant that this draft master plan be adequately presented to the key stakeholder for validation, correction and ownership. Consequently, a stakeholder analysis shall be done to identify involvement of key participants in a Draft Master Plan Validation Workshop in this workshop the final strategic structure plan shall be presented to stakeholders for comments, validation and endorsement. The objectives of the workshop shall be:

- To update stakeholders on the status of the Master planning exercise for Marsabit town,
- To present, discuss and validate the Marsabit Master Plan, Concepts, Strategies and Proposals,

- Mobilize key stakeholders to own and participate in the approval and implementation of the Plan,
- Build consensus on Master Plan Approval, Implementation, Monitoring and Evaluation Communication Strategy,
- Provide planning data, and
- To jointly chart the Way Forward.

plan be adequately presented to the key stakeholder for validation, correction and ownership. Consequently, a stakeholder

discusses the spatial development models while Part IV presents strategies, measures, actions plan and finally, Part V outlines the implementation frameworks as well as a capital investment plan (CIP).

1.10.8.2 Approval of the Master Plan

The issues, views and vision of the residents of Marsabit town were an integral part in the Master planning of the town. It is indeed significant that this draft master

1.12 MASTER PLAN REPORT STRUCTURE AND CONTENTS

After this Introductory and Planning Context Part, the rest of the Report is organized as follows: Part II details the current situation in Marsabit Town highlighting the sectoral and thematic constraints in the Town that inhibit the development of a vibrant and environmentally sustainable Town. Part III

Chapter 2 : POLICY LEGAL AND INSTITUTIONAL FRAMEWORKS

2.1 INTRODUCTION

The Integrated Master Plan has been prepared in fulfilment and in accordance with policy and statutory requirements. Its formulation has been guided by national, regional and local provisions and visions. The policy, legal and regulatory frameworks are discussed below.

2.2 POLICY FRAMEWORK

Preparation of the Integrated Master Plan considers national policy guidelines that regulate mapping and planning processes. The planning process and outputs seek to integrate numerous sectors and provision of relevant policies. Key policies are discussed below.

2.2.1 The Kenya Vision 2030

Kenya Vision 2030 is the country's current development blueprint (covering the period 2008 to 2030). The Vision is based on three "pillars": the economic, the social and the political. The economic pillar aims to improve the prosperity of all Kenyans through an economic development program, covering all the regions of Kenya, and aiming to achieve an average Gross Domestic Product (GDP) growth rate of 10% per annum beginning in 2012. The social pillar seeks to build a just and cohesive society with social equity in a clean and secure environment. The political pillar aims to realize a democratic political system founded on issue-based politics that respects the rule of law, and protects the rights and freedoms of every individual in Kenyan society. The Kenya Vision 2030 is to be implemented in successive five-year Medium-Term Plans, with the first such plan covering the period 2008 – 2012 (MTP 2008-2012). The second MTP 2013 – 2017 is under preparation.

Within Vision 2030 and MTP 2008-2012, there are "flagship" projects, which are expected to take the lead in generating rapid and widely shared growth. Of the six key sectors to be given priority in acting as key growth drivers in the journey to 2030 there are some sectors of relevance to the development of the Marsabit ISUDP.

Firstly, tourism will be a leading sector in achieving the goals of the Vision. Kenya aims to be among the top 10 long-haul tourist destinations in the world offering a high-end, diverse, and distinctive visitor experience that few of her competitors can offer. Marsabit town is a selected destination to be improved to increase volume of tourist in Kenya by 2030. The specific intervention is to provide over 300 tourist beds who will be touring the

various tourist sceneries in the Marsabit region including Marsabit National Park.

The 2030 blueprint identifies a plan by the government to provide solar electricity generators to light public institutions including schools, health centres and dispensaries in Marsabit County. The 2030 blueprint also proposes development of improved water resource information and management by rehabilitating hydro metrological network to reactivate 600 stations that are not functioning currently. In order to provide water to the ASAL areas, ground water hydrogeological mapping will be undertaken in Turkana and Marsabit.

The policy document also will ensure an increasing value in agriculture as an important avenue for raising incomes in agriculture, livestock and fisheries even as industrial production and the service sector expand. This needs to be promoted by processing and thereby adding value to products before they reach the market.

The flagship projects for manufacturing involving the development of a strategy for the establishment of special "economic clusters", that is, related industries located together to gain from economies of scale. This will need to be addressed from the perspective of developing and creating designated premises for Small and Medium Enterprise (SME) Industrial Park(s). This would enable Marsabit to contribute to Kenya's national developmental objective of becoming the provider of choice for basic manufactured goods in Eastern and Central Africa.

2.2.2 National Land Policy (Sessional Paper No. 3 of 2009)

The land policy proposes development control as means to promote equitable and sustainable use of land. The preparation of the Integrated Master Plan will provide guidelines that responsible agencies can use as required. The policy recognizes land use planning as an important tool in land use management. It can address the current challenges and create new opportunities for sustainable human settlements.

2.2.3 National Housing Policy

The policy promotes planning of human settlements. This includes re-planning and re-development of areas with inadequate infrastructure and services. The Integrated Master Plan also takes into account these aspirations especially in the re-planning of the neighborhoods and informal settlements to provide basic services.

2.2.4 Integrated National Transport Policy

The Policy identifies challenges besetting the transport sector in Kenya as evident in Marsabit Town. The project purposes to incorporate the Policy and County vision when preparing the Marsabit's transportation strategy.

2.3 LEGAL AND INSTITUTIONAL FRAMEWORKS

This refers to all the Acts and Legislative Instruments and institutions governing planning activities in Kenya. They include the Constitution, Physical Planning Act, (PPA), Urban Areas and Cities Act, EMCA and the County Government Act as highlighted below.

2.3.1 The Constitution of Kenya, 2010

The preparation of the Integrated Master Plan recognizes the provisions of the Constitution. Chapter 5 classifies land ownership as public land, private land and community land. These three categories form the basis for administration, management and use of land in Kenya. Article 60(1) stipulates that land should be used equitably, efficiently, productively and sustainably. Article 67 establishes the National Land Commission whose key functions are to monitor and have oversight responsibilities over land use planning countrywide.

Section 15 of the Sixth Schedule provides for devolution of functions from national to county governments. This ensures effective preparation and implementation of the Integrated Master Plan to guide the urban development in Marsabit Town. Article 42 provides for the right to a clean and healthy environment. This provides a basis to promote sound conservation and protection of ecologically fragile areas such as Lake Paradise, Marsabit Forest, Marsabit National Park and Game Reserve.

2.3.2 Physical Planning Act, Cap 286

The PPA regulates all physical planning activities in Kenya. It gives power to local authorities (currently the County Governments) to regulate development within their areas of jurisdiction. It also stipulates the planning, preparation and approval processes which has been adopted in this project. However, the Act is outdated but measures are in place to harmonize it with the current structure.

2.3.3 Urban Areas and Cities Act, No. 13 of 2011

The Act provides for management of urban areas. It provides for numerous urban areas categories. In reference to this Act, Marsabit Town qualifies to be conferred Town status. Less of an integrated development plan, it meets other conditions such as population of at least 10,000 residents as at the time of the last population and housing census; it has a demonstrable economic, functional and financial viability; and sufficient space for expansion among others.

In accordance with this Act, every city, municipality and town is expected to operate within the framework of an integrated development planning. The plan will provide the basis for provision of infrastructural services. Therefore, the Integrated Master Plan is timely since it provides a platform for the County Government to use for the aforementioned purposes.

This act has not been fully operationalized. It has been subjected to review guided by the Transitional Authority. As a result, institutions established under the Act are not functional.

2.3.4 County Governments Act, 2012

This Act makes it mandatory for County Governments to plan their areas of jurisdiction for them to be allocated public funds. The plan is supposed to integrate economic, physical, social, environmental and spatial aspects.

The Act establishes the County Executive Committee to monitor the process of planning, formulation and adoption of the integrated development plans. The planning principles and objectives are also laid out. Principles such as effective resource mobilization for sustainable development guide the preparation of the Integrated Master Plan.

2.3.5 Environmental Management and Co-ordination Act (EMCA), 1999

The Act governs the management of environment in the country. It establishes NEMA to implement its provisions. Section 58 requires every development likely to impact on the environment to undertake an EIA. The EIA should be submitted to NEMA before a project is implemented regardless of other licenses.

The Act also provides for public participation in any major development decision with an environmental bearing. It also establishes tribunal to deal with environmental offenses.

2.3.6 National Land Commission Act, 2012

Section 5 (2) e gives the NLC the responsibility to manage and administer all unregistered trust land and unregistered community land on behalf of the County Governments. However, NLC has to register the unregistered land within ten years from the commencement of the Act. The County Land Management Boards (under NLC) will manage public land within the Counties. This means that the NLC will have active presence in every County and is thus an important stakeholder in all land related matters.

2.3.7 The Water Act, 2002

This Act of Parliament provides for the management, conservation, use and control of water resources and the acquisition and regulation of rights to use water. Further, it provides for the regulation and management of water supply and sewerage services. It also guides the establishment and

running of institutions involved in the management and provision of water services.

2.3.8 Public Health Act, Cap 242

This legislation makes provision for securing and maintaining the health of the public. It provides standards and guidelines to clean environment, effective ventilation and liveable developments.

2.3.9 The Forests Act, No. 7 of 2005

The Act provides for the establishment, development and sustainable management, including conservation and rational utilization of forest resources for the socioeconomic development. It recognizes that forests play a vital role in the stabilization of soils and ground water, thereby supporting the conduct of sustainable agricultural activities. The forests also play a crucial role in protecting water catchments in Kenya and moderating climate by absorbing greenhouse gases. It further recognizes that they provide the main locus of Kenya's biological diversity and a major habitat for wildlife.

The planning area has a considerably large forest cover, which is part of Mt. Marsabit forest. The provisions of this Act will guide its conservation and utilization by the local community.

2.3.10 Survey Act, Cap 299

The Survey Act makes provision in relation to surveys, geographical names and the licensing of land surveyors. The Department of Surveys, under the Director, provides and maintains plans for property boundaries in support of the Land Registration throughout the country. In preparation of this plan, existing survey data was used to prepare the plans.

The surveying and mapping works done under this project do not override the role of the Director of Surveys. The maps produced during the preparation of the urban master plan are not an authority on boundaries.

2.3.11 Land Registration Act (No. 3 of 2012)

This Act provides the process of land registration. It also guides on the process for establishment of land registration units and land registries. Though the survey output of this project will not be regarded as an authority on boundaries, it will yield important data for the community land register; this will be informing of computer.

2.4 ADMINISTRATIVE STRUCTURE AND FUNCTIONS

Marsabit town is administratively within in Marsabit Central sub-county which is one of the sub counties of the largest county in Kenya; Marsabit County. The other sub counties are: Marsabit South (Laisamis), Marsabit North

(Chalbi), Loiyangalani, North Horr, Moyale and Sololo. Marsabit Town is further demarcated into 5 wards as shown in the table below.

Table 2.1: Marsabit Town administrative wards Source: Wikipedia

Ward	Population
Dakabaricha	2714
Dirib Gombo	2990
Karare	2486
Mountain	4763
Sagante	2,930
Total	15883

2.4.1 Functions

Marsabit Town offers services of local, national and international significance. It is the headquarter for Marsabit County. The town has a vibrant commercial sector serving its immediate hinterland that stretches into the neighboring sub-counties; Laisamis, North Horr and Moyale. It has, retail offices and other commercial activities and hotel industry which supports the tourism sector in terms of hospitality and accommodation services. Most commercial activities are concentrated in the CBD and in the other trading centers within the planning area.

2.5 KEY INSTITUTIONS

Institutions with key roles in preparation and implementation of the Integrated Master Plan include the National Government, the County Government and local Organizations like CBOs as discussed below.

2.5.1 The Ministry of Land, Housing and Urban Development (MoLHUD)
It is a National Government agency managing the project. The Ministry provides the overall supervision function. It particularly represents the GoK component in the project.

2.5.2 The County Government of Marsabit
The CGM has the local jurisdiction over Marsabit town. The county government contributes technical officers to the project steering committee to guide in the plan preparation process, provide logistical support and administrative services needed by the project team and consultants.

2.5.3 The County Assembly
It is crucial within the devolution process as they are the lawmakers and legal representatives of the community at the county level. The county assembly approves plans made by the County Executive Committee including the Integrated Master Plan.

2.5.4 The County Executive Committee
The committee's duty is to monitor the Integrated Master Plan formulation and implementation process. They form the executive arm of County Government.

2.5.4 Department of Physical Planning

This is a national government agency domiciled in the Ministry of Lands, Housing and Urban Development. The department is established by the PPA. Headed by the Director, it coordinates and undertakes planning functions. However, following the enactment of the 2010 Constitution and County Government Act, the planning functions have been devolved.

2.5.5 The County Land Management Board (CLMB)

It is established under the Urban Areas and Cities Act. Although the Act is not operational, NLC has appointed secretaries to the CLMBs and the establishment of the institution is underway. The Board's responsibilities will include the approval of subdivisions, change of uses and extension of use on land within each County. Devolvement of the functions will speed up the approval processes.

2.5.6 The National Land Commission (NLC)

It is a national government agency established under the NLC Act. Its main responsibility is to manage public land including alienation. The NLC also has oversight responsibility on land management matters such as subdivisions and change of use.

It is also mandated to appoint secretaries to the CLMBs. Among the purposes of the Integrated Master Plan is to guide the alienation of public land, hence the importance of the involvement of the NLC in the preparation and implementation process.

2.5.7 Professional bodies

Key agencies in the Integrated Master Plan preparation process include the Kenya institute of Planners (KIP), the Institute of Surveyors of Kenya (ISK), and the Architectural Association of Kenya, (AAK). The societies are critical in regulating the conduct of their members who will undertake vital roles in the Integrated Master Plan preparation and implementation. There is need for the County Government to involve the professional societies in decision making, particularly in development approval.

2.5.8 Key practitioners

They include registered planners, surveyors, land valuers, architects, engineers and lawyers. The town has such practitioners who are available to provide the necessary services.

The practitioners' responsibility mainly lies in preparing development applications on behalf of the developers. The applications are submitted to the County Government for consideration. These applications should be prepared within the stipulated guidelines and the practitioners have professional responsibility over the same.

2.6 DEVELOPMENT PLANS

The only available Marsabit town development plan was prepared in about four decades ago. The plan has extremely been overtaken by development

and, therefore, there is an urgent need for this master plan to direct developments in the town. The plan covers a very small radius; only the current CBD.

2.7 DEVELOPMENT INSTITUTIONS

2.7.1 Public Institutions

National Government

The national government and county governments are distinct levels of governments which work hand in hand to ensure the citizens get the best services possible. The Intergovernmental Relations Act defines clearly at what level the two-government system of governance should come together. Key to this relationship is the respective national government ministries which are concerned with respective matters in the county government level. In this case, the Ministry of Lands, Housing and Urban Development deals with matters affecting national level of planning which is to coordinate to the various county governments for harmonized development.

Also of much importance at national level is the National Land Commission which is the body legally mandated to oversee land development activities and issue certificates of ownership and lease.

County Government

At the County level, the responsibility of environmental management is vested in the Department of Environment whose responsibilities include solid waste management (collection, transportation and disposal), street sweeping and town beautification. The department also works with the other stakeholders involved in environmental management within the town council such as government ministries, parastatals, private sector, NGOs, CBOs and the general town residents.

PART TWO: SITUATIONAL ANALYSIS

This part of the report provides a detailed discussion on the existing situation of Marsabit Town. It focuses on the geographical location, population and demographics, the economic activities, the environment, infrastructure and facilities; and the problems and opportunities in Marsabit Town.

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Chapter 3 : GEOGRAPHICAL AND SOCIAL CONTEXTUALIZATION

3.1 INTRODUCTION

This chapter explores the setting of the planning area in respective environments of geographical location; social set up and legal context. The understanding of the context of the planning area is the first step of appreciating the challenges in the planning zone.

3.2 GEOGRAPHICAL LOCATION

Marsabit town lies to the south-east of the Chalbi Desert, at the slopes of Mt. Saku (Marsabit forest). It is located 170 kilometers east of the center of the East African Great Rift Valley within the larger Marsabit County along latitude 2°20' 0" North and longitude 35° 59'15" East. The town is 550 kilometers north east of Kenya's capital city - Nairobi, 250 Kilometers north of Isiolo town; a Vision 2030 resort city flagship project town and 250 Kilometers South West of Moyale town (between Kenya and Ethiopia). It lies at an altitude of 1500m above sea level and has an urban built-up area of less than 10 square kilometers.

Marsabit Town is almost engulfed by the Marsabit National Park and Marsabit National Reserve which form the town's southern, western and northern boundary limits. Isiolo-Moyale A2 international trunk road bisects the town. Also, the town is served by the Marsabit-North Horr-Loiyangalani C82 road branching off from the A2 road to the eastern extents of the town.

3.1.1 National Context of Marsabit Town

Marsabit town is the capital Town of Marsabit County, Kenya's largest county with a total land area of 70,961.2 square kilometers. The town is also a significant gateway hub to Ethiopia, a nation with a population of more than a hundred million people. The A2 international trunk road to Ethiopia passes through Marsabit town providing linkage from Kenya's capital Nairobi to Ethiopia's Addis Ababa. The town has an airstrip providing air transport linkage to Nairobi and other parts of Kenya.

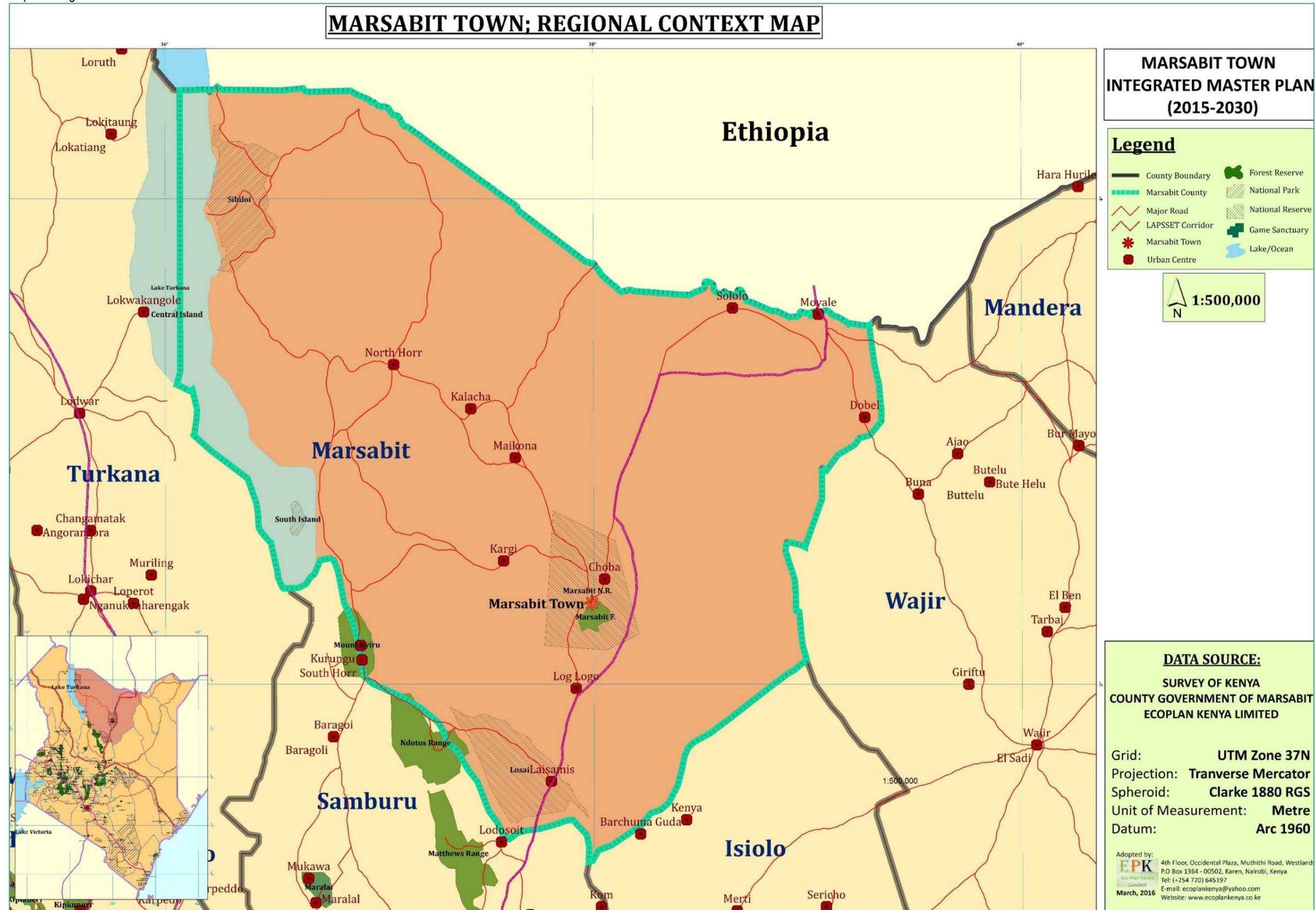
3.1.2 Regional Context of Marsabit Town

Marsabit town lies within the wider northern frontier region. The town is one the major urban centers in the region with relatively good transport network to other capital towns in the region such as Wajir and Isiolo. Its location is key factor for the regions development as it acts as a sojourn point for transit and passengers between Isiolo to Moyale and tourists visiting various parts of region.

3.1.3 County and Local Context of Marsabit Town

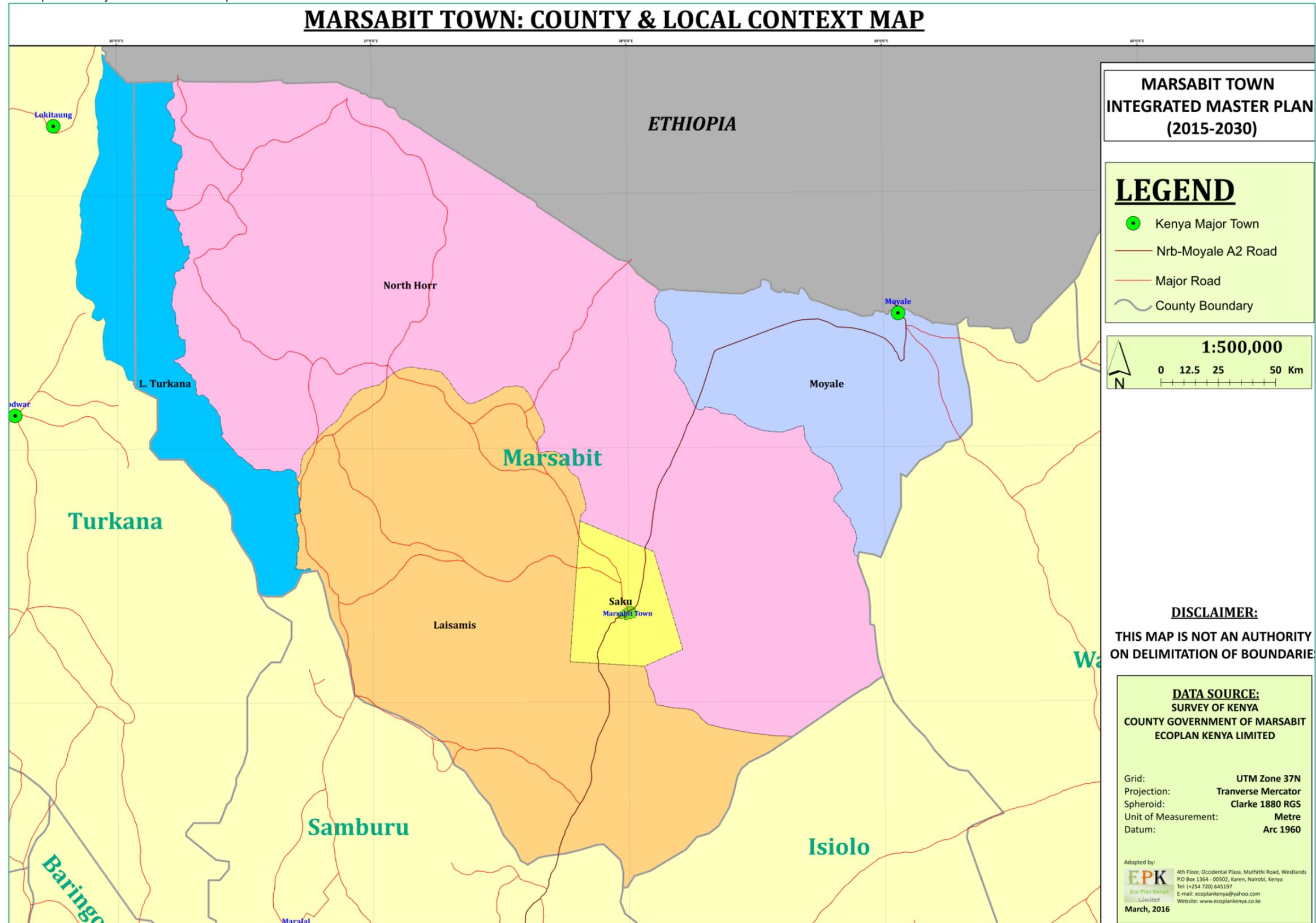
Marsabit town falls under the Marsabit Central Ward within the larger Saku constituency. The town is on the slopes of heavily forested Mt. Saku, with montane vegetation in contrast to the desert beyond, experiencing an exceptional insular eco-system with a unique sub-humid micro-climate compared to the arid climate surrounding it

Map 3.2: Regional context of Marsabit Town



Source: EPK Ltd

Map 3.3: County and Local Context Map of Marsabit Town



Source: EPK Ltd.

3.1.4 Physiography

Marsabit town is situated in motley of physical features which give it its unique taste. The town is located on the base of Mt. Marsabit and surrounded by domed hills. The terrain of the land is generally undulating. The town has an ‘insular’ climate for being an oasis in the great northern Kenya arid zone. The other defining physical features of the town include the famous Chalbi desert, the sand-dunes, calderas and some outstanding man-made features such as trunk roads.

Marsabit Forest Reserve, Marsabit National Park

Mt. Marsabit Forest Reserve and the Marsabit National Park are protected areas almost engulf the town limiting urban growth to the northern-western, southern and western sides of the town. The protected areas cover an area of 1,500 km² of which 360 km² is the Mt. Marsabit National Park and 110 km² is Mt. Marsabit Forest Reserve. This protected area is jointly managed by the Kenya Forest Service (KFS) and the Kenya Wildlife Service (KWS) (Robinson, 2013) and thus cannot be considered for urban development.

Hills and Calderas

Marsabit Town is surrounded by hilly terrain and has calderas in some parts. Mount Marsabit, Gar Matarba hill, Irees-fila hill, Manyatta Makaa hill, Ote hills, Milima Tatu hills, Jirime hills, and Kofia Mbaya hill give Marsabit town a scenic view. Calderas such as Gof Aredo and Gof Chopa also provide spectacular views. The natural features unique to Marsabit town in its regional context have also been determinants of urban development as they hinder development of settlements, though a few settlements can be observed on the steep slopes of some of the hills.

Settlements on the slopes of these hills impacts greatly on the town and the evidence of soil erosion is manifested by dusty areas of the town. The terrain further affects drainage and storm water flow posing potential flooding threats to the town in case of heavy rainfall.

The A2 and C82 Roads

The A2 road (Nairobi-Isiolo-Marsabit-Moyale-Ethiopia) cuts across Marsabit Town dividing the town into two whereas the C82 (Marsabit-Maikona-North Horr) road branching off the A2 formed the then eastern urban limit for the town. These roads provide the following possibilities.

- They dictate the nature and direction of urban development
- They facilitate the flow of vehicular traffic and goods along the model.

- These roads provide one big challenge, that of promoting linear development of the town thus preventing a compact and efficient concentration of key urban functions.
- The new LAPSET related road infrastructure following the A2 road is set to economically open up the town by enhancing trade and tourism.

Topography and Geological Structure

Marsabit Town’s topography is characterized by volcanic cones and calderas. The town lies at altitude of 1,500m above sea level on the slopes of Mt. Marsabit which rises to 1865m above sea level and slopes towards the south east. The town is further surrounded by hills including Gar Matarba hill, Irees-fila hill, Manyatta Makaa hill, Ote hills, Milima Tatu hills, Jirime hills, and Kofia Mbaya hill. This gives the town a highland atmosphere, rolling to gently undulating topography of 5-16 percent. Calderas such as Gof Aredo and Gof Chopa form some of the low areas of Marsabit.

The most predominant geological formation in Marsabit Town is volcanic rocks which extend within the larger county from the eastern part of the Rift Valley. The town is underlain by old, metamorphic rock of pre-Cambrian origin which are covered by tertiary and Pleistocene sheets and cones of volcanic rock (CGM, 2013).

Marsabit Town’s predominant geology and rock parent material ranges from undifferentiated volcanic rocks to pyroclastic rocks. These rocks were formed by accumulation of material generated during the course of the volcanic eruption in Marsabit. They are hard or soft rocks composed of rock fragments from older rocks from the surrounding basement or solidified lava fragments. Significantly, the physical and chemical characteristics of these rocks have, elsewhere, indicated young geothermal systems, hydrothermal resources, and the presence of shear zones, all which are excellent components to supporting increased geothermal potential in Kenya.

The soil found in Marsabit town is classified as eutric nitosols, described as brown or reddish-brown soils manifested in the tropics. These soils are deep, well developed and have a high-water retention capacity with a base saturation of over half, indicating a fairly large reserve of plant nutrients. Their texture is loamy with distinct clay accumulation, and pH is slightly acidic to neutral. These soils have a phyto-biomass formation of (0.5 – 2 percent) in the topsoil and are among the best and most fertile soils of the tropics with a high agricultural potential. Furthermore, they have good physical properties for tillage and are resistant to erosion, provided adequate conservation measures are applied.

Weather Patterns and Climate

The topography of Marsabit town has created a micro climate in the town affecting relative humidity and air circulation in the town. The town’s undulating landscape has produced microclimatic variety in the town through the air motions produced by differences in density. The town has sub-humid micro-climate due to its close proximity to Mt. Marsabit Forest and surrounding hills compared to the arid climate experienced in its surroundings.

Marsabit Town, on average, experiences its rainy season in the month of April and has August as its driest month. It has dry periods in the months of June, July, August and September. On average, October is the town’s warmest month while November is its coolest month. This weather patterns have, however, been erratic in the recent past mainly as a result of degradation of the Mt. Marsabit forest which is the town’s water tower as well as due to climate change and global warming. Indeed, Marsabit has a mean annual rainfall of 700mm ranging between 200mm and 1,000mm per annum (CGM, 2013) though the town received 7.5 mm of rainfall in the year 2014 (National Drought Management Authority, 2014). Rainfall in most parts is generally low, unreliable and unevenly distributed. Short rains are received in October and November while Long rains are received in March, April and May.

Average rainfall is about 700 mm annually and less than 15000 hectares of the 2071.8 Square Kilometers of the district land is under cultivation due to unreliability of rainfall.

Temperature varies between 18°C and 23°C with January and April being very hot, May to August relatively cool and September to December fairly hot. The average daily relative humidity for June is around 68%.

The average daily wind speed is around 37 km/ph., which is the equivalent to about 23 mph, or 20 knots. In recent years, the maximum sustained wind speed has reached 119 kph, that’s the equivalent of around 74 mph, or 64 knots (source: www.myweather2.com). The Wind speed in Marsabit District is 381.5 km per day (Source: Marsabit District Development Plan 2002-2008). The Proposed Wind Turbines will be installed on Kofia Mbaya hill which lies along the Kenya Wind corridor which runs from Tana River through Garissa, Wajir and Marsabit. Marsabit records average wind speeds of 81.5 Kilometers per day (KPLC, 2010)

Drainage; Surface Hydrology and Ground Water

Marsabit town is well drained and manifests a parallel drainage pattern of seasonal rivers due to its steep slopes with some relief. The town has no permanent rivers rather seasonal streams drain to the East, South-east and South of Mt. Marsabit and join up, outside the town, to form Laga Jardessa. The seasonal Jardessa stream drains south east through a wide plain with some isolated lava plateau and into the Mado Kela seasonal marsh.

Marsabit Town has springs at Songa and Badasa as well as other Water bodies including Sorkote – Dikko and Lake Paradise found in Marsabit Forest. During rainy seasons, a seasonal river is formed out of the Badasa and Songa spring runoff. Ground water resources in the town are low and saline due to the nature of the basement rock systems.

The town has, however, over time, been experiencing inadequate and unreliable rainfall, mainly due to degradation of Mt. Marsabit Forest resources. Furthermore, population increase and growing economic activity are increasingly depleting water resources in the town.

Ecology

Marsabit town is composed of two Agro–Ecological zones namely: sub-humid zone III and Semi-arid zone IV which have distinct ecological profiles.

i) Sub-Humid Ecological Zone III

This zone covers the mountainous area of Marsabit town namely Mt. Marsabit, Karare hills and Kofia Mbaya hills. It is characterized by mosaic forest type of vegetation. These mountainous areas have high rainfall and low evaporation rates which have induced dense ever green forest. These forests are extensive and serve as water catchment area. Underneath these forests lies a belt of vegetation characterized by deciduous thorn tree (5-15 high) and tall perennial grasses. This zone is suitable for agriculture and various horticultural crops including maize, beans, pawpaw, tomatoes, bananas and coffee are grown. The forest harbors tree species like *Olea Africana*, *Croton Megalocarpus*, *Stombosia*, *Schefferi*, *Cassupourea molosona*, and *Diarphrus Abyssinia*. Wild animals found in the Mt Marsabit forest include Black Rhino (*Diceros bicornis*), greater kudu (*Tragelaphus strepsiceros*), Elephants (*Loxodonta africana*), buffaloes (*Syncerus caffer*), bush bucks, lions, baboons, leopards, Hyenas, Greyy's Zebra (*Equus grevyi*), Kirk's dik-dik, grant gazelle *Gazella granti*, reticulated giraffe and a variety of birds (KPLC, 2010).

ii) Semi-Arid Ecological Zone IV

This zone covers the low parts of Mt. Marsabit and the surrounding hills. It is suitable for Livestock grazing mainly cows, sheep and goats and sedentary cultivation of maize, millet, fruits and vegetables (KPLC, 2010). The vegetation is mainly farmland and grassland with scattered shrubs and acacia trees.

3.2 SOCIAL SETTING

The early inhabitants in the areas currently around Marsabit town were attracted to the more humid Marsabit mountain area that already had a fallback function for livestock grazing in times of drought. Before 1900, there were only a few nomadic villages of pastoralists who were temporarily residing in the area. To date, more than one third of the population in the Marsabit has tried to establish a livelihood on the fertile slopes of Marsabit Mountain (Witsenburg and Roba, 2004).

Marsabit Town initially grew up as an administrative center, but later acquired commercial and residential functions. The urban history of Marsabit Town goes back to 1921 due to colonial administration developments affecting the northern Kenya region. The first reported 'permanent construction' was a little mud-and-wattle house in Mt. Marsabit Forest, at the edge of the crater-lake built by the 'Boma Trading Company'. In 1921, the colonially established Northern Frontier District (NFD) of which Marsabit was a part, came under the military rule of the Kings African Rifles (KARs), and Marsabit District was renamed Gabraa District. Large police offices, officers' residences and lines were built including the construction of the first piped water supply system for the town. Commercially, two stores were opened in the Boma (as Marsabit township was then called) one owned by an Indian and the other by a Somali. Marsabit became an officially recognized town in the year 1928 (Witsenburg and Roba, 2004).

The town may have inherited its name originally from the Amharic word "Marsa bet" which means "Marsa's home/house" and is believed to have been named after a Burji farmer called 'Marsa' who was brought to Marsabit from Mega (in Ethiopia), by the then Colonial Consul to assist in consolidation of farming and permanent settlement on the slopes of Mount Marsabit. It may also have come from the Rendille word "Marsabicho" meaning "mountain surrounded by mist" in reference to Mount Marsabit.

The town is mainly inhabited by the Gabbra, Burji, Borana and Rendille communities. Few Somali traders as well as Turkana and Ameru also reside in the town. There are other people from other parts of Kenya who are there working mostly for the government and business dealings. Marsabit Town is a cultural melting pot with a rich mix of Cushitic cultural

heritage from the different communities manifested in the town. Muslims, Christians and adherents of traditional religions all inhabit the town.

The Gabbra, Borana and Rendille community residing in the town majorly practice livestock keeping, though the Borana and Gabbra also farm and trade as well. The Burji communities are mostly business people and farmers.

Majority of the Cushitic communities are monotheistic, majority of town residents being traditionalists, Christians and Muslims. Like all traditional societies and cultures in Kenya, cultural heritage of most of the communities in Marsabit are increasingly being diminished. This may have led to existing conflicts and tensions between some of the tribes especially after the weakened authority of traditional community leaders at the advent of civil administration and governance. Furthermore, disregard of traditional and cultural norms and pressure to modernize is manifesting itself in younger generations residing in the town.

Chapter 4 : POPULATION AND DEMOGRAPHIC DYNAMICS

4.1 POPULATION SIZE AND GROWTH

4.1.1 Population Size, Composition and Structure

The 2009 National Population and Housing Census in Kenya show that, Marsabit Town had a total population of 20,658 persons which comprised of 10,415 males and 10,243 females living in a total of 4,620 households. Having an area of 435.5km², Marsabit Town has a population density of 47 persons per square kilometer (see Table below).

Location	Male	Female	Total	Households	Area Km ²	Density
MOUNTAIN	3,498	3,153	6,651	1,674	2.3	2,953
Township	1,399	1,048	2,447	581	1.3	1,849
Wabera	2,099	2,105	4,204	1,093	0.9	4,523
JIRIME	930	864	1,794	342	79.5	23
Milima Tatu	834	772	1,606	306	14.4	112
Jirime	96	92	188	36	65.2	3
NAGAYO	3,885	4,088	7,973	1,748	339.7	23
Nyayo road	1,123	1,205	2,328	490	0.4	5,493
Majengo	2,762	2,883	5,645	1,258	339.2	17
DAKABARICHA	2,102	2,138	4,240	856	14	302
Mataarba	605	582	1,187	272	6.4	186
Dakabaricha	1,497	1,556	3,053	584	7.6	400
TOTAL	10,415	10,243	20,658	4,620	435.5	47

Table 4.1: Population distribution in Marsabit Town

Source: KNBS, 2010

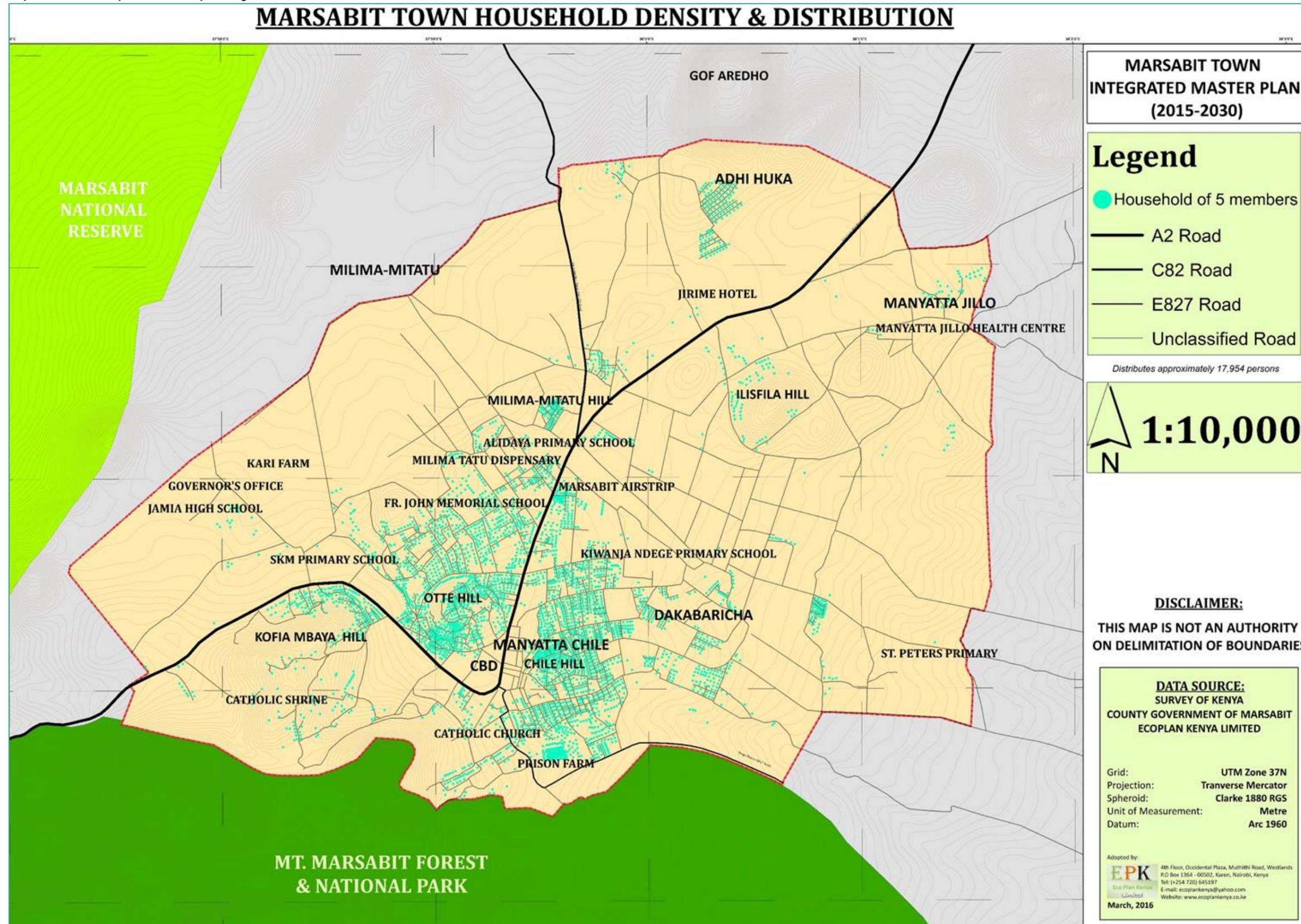
The 2009 Core urban population for Marsabit town is 14,907 persons (see Table below) of which 7,525 were male and 7,382 were female (Kenya National Bureau of Statistics, 2010).

Age bracket	Male	Female	Total
0-4	1,028	995	2,023
5-9	1,041	1,053	2,094
10 -14	1,035	1,065	2,100
15-19	911	981	1,892
20-24	735	743	1,478
25-29	595	577	1,172
30-34	489	436	925
35-39	413	354	767
40-44	277	272	549
45-49	288	232	520
50-54	219	184	403
55-59	131	100	231
60-64	101	116	217
65-69	73	55	128
70-74	80	65	145
75-79	36	25	61
80+	71	129	200
Age not stated	2	-	2
Total	7,525	7,382	14,907

Table 4.2: Marsabit Town Core Urban Population Age Cohorts

Source: KNBS, 2010

Map 4.1: Settlement patterns in the planning area



Source: EPK Ltd.

Marsabit town's population structure is comprised of 54.4% children i.e. 0-19 years of age, 42.01% in the economically active age bracket i.e. 20-64 years of age, and 3.58% of the population is in the over 64 years of age bracket. This implies that when combined together, the proportion of elderly and children is bigger than the working age bracket.

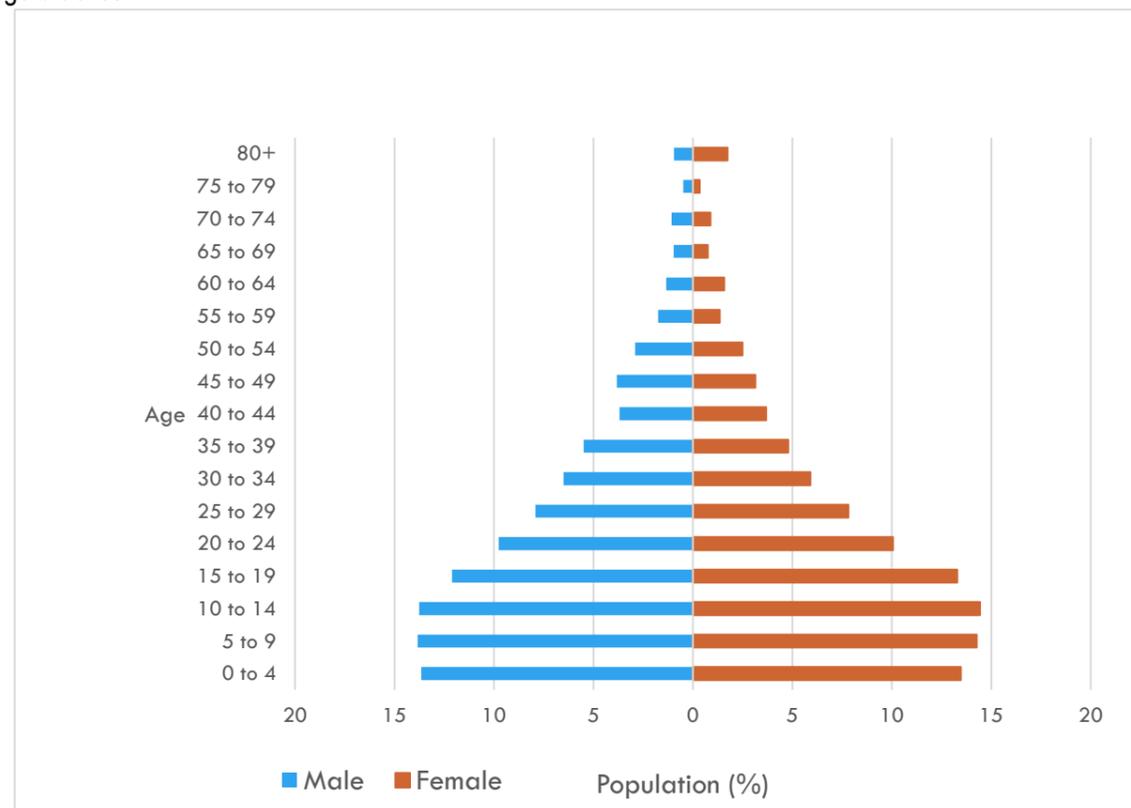


Figure 4.1: Population pyramid for Marsabit Town

Source: KNBS 2010

4.1.2 Population projections

Assuming that all other factors i.e. mortality rate, fertility rate and migration are held constant, based on the 2009 National Population and Housing Census and an annual population growth rate of 1.53¹ per cent, the core population of Marsabit Town was projected to rise to 22,628 persons in the year 2015 of which 11,411 were males and 11,217 were females. This population is projected to rise further to 28,412 by end of the plan period in the year 2030 where 14,336 persons would be males and 14,077 females. The core urban population of Marsabit Town was also projected to rise to 16,995 persons in the year 2015 and further projected to rise to 23,583 persons by the year 2030 (KNBS, 2010). See Table below.

Years	1999	2009	2010	2015	2020	2025	2030
Male	6,059	7,525	7,690	8,570	9,550	10,643	11,861
Female	5,923	7,382	7,546	8,425	9,405	10,500	11,722
Total	11,982	14,907	15,236	16,995	18,955	21,143	23,583

Table 4.3: Projected Core Population in Marsabit Town

Source: EPK Ltd. 2016

¹2009 national census growth rate from Kenya National Bureau of Statistics, 2010

4.1.2.1 Population Projections for Significant Age Cohorts

Under 1 year: These are infants whose population was 1,448 comprising 739 males and 709 females in 2015. This translates to 8.5 per cent of the town's population. This population is projected to increase to 2,500 in 2030 and further to 7,451 in 2030. This will require that special efforts be put in place for improving their health such as scaling up antenatal care, increasing immunizations/vaccinations coverage and improving child nutrition.

Under 5 years: This is the pre-primary age group and its population was 8,600 persons in 2015 comprising of 4,370 boys and 4,230 girls. This translates to 50.6 per cent of Marsabit's core urban population. This category is projected to increase to 14,847 and 44,253 by 2020 and 2030 respectively. This is a preparatory stage to schooling, which should be given attention. The high population of this age group calls for development of more Early Childhood Development Centers (ECD). The age group also forms a base where most of immunizations are undertaken. Nutritional programmer for this population is also necessary as nutritional status of children within one to five years' brackets in the larger Marsabit County shows average at risk of malnutrition (*MUAC below 135 mm as percentage*) is 25.5% (CGM, 2013).

Primary School Age (6-13years): The 2015 projected population of this age group is 6,551 comprising of 3,190 males and 3,361 females. This translates to 38.5 per cent of the total population. This population is projected to increase to 11,311 in 2020 and 33,727 in 2030. The increase in primary school going children calls for the establishment of more education facilities, provision of learning and teaching materials and increase in the number of personnel.

Secondary School Age (14-17years): Population in this cohort was projected to be 3,030 comprising of 1,452 males and 1,578 females in 2015, representing 17.8 per cent of the core urban population. This is further expected to increase to 15,603 in 2030. The increase of this population implies that there will be increased demand for secondary school places and therefore the need to put up more facilities to cater for the increased demand. Efforts should, therefore, be made to establish tertiary learning institution such as technical colleges and polytechnics and even university colleges to cater for those completing their secondary school education. Employment and income generating opportunities should as well be explored to take care of school leavers by making them productive hence contributing to poverty reduction in the county.

Table 4.4: Population Projections for Significant Age Cohorts

Age bracket	2009 (Census)			2010			2015			2020			2025			2030		
	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total
Under 1	386	366	752	430	409	839	739	709	1,448	1,271	1,229	2,500	2,185	2,131	4,316	3,756	3,695	7,451
Under 5	2,281	2,185	4,466	2,542	2,439	4,981	4,370	4,230	8,600	7,511	7,335	14,847	12,911	12,721	25,632	22,194	22,059	44,253
Primary School Age (6-13)	1,665	1,736	3,401	1,856	1,938	3,794	3,190	3,361	6,551	5,483	5,828	11,311	9,425	10,107	19,531	16,200	17,526	33,727
Secondary School Age (14-17)	758	815	1,573	845	910	1,755	1,452	1,578	3,030	2,496	2,736	5,232	4,291	4,745	9,035	7,375	8,228	15,603
Youth Population (15-29)	2241	2301	4,542	2,497	2,569	5,066	4,293	4,455	8,748	7,379	7,725	15,104	12,685	13,396	26,081	21,805	23,230	45,035
Female Reproductive age (15-49)	-	3595	3,595	-	4,013	4,013	-	6,960	6,960	-	12,069	12,069	0	20,929	20,929	0	36,294	36,294
Labor Force (15-64)	4159	3995	8154	4,635	4,460	9,095	7,967	7,734	15,701	13,695	13,412	27,107	23,541	23,258	46,800	40,467	40,333	80,799
Aged Population (65+)	260	274	534	290	306	596	498	530	1,029	856	920	1,776	1,472	1,595	3,067	2,530	2,766	5,296

Youth Population (15-29 years): This population was projected to be 8,748 comprising of 4,293 males and 4,455 females accounting for 51.5 per cent of the total population in 2015. It is projected to increase to 15,104 and 45,035 by 2020 and 2030 respectively. Making up slightly more than a half of the entire Marsabit town’s core urban population, youth can be empowered to influence decision making in the town. It is therefore necessary to involve them in participatory and development based activities. This calls for establishment of youth empowerment and talent centers, creation of employment avenues, enforcement of youth enterprise programs and sensitization on family planning.

Female Reproductive Age (Female 15-49 years): This population was projected to 6,960 in 2015 and is expected to rise to 12,069 in 2020 and further to 36,294 in 2030. This increase in population of this age group calls for programmers aimed at improving reproductive health services like maternal and child health care services.

Labor Force (15-64 years): The Marsabit Town labor force was projected to 15,701 comprising of 7,967 males and 7,734 males in 2015. This number translates to 92.4 per cent of the county population which is almost the entire population. This is expected to rise to 27,107 in 2020 and 80,799 in 2030. This is the population that the county will depend on to meet its production requirements. However, due to high unemployment level, most of the labor force is not utilized. The county needs to beef up efforts meant to improve the skills of the labor force, create an enabling environment for investment, employment creation and provision of business development services.

Aged Population (65+): In 2015, the population of this age group was projected at 1,028, comprising of 498 males and 530 females. This population is projected to increase to 1,776 in 2020 and 5,296 in 2030. Special needs for this population group those have to be considered include, provision of accessible and affordable health programmers and scaling up of the social protection programmer. The population also needs to be given opportunities to contribute to peace building and conflict resolutions.

4.2 WELFARE INDICATORS

4.2.1 Housing

Most recently, the housing subsector is being regarded as a crucial pillar in realizing Kenya’s long term development goals as outlined in the Vision 2030. The 2030 vision for housing and urbanization is “an adequately and

decently-housed nation in a sustainable environment.” This will be attained through:

- ❖ better development of and access to affordable and adequate housing;
- ❖ enhanced access to adequate finance for developers and buyers;
- ❖ pursuit of targeted key reforms to unlock the potential of the housing sector;
- ❖ initiation of a nationwide urban planning and development campaigns

These elements are quite relevant even as we embark on redefining strategies and programs for the housing sector in Marsabit Town. Besides, the right to adequate housing is a human right recognized and enshrined in the Constitution of Kenya 2010: Article 43 (b) provides the right to accessible and adequate housing; Article 21 further states that "the State shall take legislative, policy and other measures including setting standards to achieve progressive realization of the rights guaranteed under Article 43". The Marsabit Housing Strategy will take into account the principles and provisions of these instruments among others.

a) Building Materials

The proportion of household living in mud/wood walled houses stands at 34.2% while those households with stone walls are 0.4%, brick/block constitute 4.3%, mud/cement 5.7%, wood only 5.7%, corrugated iron sheets 0.5%, grass straw is 22.8%, tin constitutes 0.5% and the use of other building materials constitutes 26% (CGM, 2015).

The proportion of households with cement floored houses is 8.3%, those with tiles accounts for 0.4% while earth floored houses which are the majority constitutes 91.3%. The proportion of household with roofing materials as corrugated iron sheets are 31%, tiles 0.1%, concrete 1.1 %, grass 37.5 %, Makuti 1.3 % and others comprises of 29%. The table below summarizes the building materials used in Marsabit per housing component.

BUILDING MATERIALS					
WALL COMPONENTS	% age of materials used	ROOF COMPONENTS	% age of materials used	FLOOR COMPONENTS	% age of materials used
Mud/wood	34.2%	Corrugated iron sheets	31%	Cement	8.3%
Stone	0.4%	Tiles	1%	Tiles	0.4%
Brick/Block	4.3%	Concrete	1.1%	Earthen	91.3%
Mud/Cement	5.7%	Grass	37.5%		
Wood	5.7%	Makuti	1.3%		
Corrugated iron sheets	0.5%	Other materials	29%		
Grass	22.8%				
Tin	0.5%				
Other materials	26%				

Table 4.5: Building materials by components Source: CIDP, Marsabit County



Photo 4.1: Common building materials used in Marsabit Source: EPK Ltd. field survey 2015

b) Formal and Informal Housing

Like many other urban centers in the country, Marsabit Town suffers from the inability to provide adequate and affordable urban housing for its residents. According to Shelter Afrique, 2013 Kenya has a low level of urban home ownership amounting to only 16% and Marsabit Town is no

exception. There is limited supply of rental housing in the town. Real estate developers have built hotels that offer accommodation to residents and visitors who regularly visit the town on their way to Moyale and Ethiopia.

c) Problems Associated with Housing

From the field study, some of the main problems associated with housing include:

- ❖ Poor housing structures
- ❖ Lack of piped water system
- ❖ Lack of electricity
- ❖ Limited housing stock for public servants
- ❖ Lack of sewerage system

d) Informal Settlement Situations

The lack of adequate and affordable housing in Marsabit Town is slowly contributing to the expansion of informal settlements such as slums and unplanned developments coming up haphazardly. Besides the lack of sustainable livelihoods, low incomes and poor planning of the town have also contributed to this phenomenon. The slum households have numerous challenges which include the following, among others:

- ❖ Houses which are not permanent in nature and cannot withstand extreme climate conditions.
- ❖ Lack of sufficient living space which means more than three people sharing the same room.
- ❖ Lack of access to safe water in sufficient amounts and at affordable prices.
- ❖ Inadequate sanitation.
- ❖ Lack of public toilets.

Some of the solutions to address issues of informal settlements in the town are:

- ❖ Support housing programs
- ❖ Improve water supply,
- ❖ Improve sanitation, houses, sewerage and lighting
- ❖ Local authority to upgrade houses
- ❖ Improve security
- ❖ Construct public toilets/bathrooms

e) Housing Conditions (Quality)

Generally, in Kenya, the quality and quantity of low-income housing is better in rural areas than in urban areas and this is true for Marsabit which is largely rural in nature and where the housing is of poor quality and lacks basic infrastructural services such as access roads, sewer lines and electricity. It is estimated that more than 300,000 housing units need some improvements every year. Furthermore, the quality of housing in rural areas is largely dictated by cultural and environmental factors and this is exemplified in a number of aspects such as types of building materials used, the form and design, who builds, location *vis a vis* other uses etc.

f) Housing Support Infrastructure

The key to a successful development of affordable, adequate housing is the ability to provide the much-needed attaching attendant/support infrastructure. These include roads, water and sanitation facilities etc. The general infrastructure in Marsabit is poorly developed and this is a major setback to the housing sector. The residents rated inadequate water supply, lack of sanitation, access roads, sewer lines and electricity as some of the main problems related to housing.

g) Housing Delivery Systems

The housing sector in Kenya attracts a wide range of players that in one way or the other affect the demand and supply through their interactions. Some of these actors include the consumers (tenants or owners), developers, lenders, infrastructure providers, regulators, subsidy providers and intermediaries.

Some of the factors associated with shortage of housing in Kenya's urban areas, Marsabit Town included, are: underinvestment in low- and middle-cost housing by the private sector, poor governance, an outdated legal and regulatory framework, and the high cost of housing finance, for both long-term developers and buyers.

The main actors in the housing and human settlement sub-sector in Marsabit include the Council, credit support groups and individuals (landlords). The main concerns regarding housing delivery are:

- ❖ Residents operating from the Manyatta/villages in the respective wards,
- ❖ No housing schemes have been started or initiated by the county government

4.2.2 Access to water

Marsabit town is faced with a challenge of water scarcity. Practically a person is averaged to spend 15-20 liters of water per day (WEDC, 2012). This is for the basic domestic use including drinking (3-4 liters), food preparation, cleanup (2-3 liters), personal hygiene (6-7 liters) and laundry (4-6 liters). Based on this mean water consumption standard the water demand in Marsabit town is 413m³ per day (Not factoring in urban lifestyle of using flush toilets and landscape watering). This water demand is pretty high compared to the water supply by the available water sources which produce around 65m³ per day. The demand of water is expected to rise to 568m³ of water in 2030. Meeting that demand is very challenging considering the current water demand has a deficit of 388m³ of water.

Photo 4.2: Residents queuing for water at near St. Mary's Catholic



Source: EPK Ltd. Field survey, 2015

Access to clean and safe water is difficult due to the long distance covered by the residents to get water. The only water point that is currently operational in Marsabit town is usually opened once in two days and a jerrican of 20 liters' costs Kshs. 2. This high cost of water indicates the severity of water scarcity in Marsabit. Water vending is also a means of getting water in Marsabit Town. The only water vender in Marsabit currently is a private businessman; this does not suffice for the supply of water around the town.

Photo 4.3: Rain water harvesting

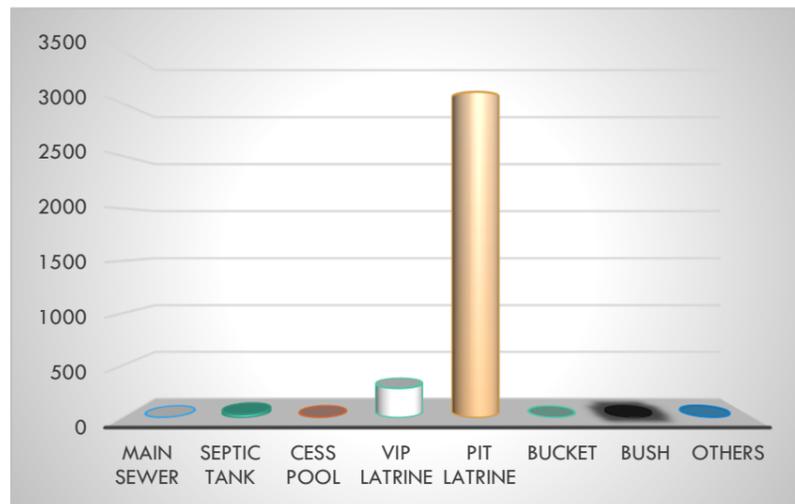


Source: EPK Ltd. Field Survey, 2015

4.2.3 Sanitation

Households with latrines in Marsabit Town account for 34.3 % of the population. Among the toilets used include: Pit latrine which account for 25.8%, uncovered pit latrines (13.5%), covered pit latrine (12.3 %), bucket (12.3 %), Ventilated improved pit latrine (VIP) (6.5 %) and 0.2 % flush toilets.

Figure 4.2: Methods of human waste disposal



Source: Marsabit County Integrated Development Plan

Waste/garbage disposal is done by public garbage heap burning which account for 19.7 %, garbage pit (12.1 %), farm garden (8.9 %), public garbage heap (1.9 %) and 0.4 % disposed by local authority (*Marsabit CIDP*).

4.2.4 Fuel

The main forms of domestic fuel used in Marsabit town are charcoal and firewood. Most hotels in the town use charcoal and firewood. Some families use cooking gas and paraffin in their homes though it is few of them who can afford them. It's only 3.6 per cent of the entire Marsabit county population that use electricity for lighting (CGM, 2013).

4.2.5 Health

Residents of Marsabit town do not have adequate access to quality and affordable health services that are provided by the various health facilities located in different parts of the town. Furthermore, there is inadequacy in maternity services; particularly in the interior parts. Some of the challenges facing health care provision in the town include:

- Poor health seeking behavior among communities
- Poverty
- Water shortage
- Poor health infrastructure
- Shortage of qualified personnel
- Inadequate drugs and equipment
- Inadequate location and distribution of health care providers
- Socio-cultural practices
- Expensive service from the private clinics

4.2.5.1 Morbidity and Immunization

Average morbidity for Marsabit County is 21.4 per cent, where male morbidity rate was 21.5 per cent and females were 21.3 per cent (CGM, 2013). The five most common diseases within the larger county in order of prevalence are; Malaria/fever accounting for 44.8 per cent of the cases reported in medical facilities; flu which accounted for 19.1 per cent; respiratory diseases (5.3 per cent), eye problems (4.5 per cent) and headache which is 3.7 per cent.

The county had a HIV prevalence of 1.8 per cent. In efforts to combat malaria, children under five years who sleep under treated mosquito nets made up 22.4 per cent while those who sleep under untreated mosquito nets accounted for 21.9 per cent. Other diseases reported in Marsabit town were diarrhea, skin cancer, clinical malaria, urinary tract infection, pneumonia and rheumatism (joint pains).

Immunization coverage within the larger Marsabit County stood at 63.6 per cent done through mobile services where community health workers visited households.

4.2.5.2 Maternal Health Care

Due to cultural and religious beliefs in Marsabit County, contraceptive acceptance is low at 8.3 per cent resulting in a lot of pregnancies especially among teenage girls. The situation is worsened by increasing occurrences of early marriages. Despite the large number of pregnancies, 76.2 per cent of the population delivers in delivery points (CGM, 2013). Due to inadequate number of maternal health care providers in Marsabit County, only 12 per cent of the entire population delivers in hospitals. Those who sought these services in health centers were estimated to be 0.9 per cent whilst those who attended dispensaries/clinics were at 3.3 per cent (CGM, 2013).

Marsabit County referral hospital has an average of three deliveries in a day.

Maternal health facilities within the county are in most instances located very far from some communities. This has resulted in higher population of 82 per cent delivering at home as those visiting maternity homes stand at 1.8 per cent (CGM, 2013).

4.2.5.3 Fertility and Mortality

a) Crude Birth Rates

The crude birth rate prevalent in the county is 45.5 births per 1,000 populations in any given year according to the 2009 Census. The town recorded 44 births in 2012. This is relatively low compared to total births recorded in the entire county of 5,060. Nationally, the recorded births were 754,429 (KNBS, 2013). The low birth recording may be a result of difficult in access to health facilities or real low birth rate.

b) Total Fertility Rate

The County recorded average births per woman in her lifetime of 5.7 in the 1999-2009 census decade (KNBS, 2010).

c) Infant Mortality

From the 2009 national housing and population census (HPC), 51 children per 1,000 children born in Marsabit county did not live to celebrate their first birthday (Kenya National Bureau of Statistics, 2010).

d) Crude Death Rates

As per the 1999 HPC, the crude death rate in the county stood at 7.3 deaths per 1,000 population in a span of one year. In 2012 the town recorded 96 deaths. This is fairly low because it is much lower compared total recorded deaths in the whole county of 6,580 and still insignificant at the national level which gives a record of 173, 912 deaths in the same year (KNBS, 2013).

4.3 SOCIAL AND CULTURAL VALUES

4.3.1 Social concepts on Land

Land in Marsabit town is categorized into three tenure systems: freehold, leasehold and communal.

Mean Land Holding Size

Most of the land in the county is owned communally except few adjudication sections in Saku Constituency (CGM, 2013). The mean holding size of adjudicated sections is 0.8 Ha but plans are underway to adjudicate land in Moyale Constituency.

Percentage of Land with Title Deeds

Less than one per cent of land is registered in the county. Among the registered sections are those in the Mountain area, Marsabit Township and Dakabaricha in Saku Constituency, where 1,200 title deeds have been issued.

Incidences of Landlessness

Landlessness is not a common issue in the county as people generally reside on communal land. Due to frequent conflict, communities get displaced but normally go back to their land after the situation calms.

4.4 SECURITY

4.4.1 Crime and Security

Crime, violence and accidents are increasingly being prevalent in Marsabit Town which is served by one police station and a police patrol base at Leyai. Major criminal activities reported within Marsabit Town are public disturbance and human assault with the noted crime hotspots being along

the A2 road, the main (*Kanzu*) market, and Nyayo road, Boruharo, Dirib Gombo, Karare and Leyai in the larger Saku sub-county. The main causes of crime in the town include unemployment particularly among the youth who when idle chew khat '*miraa*' in groups and easily get sucked into committing crimes, historical tensions and intolerance among different communities in the town that escalate to crimes in case one community is even slightly aggrieved and poor planning of the town which has exposed security weak points in the town.

The UN standards recommend for one policeman to serve four hundred persons. Due to security concerns the ratio of policemen to Marsabit town residents could not be revealed but the authorities are urged to address the issue appropriately.

4.4.2 Safety

Marsabit Towns is experiencing increased number of road accidents caused by the '*bodaboda*' operators in the town. The town's rough terrain in most areas and over speeding by some of the motorcyclists as well as motorists are the major causes of accidents. The dusty and windy nature of the towns also greatly reduces visibility on the roads rendering most acute road corners as accident black spots.

4.4.3 Disaster Preparedness, Prevention and Management

Marsabit Town is prone to fire, famine, water shortage (drought) and flood disasters. The County Government of Marsabit is inadequately prepared for practical early detection and prevention of potential disasters and response to disasters as well as manage disasters if they occur. The county has 7 water bowser trucks each with a capacity of 16,000 liters located at the County's Department of water. These tankers are intended to supply water to communities within the town in case of acute water shortage and for emergency response in the instance of fires.

Due to water shortage being a major issue in the town, the tankers are mostly dedicated to supply water to communities and are experienced to be found without water in the event of abrupt fires within the town. For instance, an incident occurred during the field survey where a fire breakout in town razed down some structures within the CBD before the quickest tank, having no water, could be filled with water and get to the scene.

There is also inadequate awareness among the communities in Marsabit Town on disaster preparedness as most buildings in the town do not even

have fire extinguishers and laws are not enforced to have them fixed within the premises.

The town does not have: -

- A fire brigade and adequate fire-fighting equipment,
- Operational disaster detection, response and management call centre,
- Adequate emergency response ambulances and;
- Designated disaster patients' wards in the hospitals.

Photo 4.4: Remains of structure burnt down due to lack of DPPM



Source: EPK Ltd. Field Survey, 2015

4.5 EDUCATION

4.5.1 School Attendance Status

A total of 5,584 (40.7%) persons in Marsabit Town of school attending age (over 3 years) at all levels were recorded to be at school, of these 40.7% were male and 40.6% female as illustrated in table below. Of this group, 4,028 (29.3%) is recorded to have left school at some point (KNBS, 2010). Most boys may have dropped out of school/did not continue schooling in the town compared to females, to join in the *Bodaboda* business that was booming in the town.

The Integrated Master Plan for Marsabit Town Report

A total 3,558 (25.9%) of persons of school attending age at all levels is recorded to have never attended school with 61.8 percent of these categories were girls. The statistics further depict that 32.3 percent of females in Marsabit have never attended school compared to 19.6 percent of the males. Approximately four percent of the respondents did not state their school/learning institution attendance status.

Sex	At School	%age	Left School	%age	Never Attended	%age	Not Stated	%age	Total
Male	2,818	40.7	2,331	33.7	1,358	19.6	411	5.9	6,918
Female	2,766	40.6	1,697	24.9	2,200	32.3	144	2.1	6,807
Total	5,584	40.7	4,028	29.3	3,558	25.9	555	4.0	13,725

Table 4.6: Marsabit Town Learning Institution Attendance Status Source: KNBS, 2010

4.5.2 Highest Level of Education Reached

The table below displays data on education attainment of the respondents based on the highest level of education reached. Majority of the respondents had attained primary education (46 percent), followed by secondary education (15.3 percent), 5.4 percent had preprimary education. Slightly over three percent had tertiary education (middle level colleges) while 1.8 percent had university education and 0.2 percent attained youth polytechnic education. 0.2 percent of population had non-formal education (0.1 percent for basic education literacy and 0.09 percent "madrassa").

Sex	Never Attended	Pre-Primary	Primary	Secondary	College	University	Polytechnic	Basic Literacy	Madrassa	Total
Male	1,432	385	3,023	1,268	263	175	24	9	10	6,589
Female	2,255	332	3,100	764	190	70	3	7	2	6,723
Total	3,687	717	6,123	2,032	453	245	27	16	12	13,312

Table 4.7: Marsabit Town Education Attainment Source: KNBS, 2010

4.5.3: Highest level of Education Being attended

The population then attending the different levels of education was as follows:

- Pre-primary/kindergartens – had 665 kids (11.9 percent) with 358 boys and 307 girls.
- Primary schools- had pupils 3,952 (70.7 percent) with 1,932 boys and 2,020 girls
- Secondary schools- had 818 students (14.6 percent), with 448 were males and 370 females

There were about 75 students in tertiary institutions (1.4 percent), 71 in universities (1.3 percent) and 4 (0.01 percent) in youth polytechnics. In non-formal education, there were 6 (0.1 percent) persons attending basic literacy classes and *madrassa* (KNBS, 2010).

In terms of gender, the proportion of girls to boys in primary, secondary, tertiary and university education was 1.05, 0.83, 1.17 and 0.61 respectively. The data reveals that there were more boys than girls attending schooling at all

levels except in overall attendance among the primary school level and middle level colleges. There were about 5,592 persons attending school in 2009 as illustrated in table below.

Table 4.9: The number enrolled in different levels of education

Sex	Pre-Primary	Primary	Secondary	Colleges	University	Polytechnic	Basic Literacy	Madrassa	Total
Male	358	1,932	448	35	44	3	-	4	2824
Female	307	2,020	370	41	27	1	1	1	2768
Total	665	3,952	818	76	71	4	1	5	5,592

Source: KNBS, 2010

4.5.4: Activity Status of the Population Aged 5-Years and Above

This analyses the labor force in Marsabit Town as compared to its economically inactive population. The labor force consists of the economically active members of the population who at the time of the 2009 census were working and/or not working but available to work, taking into account both the employed and the unemployed. The inactive population covers those not available to work including the incapacitated, the homemakers, the retired and fulltime students.

Table below depict the Marsabit town population aged 5 years and above by activity status disaggregated by sex. It shows that Marsabit had 12,476 persons aged 5 years and above with females accounting for slightly over 50 percent. Out of these, the economically active population had 5,691 persons having 4,362 people employed and 1,329 seeking work. The inactive population had 5,556 persons of which 3,299 were females. The males account for 58.4 percent of the active population whereas females account for 59.4 percent of the inactive population. About 1,229 persons are captured in the "undetermined" category and comprise those who for some unspecified reasons never reported their activity status (KBNS, 2010).

Sex	Population (over 5years)	Employed	Seeking Employment	Economically Inactive	Unclassified
Male	6,169	2,509	814	2,257	589
Female	6,307	1,853	515	3,299	640
Total	12,476	4,362	1,329	5,556	1,229

Table 4.10: Marsabit Town Labor Force

Source: KNBS, 2010

4.6 SOCIAL RELATIONS AND EMPOWERMENT

4.6.1 Gender Based Violence

Most of the major criminal activities reported within Marsabit Town are gender related including domestic gender based violence, early marriages, defilements and Female Genital Mutilation (FGM). Women are victims of domestic violence from their spouses who may be undergoing frustrations like livestock loss, declining livelihoods, drug and substance abuse and outdated social cultural practices such as FGM. Though, due to cultural and religious views women in the town are seen to be inferior to men and are the most victims of gender-based violence, there are occurrences where men have been assaulted by women. This type of gender violence is mainly fueled by unfaithfulness between partners.

Chapter 5 : ECONOMIC ACTIVITIES

5.1 INTRODUCTON

This is among the most vital sectors of a society. Over 80% of the people's daily activities revolve around this sector of life. The sector determines the living conditions as well as their lifestyle. With vibrant economic activities, the society's living standards are high and vice versa.

5.1 AGRICULTURE

Agriculture is the backbone of economy of Kenya. Marsabit town being part and parcel of Kenya is no exception. The most dominant sector agriculture in Marsabit is livestock rearing specifically, nomadic-pastoralism version. However, nowadays Marsabit people are shifting to sedentary lifestyle thus indulging in farming activities on the much-limited space they have. The area is a significant producer of meat animals in Kenya.

5.1.1 Crop Farming

The total area of arable land in Marsabit County is 1,582,750 hectares (CGM, 2013). However, only 5,218 Ha (0.3%) of this arable land is under crops – being utilized. Much of the area is underutilized due to erratic climatic condition. The average farm size in the county is 0.8 Ha; and farms with title deeds are approximately 1%. The farms are concentrated on mountain regions of Saku Constituency.

High temperatures and low rainfall are some of the factors that limit farmers from carrying out certain agricultural activities such as tea or coffee farming. Farming of the general crops which includes the cereals and legumes dominate the utilized arable land covering up to 4,800 Ha, followed by horticultural crops taking 318 Ha and lastly by fruits straddling 100 Ha. However, the government of Kenya has introduced certain strains of maize plants that are well adapted to growing in the county. Other crops grown in the area includes sorghum, wheat, onions, tomatoes and potatoes. Some of these crops are grown in the high area of the county such as areas around Mount Marsabit and Kulal which receives rainfall ranging between 500mm to 1300mm per annum.

Crop	Land cover (Ha)	% of land covered
Cereals and legumes	4,800	92
Horticultural crops	318	6
Fruits	100	2

Table 5.1: Land under crop farming by crop Source: EPK Ltd.Field survey 2015

Agriculture is the main source of income for most of the people in Marsabit town and the county as a whole. This is achieved through the sale of food products which are sold in some of the local markets in the county; such as Kanza market in Marsabit town. The surplus of the food products is also transported to other towns such as Meru, Isiolo, Nairobi and Kisumu. Kenya Meat Commission also buys animals from the residents especially during the dry season and this helps the Marsabit County residents to meet their various financial needs.

Photo 5.1: Examples of crops grown in Marsabit



Source: EPK Ltd.Field Survey, 2015

5.1.2 Livestock

Livestock keeping is one of the major agricultural activities carried widely in the county with farmers keeping large herds of cattle, sheep and goats as well as camels. Marsabit County's livestock population significantly contributes to 70% of the total Kenya's livestock population from arid and semiarid regions (David A. M & Prof. Katua M. K., 2013). Livestock farmers normally practice nomadic livestock keeping method i.e. they keep moving from one area to another in search of pastures and water for their livestock and for other domestic purposes. The residents have also drilled boreholes and wells in an effort to increase the amount of water available.

The livestock species kept in the area are herds of cattle, sheep, goats, camels, donkeys and indigenous chicken. There are no registered group or company ranches, however, different communities have their own grazing areas and this contributes to resource based conflicts especially during drought periods where community competes for grazing fields.



Photo 5.2: Various sorts of livestock in Marsabit Source: EPK Ltd. field survey 2015

Bee keeping is one of the new agricultural activities that are being introduced in the area in a bid to increase honey and other bee products in the country as well as alleviate poverty. Table 11 is a summary of livestock sector and their contribution to the economy of the county.

Table 5.2: Livestock sector & its contribution to Marsabit's economy

Livestock Enterprise	Estimated population	Estimated Value (Kshs)
Cattle	424,600	14 billion
Sheep	960,000	3.2 billion
Goats	1,143,500	3.8 billion
Camels	203,000	8.9 billion
Donkeys	63,800	1 billion
Indigenous chicken	46,300	8 billion

Source: EPK Ltd. Field Survey, 2015

5.2 COMMERCE, MARKETING AND FINANCE

The basic commodities traded in Marsabit town include livestock and livestock products such as meat and milk. The livestock kept in large numbers in the wider Marsabit town are marketed in the Marsabit town and later moved to the nearby towns such as Isiolo, Nanyuki, Thika and eventually Nairobi and far.

Photo 5.3: Cereal market Along Shauri Yako road



Source: EPK Ltd. Field Survey, 2015

The Marsabit town provides adequate market for the animal products though there is wastage due to poor preservation and storage facilities.

Photo 5.4: Hides for sale in the Kanzu market



Source: EPK Ltd. Field Survey, 2015

Marsabit town has a relatively developed financial industry. The town boasts of hosting several banking institutions including Kenya Commercial bank, Equity Bank, Posta Bank and Cooperative bank. The major saving and Credit cooperatives in Marsabit include Mwalimu SACCO and Bi-High SACCO. The other crucial financial institutions include the trending mobile money transfer services such as M-Pesa, Airtel money, yu-cash etc.

Financial sector is expected to grow with opening up of the town to other parts of the world and increase in industrial activities.

5.3 INDUSTRIAL ACTIVITIES

Marsabit town is yet to be an industrialized town. The jua kali sector is also very lowly developed. The town imports most of its goods from other parts of the country including the simple jua kali artifacts. There are two registered jua kali artisans but no jua kali associations. The county realizes the importance of industrialization in job creation and alleviation of poverty. It will therefore, invest in industrial promotion by offering incentives to investors who wish to exploit these opportunities.

The town's strategic location, unique topography and insular humid climate is well suited to play an important role in the realization of the objectives of Vision 2030 and key infrastructural development proposals of international significance. Indeed, the highway, railway and pipeline components of the proposed Lamu Port-Southern Sudan-Ethiopia Transport (LAPSSET) Corridor linking the corridor with the existing Northern Corridor are earmarked to pass through the town. This provides the town with the potential of developing as an economic, value addition center or an industrial hub for its region.

5.4 TOURISM

Marsabit Town is a key tourist stopping center and has rich and diverse tourist attraction sites in the country with immense potential of developing as a tourist resort with eco-tourism activities. It is located in the proximity of significant tourist attractions such as the Marsabit National Park and Reserve where all the big five animals can be found; the magical Lake Paradise, at Mount Marsabit peak, scenic view of hills and calderas that form a belt around the town, as well as "singing" wells just outside the town. The town's potential for tourism is confirmed by the fact that it was identified as one of the potential tourist destinations. One of the tourism improvement flagship projects was to create 300 tourist beds in Marsabit town.

The town has few recreation areas, the major ones being the Marsabit Stadium which is used as a sports ground as well as for hosting national celebrations in the town. The stadium can also be hired at a rate of KES 2,000 per day to host religious crusades or political rallies. The stadium is however, poorly managed as it is dusty and littered with rubbish making it unappealing as a conducive recreational area. The stadium is being fenced in efforts to face lift and protect it as a significant recreational ground. Saku Youth Empowerment Center is a social hall frequented mostly by the

youth who are trained on martial arts and body building as it has gym equipment.

5.4.1 Tourists Sites

Marsabit County has a number of tourist attraction sites which include: Marsabit National Park and Reserve, Sibiloi National Park, Lake Paradise, Mt. Marsabit, Tropical Rain Forest, Lake Paradise, a crater lake in Mt. Marsabit Forest, Catholic shrine on top of the Ote hill in the town, the privately-owned Camp Henry in Manyatta Ginda area also offers camping facilities and attraction site for tourist, and diverse cultures from different communities. With its rich cultural heritage, Marsabit County is the best bet for heritage tourism.

The County has always carried a mystique of the remote and unexplored. It boasts of six World Heritage Sites, a part of 981 properties forming part of the cultural and natural heritage which the World Heritage Committee (WHC) considers as having outstanding universal value. A combination of different ethnic groups and spectacular landscapes ensures a memorable stay.

More than 70 hominid fossils had been recovered from this area which holds the world's richest record of human ancestry spanning over 27 million years and a rich fossil heritage stretching back over 100 million years into the dinosaur age (Njenga, F., 2013).

The county receives about 1,000 tourists per annum with majority being foreign tourists. There is only one tourist class hotel in the county which is in Marsabit town. However, there is a proposal to construct another tourist hotel at Moyale to boost Moyale - Ethiopia boarder tourism by the Kenya wildlife service.

Marsabit National Park and Reserve

The Marsabit National park lies in northern Kenya, about 560km north of Nairobi in Marsabit district. The Park covers an area of 360 km² including the 110 km² Forest Reserve managed jointly by the Kenya Wildlife Service and the Kenya Forest Service within the Central and Gadamoji divisions of Marsabit County in northern Kenya. The area is designated as an ecologically sensitive site in Africa (IUCN/UNEP, 1987). In 1973, part of the area surrounding the park and reserve was excised for the expansion of Marsabit town and human settlement (Litoroh et al., 1994). The Park and the surrounding areas are characterized by low rainfall with peaks in April-May and October-November (Kirubi et al., 2000).

The park comprises of densely forested mountain and three crater lakes that are the only permanent source of water in the region and that provide habitat for a variety of birdlife. Major wildlife attractions include the African elephant, the endangered Grevy's zebra, lion, leopard, buffalo, bushbuck, large herds of greater and lesser kudus, common zebra, Grant's gazelle and many other small antelopes. The park is famous for its elephant named Ahmed that was provided with 24hr security surveillance by presidential decree in the 70's, to demonstrate Kenya's commitment to wildlife conservation. The Park and the surrounding areas are globally recognized as important bird area with over 350 different bird species (Bennun and Njoroge, 1999).

5.5 EMPLOYMENT AND INCOME

Like any other town in Kenya, Marsabit town has very low employment creation. The fact that the town is not industrialised and has no much offices is evidence that job creation is very low. Majority of town income comes from business activities within the town. The major trade commodities in the town include retail household goods, fresh miraa from the area farmers, livestock products, services such as banking, restaurants, hotels, pubs etc. These are also the major sources of employment and their multipliers like security guard services.

Chapter 6 : ENVIRONMENT

6.1 INTRODUCTION

This chapter identifies the main environmental issues manifesting in Marsabit town; their causes and proposal management strategies for environmentally sustainable urban development.

6.1 MAJOR ENVIRONMENTAL ISSUES

6.1.1 Loss of Vegetation Cover and Deforestation

Marsabit Town sits on the base of Mt. Marsabit forest which has been experiencing loss of vegetation through clearing for human settlement, clearing for agriculture, harvesting forest trees for wood fuel and charcoal burning and building materials. This situation is further worsened as there is no restoration of the forest. In fact, the extent of forestland in Mt. Marsabit Forest has reduced from 240.5 Km² in 1985 to 132 Km² in 2010. On the other hand, the area under grasslands has increased from 592 Km² in 1985 to 665 Km² in 2010. While Marsabit is traditionally a pastoral area with little crop cultivation, the area under crops increased by half from 66 Km² to 93 Km² over the same period (Ministry of Wildlife and Forestry, 2013).

This trend has over the years altered the urban ecosystem in Marsabit town resulting in reduced water retention capacity of Mt. Marsabit forest; loss of animal fodder and habitat in the nearby wildlife national park and reserve; increased erosion and loss of aesthetic beauty of the once forested hills. The situation has been manifested in Marsabit Town by reduced rains over the years which have affected farmers' agriculture cycle leading to reduced yields and reliance on irrigation.

There have also been reduced water supply volumes as the town sources its water from Bakuli springs located in the heart of the forest. Indeed, water volumes from these springs have declined from the 3600m³ per day that were being produced two decades ago to the current 65m³ per day. Loss of animal fodder and habitat as a result of deforestation has been manifested by reduced stocks of livestock which is a major economic activity among the communities residing in Marsabit Town. Furthermore, hyenas and monkeys have been spotted near urban areas adjacent to the forest as a result of diminished food within their habitat and this implies human wildlife conflicts.

Loss of vegetation cover has made Marsabit town to be a dusty town. This fact, coupled with the strong winds experienced in the town, greatly affects the perception and appreciation of the town by the residents.

There are efforts being taken by the Kenya Forest Service (KFS) which is mandated to conserve, develop and sustainably manage Mt. Marsabit Forest's resources. KFS is, however, experiencing challenges in carrying out their mandate mainly from tree poachers, forest encroachment, inadequate equipment, over utilization of the low volume of water in the forest and risk of armed bandits who use the forest as a hideout. The KFS in Marsabit town has, nonetheless, taken measures to counter these challenges and key among them being preparing Mt. Marsabit forest management plan, enforcing compliance by patrolling to dominate and conserve the forest and undertaking projects to delineate the boundaries of the forest.

6.1.2 Land Degradation

This is the reduced land quality for its intended use. Environmental degradation within the town has led to increased land degradation contributing to soil erosion. Soil erosion by wind is a significant and discernable environmental problem within Marsabit town. Wind erosion is generating a lot of dust especially during the dry periods (which tend to be predominant in all the seasons). Overgrazing is also rampant around Mt. Marsabit with an estimated 50,000 cattle grazing in the Mt. Marsabit forest daily (MEMR, 2012)

The population in the town, especially near Mt. Marsabit has increased precipitately causing further degradation of natural resources and is manifested by increased informal settlements like Manyatta Makaa, resulting in environmental problems of overcrowding, poor garbage disposal and environmental diseases such as respiratory diseases from dust pollution as well as cholera, dysentery and typhoid.

6.1.3 Air Pollution

Marsabit town experiences outdoor air pollution mainly in form of dust from unpaved roads and uncovered open spaces like the Marsabit stadium. Air pollution (due to smoke mainly from the burning solid waste as is common practice in most areas of the town), foul smells from rotting garbage, septic tanks and pit latrines is also manifested in the town.

There is also pollution of air in Marsabit town from the KPLC diesel generators that through exhaust emissions produce particulate matter in form of greenhouse gases (CO₂ and SO₂) - Ozone Depleting Substances (NO) (KPLC, 2010). Increasing number of vehicles and motorcycles in the town which exhaust burning fossil fuels is worsening the air quality of the town and greatly contribute to the air pollution phenomenon.

The wide spread use of unclean domestic energy such as charcoal and wood within the town especially in the low-income areas pollutes the indoor atmosphere. The state of air pollution within Marsabit Town is aggravated and can be attested in the increasing numbers of respiratory related diseases recorded in the town.

6.1.4 Land Pollution

Poor solid waste management is a significant cause of land pollution within Marsabit town with polythene papers being the major land pollutant as they are not recycled. The polythene papers are strewn in the town, especially within the CBD, along the highway road, at Juakali area and Jirime area next to the existing open dumpsite is a big environmental menace. It pollutes the land and is a serious health hazard to cattle and goats when they feed on it. The plastic papers affect all the components of urban ecosystems.

Official solid waste collection within Marsabit town is done for small area, approximately 4 Km² of the town's CBD leaving other areas of the town to their own devices. Many of the areas not collected had garbage dumped in the open with the resultant health and environmental consequences. Heaps of uncollected solid waste was identified mainly along the streets in the residential areas like Nyayo road and near the main market, along the A2 road at 'stage 44', and in the CBD outside commercial building where it is generated.



Photo 6.1: Waste solid dumping on the road
Source: EPK Field Survey, 2015

In some areas, especially along Shauri Yako road, solid waste blocks the already inadequate drains and road culverts. This can worsen a flooding situation in the town during the rainy spells.

The uncollected solid waste, used oils and greases from the auto garages and motorcycle repair, fertilizer and agro-chemicals and other waste from various urban activities are degrading the land and the soils of Marsabit town. Mounds of debris from excavated construction and demolition sites are also being dumped in the open, notably next to the old cemetery, instead of being taken to the recognized dumping site. Land hazards created by open quarries in the town pose accidents risks to the residents and collect storm water during heavy rains creating favorable breeding grounds for mosquitoes and other disease-causing agents.

Marsabit town has no sewer facilities and most residents have septic tanks or use pit latrines for human and waste water disposal. Most of the septic tanks in the town are not exhausted rather new ones are dug instead. This environmental unfriendly practice pollutes the land as it creates potential for underground water pollution from the filled-up septic tanks and pit latrines especially where their densities are high such as in the low-income areas. Waste water from domestic, car washing and other urban activities is deposited on the land. This is a significant major source of miscellaneous smells and disease causing vectors in the town.

6.1.5 Climate Change and Unpredictable Weather Patterns

In recent times, there has been increased concern and discussion on the changing world climate and its consequences, with many scientific researches concurring that the world climate has been changing. Many of the older generation of residents in the town affirm that there has been tremendous change in climate since their childhood days especially on and around Mt. Marsabit. This can be attributed to the increased greenhouse gases, e.g. carbon dioxide, methane, nitrous oxides, chlorofluorocarbons in the atmosphere. These gases are largely the products of human activities arising from burning of fuels (oils, gas, coal) and destruction of forests, while methane come from waste landfills.

Climate change has affected Marsabit town's bimodal rainfall pattern making it difficult to predict the onset of the short and the long rains. This has negatively affected farmers' timing in regard to land preparation hence affecting agricultural productivity. Water resources have also been affected with the Bakuli springs, flowing from Mt. Marsabit forest, reducing its discharge from water volumes of about 3600 m³ daily to the current production of 65m³ per day within two decades attributed to climate change.

Climate change has also led to prolonged and recurrent drought which resulted in reduced forage availability, degradation of the environment and an increase in destitution. The 2006 to 2009 drought experienced within Marsabit County caused devastation to the livestock sector.

6.1.6 Aesthetic Pollution

Aesthetic is critical to visual pleasantness and appreciation of the urban form, and should be emphasized in the urban cultural landscape of a significant town as Marsabit. Marsabit town is a dusty town due to the unpaved conditions evident on roads and loss of vegetation cover that would otherwise hold the soil.

The many vehicles and motorcycles as well as animals moving in the town raises the dust which blurs the otherwise beautiful sights the town strategically offers. Furthermore, the town experiences strong winds that instead of being enjoyed blows up the thick dust greatly affecting the perception and appreciation of the town. The lack of a plan for Marsabit town has resulted in uncontrolled development and lack of proper order in town that has negatively affected the aesthetic prowess of the town.

A walk along the A2 road in Marsabit town exposes the panoramic landscape of the town that is characterized by forested undulating hills and architectural masterpieces like the Catholic Shrine uphill. However, there are unplanned iron sheet kiosks next to Marsabit stadium and at 'stage 44' along the A2 main thoroughfare through the town that encumber adequate appreciation of the otherwise scenic forested Mt. Marsabit beyond.

Furthermore, the inadequate parking along the A2 road at 'Stage 44' and use of the same as terminus by buses, trucks and *bodabodas* enhances the sense of disorder in the town, forcing one to concentrate on their immediate surrounding greatly missing the panorama in the background. The sight of uncollected solid waste and domestic animals in the town, sounds of motor vehicle hooting and generators as well as even inadequate number of hotels and restaurants with good ambiance negatively affects the urban aesthetics of Marsabit town.

6.1.7 Noise Pollution

According to NEMA officials in Marsabit NEMA offices, high levels of noise usually above seventy decibels are undesirable and can cause audio problems including hearing impairment. Within Marsabit town, loud noise with a potential to cause discomfort was identified from hooting vehicles especially at 'stage 44', along the A2 road and road to the County

Commissioner's offices and around corners of residential streets, from *jua kali* activities (such as welding, panel beating) and mosques and churches and even ceremonies using loudspeakers for worship. Moving vehicles (especially trailers) generate noise from the engines and from static friction and motion on the road. The KPLC power generators also cause noise pollution around Manyatta Ote in the town (KPLC, 2010).

6.1.8 Poorly Maintained Public Recreational Ground

Public recreational grounds are necessary for human rest and leisure yet Marsabit town has inadequate number of public parks and playgrounds. The main recreational ground in the town is the poorly maintained Marsabit Stadium. The stadium is dusty with poor grass coverage, has inadequate public seats though it has a dais and lacks public toilets and water points.

Chapter 7 : INFRASTRUCTURE AND FACILITIES

7.1 TRANSPORT

The main mode of public transportation within Marsabit Town involves the use of motor cycle (bodabodas). There are also taxis, limited town service matatus as well as Non-Motorized Transport (NMT); majorly by pedestrian as well as the use of hand carts and donkeys. There are transit buses and matatus between Isiolo (from Nairobi and Meru) and Moyale (from Ethiopia).

7.1.1 Road Transport

Marsabit town serves as a key regional economic hub for services, business, and finance facilitating the supply and movement of goods and services between Moyale town (goods from Ethiopia) and Isiolo town (goods from Nairobi). Furthermore, the town provides a stop-over, therefore the need for better road connectivity within and without the town.

Marsabit town has a poorly developed road network and very small portion is tarmacked. The town has a network of roads; key among them being the Nairobi–Isiolo–Marsabit–Moyale–Ethiopia A2 road which is an unpaved international trunk road then under construction to have it fully tarmacked and the Marsabit–by-passing Maikona–Kalacha–North Horr C82 primary road which is also an unpaved road. These roads link Marsabit town to the other significant centers within the greater Marsabit County and major cities beyond the county. Other classified roads in Marsabit include the E827 earth road which runs around the boundary of Mt. Marsabit forest reserve and cuts across the Marsabit National Park linking Marsabit Town to Karare center which is an unpaved road and the E828 earth road which crosses the Marsabit National Reserve forming a loop linking the A2 road to the C82 road which is also an unpaved road.

Other roads within the town are yet to be classified but are poorly maintained mostly murrum roads linking residential areas to the town. The town’s roads are dusty and prone to erosion and are rendered impassable during rainy seasons leading to high transportation costs and adversely affecting provision of essential services such as health, education, security and extensions services.



Photo 7.1: Photo 4: Narrow access roads in Manyatta Ginda

Source: EPK Ltd. Field Survey, 2015

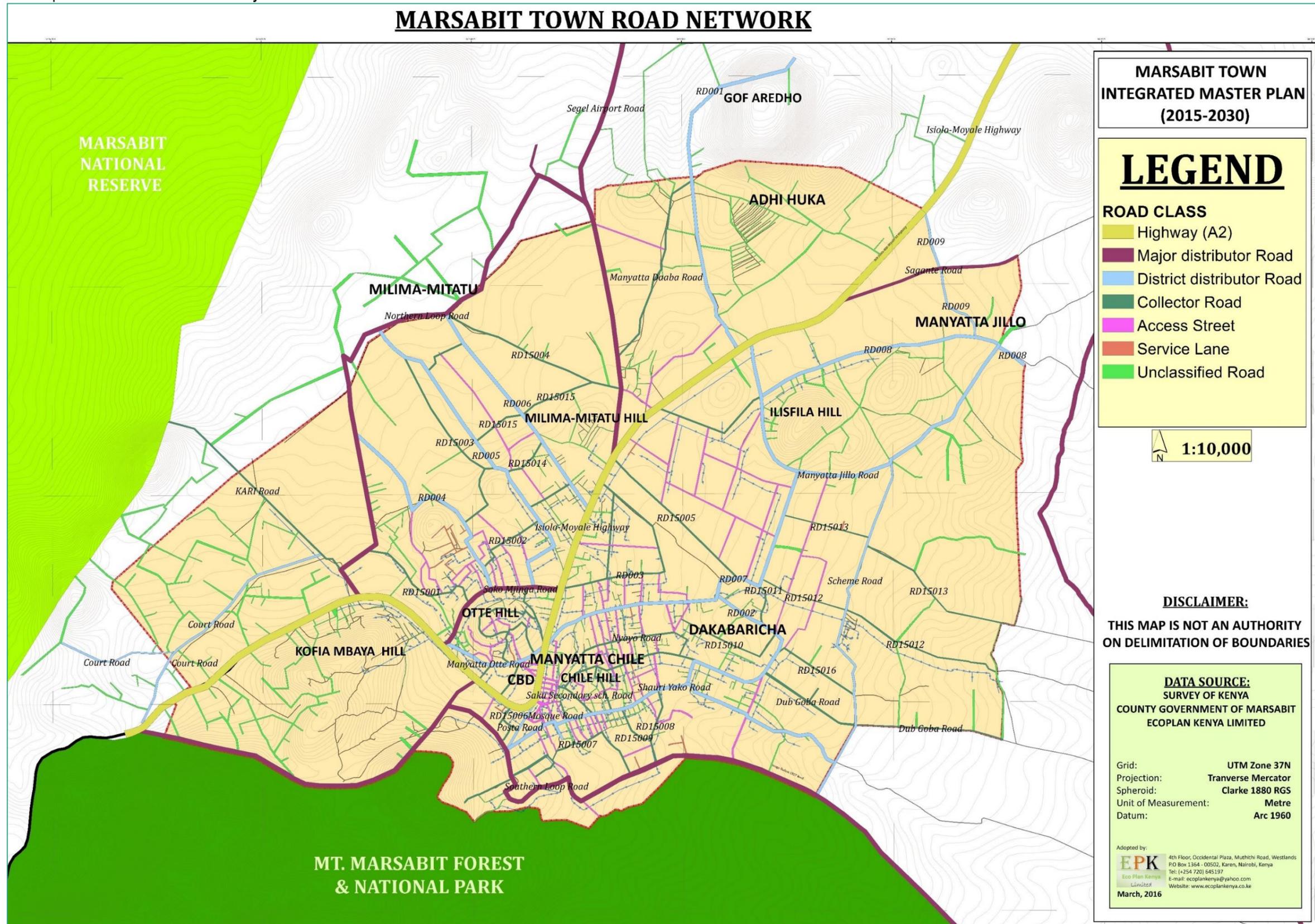


Photo 7.2: Murrum road

Source: EPK Ltd. field survey, 2015

Most of the road reserves in the town are very narrow having an average width of 6 meters with the exception of some major roads such as the road from Marsabit town to Badassa that passes alongside Kenya Prison which was 7.5 meters wide while the road that goes to Dakabaricha from town had sections ranging between 6 to 8 meters wide. The road reserve widths in the town are very constricting to accommodate all the services required for a road i.e. road carriageway, walkway, storm water drainage, and public way-leaves for electricity lines, street lighting, internet cables, and water supply and sewer lines. That width is also inadequate for access of different modes that need to share the carriage-way access especially motor vehicles, motorcycles, bicycles, pedestrian and animals; with intent of moving on opposite directions on the same road. Furthermore, most of the roads already having narrow road reserves have been encroached on by developers; this is more evident in Manyatta Ginda, Majengo.

Map 7.1: Road network and connectivity in Marsabit Town



7.1.2 Parking

Marsabit town has no designated transit public bus park or town service *matatu* park for public transport resulting in buses and trucks dangerously parking, dropping and picking passengers along the A2 road at 'stage 44' opposite the entrance to the stadium. Indeed, public service buses and trucks on transit through Marsabit town are using this area as their designated terminus. Vehicle parking, boarding and alighting along this major thoroughfare is very unsafe. Some *matatus* are parking adjacent to Equity Bank along Shauri Yako road.

Taxi operators also park adjacent to shell petrol station on the triangular space formed between A2 road and the road to the County Commissioner's office. This parking space seems inadequate as some taxis are also parked at stage 44. Motor-cycles (bodabodas) are also parking at the stage 44 area to maximize on the business potential of having to pick passengers alighting from buses and trucks on transit that use the area as termini.

On street parking for private vehicles is also not provided as well as clearly designated loading zones for trucks transporting goods to certain premises in the town. Vehicle owners are, therefore, forced to park haphazardly on the roads further exacerbating traffic conflicts in the town. See photo below.

Photo 7.3: The current *matatu*-stopping point in Marsabit Town



Source: EPK Ltd. field survey, 2015

7.1.3 Non-Motorized Transport

Non-motorized transportation in Marsabit town mainly involves pedestrian walking, cycling, hand-drawn carts, donkey-carts and wheelbarrows. There are no provisions for NMT on the road reserves forcing NMT modes to dangerously share the same and usually narrow roads with motorized modes.

7.1.4 Street Lighting

The roads in Marsabit Town are not adequately lit by street lights. In most areas of the town, road users are left to their devices to light up the way as they move at night. Indeed, the entire A2 road extent within the town did not have street lights. However, within the town's CBD some streets are innovatively lit using green solar powered street lighting. These are, however, confined to the Shauri Yako road junction behind Equity bank heading towards Manyatta Makaa residential area, where street lights go up to the junction to Jeyjey center where they loop back towards the A2 roads.

There are also a few street lights from the Manyatta Makaa road at Maiskut Plaza towards the A2 road. There are, however, some solar powered flood lights erected strategically in some areas that not only serve to give security light but also light the roads for motor vehicles and pedestrians. These can be observed in the CBD adjacent to the main market (Kanzu), in Majengo areas as well as next to the old cemetery among other areas. In some areas, especially the CBD and Majengo, individual plots have put up security lights that illuminate beyond their respective plots onto the adjacent streets at night thus providing light to road users.

Photo 7.4: Solar powered security lights



Source: EPK Ltd. Field Survey, 2015

7.1.5 Air Transport

Marsabit town is served with two airstrips, the major being the Marsabit airstrip which is 2 Km from the town's CBD at Kiwanja-Ndege area in Dakabaricha while the other is situated 30 Km away from the town at Segel. There is a private flight company that flies into Marsabit town twice in a week every Tuesday and Friday. The Marsabit Airstrip was undergoing renovation although, nonetheless, the town has no weather station.

7.1.6 Rail Transport

There was no railway line in Marsabit town at the time this report was prepared, however, railway component of the proposed LAPSSET Corridor development had been planned to just by-pass the town due to its rough terrain linking, LAPSSET to the existing Northern Corridor.

7.2 COMMUNICATION

7.2.1 Telecommunications

Telecommunication services play a big role in development as they enhance efficient and effective communication within the town and facilitate investment opportunities within the town. We have on the ground Orange Telkom Kenya Ltd, Safaricom, Airtel and Yu as the network service providers.

7.2.2 Fixed Wired Telephone

Marsabit town is not well covered by fixed wire telephone services, though it hosts a lot of the 557 landline connections attributed to the larger Marsabit County (CGM, 2013). However, there is good coverage by Orange Telkom Kenya Ltd, fairly distributed in the CBD of the town mainly serving the Government Departmental Offices and key business premises. However, the peri-urban areas have a lower connectivity or no services at all.

7.2.3 Mobile and Wireless Telephony

The entire town area is covered by both mobile and wireless phones also contributing a significant portion of the 20 per cent mobile coverage noted for the county (CGM, 2013). Safaricom and Airtel are the main cell phone service providers. They are providing stiff competition to fixed wire telephone. Safaricom, Airtel, and Equitel also provide money transfer services, thus eating into the banking and postal services business.

7.2.4 Internet and Data Transfer Services

Internet and data transfer services are provided through broad band. There are several internet services providers including Orange Telkom, Airtel, Safaricom, Yu etc. There are several cyber cafes in town through which residents can access internet services. High speed internet optical cables have been laid in the town though there is inadequate tapping into this significant infrastructure.

7.2.5 Postal and Courier Services

The Postal Corporation of Kenya (Posta), a government parastatal, is the sole provider of the rental letter box postal services in Marsabit town and has only one office in the town. Posta opens and maintains corporate and private letter boxes for their customers at a monthly rate and a fixed refundable fee in case of a box closure. Posta also works in conjunction with the other agencies in the town to better their efficiency. These agencies include KPLC through collection of electricity bill as well as Children Community Fund (CCF). However, some bus companies also provide courier services for letters and parcels.

7.2.6 Television and Radio Coverage

Marsabit town adequately receives major free to air television services though most residents prefer to have pay television providers due to their wider range of better quality television programming. ZUKU is most dominant pay-tv provider in the town, though Azam and DSTV also have customer presence in the town.

Radio signals are also well received in the town, with local stations such as Sifa FM (a Christian inclined station) and Star FM which is a Muslim inclined station are the most popular local channels in the town. National radio stations such as Radio Citizen and KBC Radio are also well listened to.

7.3 WATER AND SANITATION

7.3.1 Water

Water is a scarce yet valuable resource in Marsabit town where water vendors have become the primary suppliers of water for domestic consumption. The main source of water in Marsabit town is the Bakuli springs located in Mt. Marsabit Forest. Other sources of water for the town include harvested rain water, boreholes, Karatina and Aite wells and Harobota and Jirime water pans as well. Most of the wells and water pans are managed by traditional community based associations whereas boreholes and roof catchments are private owned and managed. The water table at Bakuli springs has been getting deeper and reducing volume of water it discharges. The county based Water Resource Management Authority (WARMA), notes that in 1995 the spring could produce water volumes of about 3600 m³ daily compared to the current production of 65m³ per day. This is attributed to population surge in the town that resulted in the degradation of the Mt. Marsabit Forest and high water demand as well as climate change. Water from Bakuli springs and Dams is supplied by County Government of Marsabit through the department of Water who then

supply it to homesteads and designated water kiosks. The central water supply office in Marsabit Town situated near the Marsabit Police Station and the town water reticulation and distribution system does not cover the whole town, covering only these zones: -

- | | |
|-----------------------------------|------------------------|
| 1. Township | 9. Aja Tisa zone |
| 2. The District Officer zone | 10. The Majengo zone |
| 3. The Administration Police zone | 11. Manyatta Doyo zone |
| 4. Upper and Lower Shauri Yako | 12. Manyatta Ote zone |
| 5. Nyayo road zone | 13. Technical zone |
| 6. Al Hidaya zone | 14. The Moi Girls zone |
| 7. African Muslim Agency | 15. The NHIC zone |
| 8. Kiwanja Ndege zone | |

The piped water in Marsabit town is highly unreliable as it is rationed and households receive water once at (intervals) of one to two weeks. In addition, new clients wanting to be connected to the existing piped water supply network have to put a cash deposit of KES 3,000 and fill in a proposal form indicating their desired location of connection. The residents, therefore, get water at designated water kiosks where it is sold on alternative days at a cost of KES 2.00 per 20 liter-water jerrican/container. However, there are plans to expand the *Bakuli springs water source* to increase the volume of the water storage.

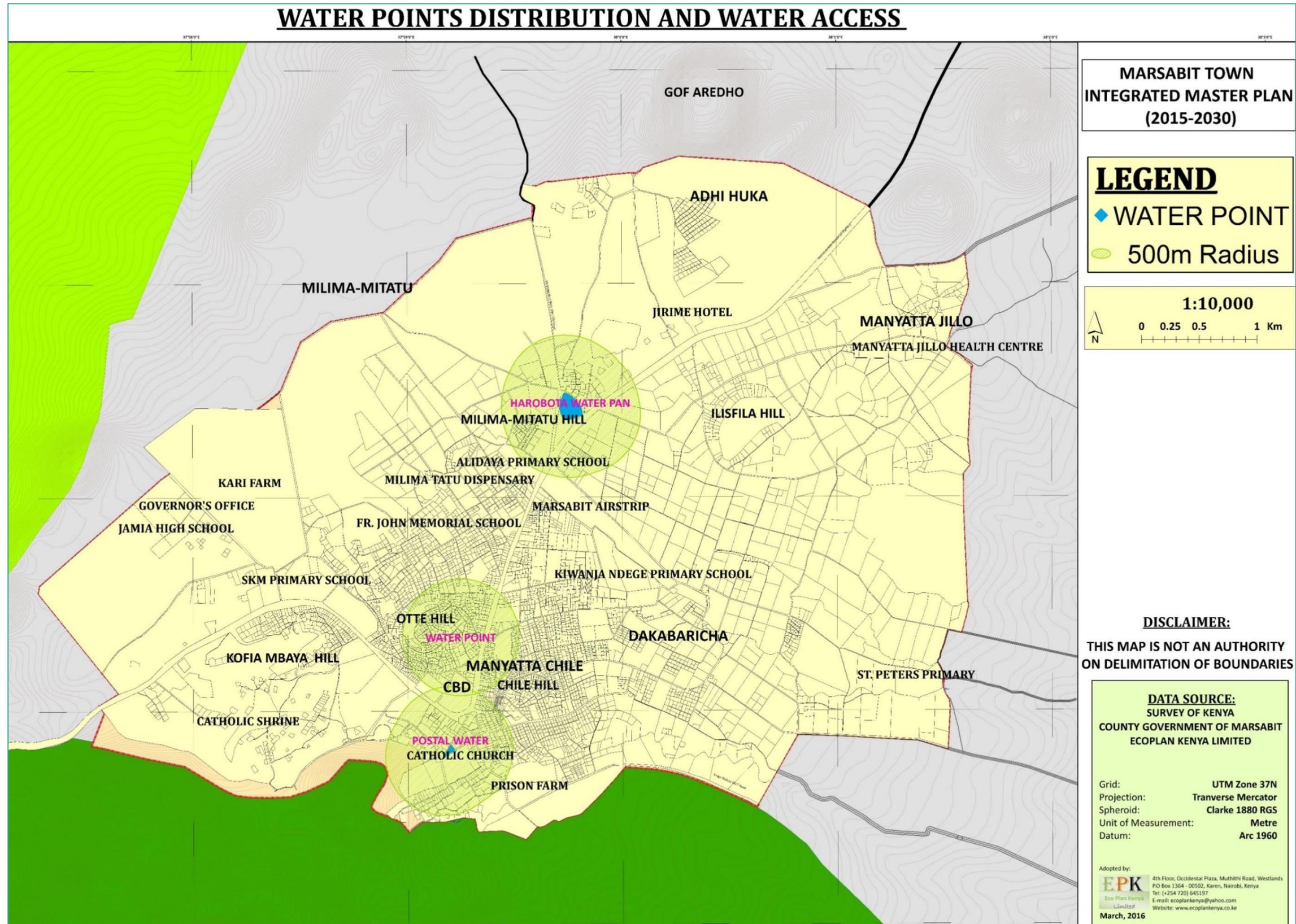
Surface storage systems like water pans and dams vary considerably in their size and storage capacity and get filled during the rainy season and contain water for some time after the rains. Some are dedicated for human consumption, while others are designated for livestock. Generally, the capacity of the dams supplying Marsabit town with water is seriously undermined by the high infiltration capacity of the soils and the speed of silting up. Usually, the dams stop being functional a few years after they are constructed.

Some innovative households within the town supplement their water supply by constructing iron-sheet roofs and concrete water tanks to effectively harvest rain water and store it. However, due to high poverty levels in the town this investment is still expensive for most households within the town and thus water harvest systems at household level are a means for wealthy

households who do not have access to the urban water supply to cope with water scarcity. In the event of inadequate rainfall, the owners buy water to fill the storage tanks which is also very expensive. Some NGOs operating in the town have constructed small storage tanks for schools and domestic use, but these tanks are dry most of the year.

Drilling of boreholes requires capital-intensive machines which are expensive to purchase and to maintain and due to this, boreholes are an expensive investment in the town. Being unevenly distributed in the township, they do not meet the total demand for water

Map 7.2: Distribution of water points and their access in Marsabit Town



The challenges faced by the department of water in supplying piped water to the residents of Marsabit town include: -

- ❖ Bursting of pipes and damage by wildlife (elephants) in the forests
- ❖ Inadequate water due forest degradation and climate change
- ❖ Inadequate personnel
- ❖ A single small water source to serve the town's dense population

7.3.2 Sewerage System

Marsabit town has no central sewerage disposal system and most residents use septic tanks and pit latrines, bucket and bush for human and waste water disposal. When septic get full most of residents dig up new tanks rather than exhaust the effluent.

Photo 7.5: An exhauster sucking effluent in Marsabit town



Source: EPK field survey, 2015

7.3.3 Solid Waste Generation and Type

The main types of solid waste generated in Marsabit town are predominantly inorganic matters mainly comprised of plastic bottles and containers, glass bottles, papers, polythene paper and old clothes and also organic wastes like food refuse and vegetable peels. The main sources of these solid wastes were the market, shops and stalls, hotels and restaurants as well as bars, the clinics and the county hospital. Business premises including shops, stalls and the market mostly produce the plastic and paper types of inorganic waste, bars produced the glass wastes, hotels and restaurants had lots of organic waste whereas the county hospital and clinic had hazardous medical waste. There was also industrial waste from

several light industries in the town majorly motor-cycle repair stalls and motor vehicle garages. This was significantly observed along Shauri Yako road and Manyatta Makaa road where several motor repair stalls are situated. Construction waste was also observed to have been dumped especially next to the old cemetery.

The County Government of Marsabit is the responsible agency mandated with ensuring efficient and effective solid waste management in Marsabit town. The county, however, engaged private solid waste collectors in the year 2013 to collect and dispose waste on its behalf. The private collector was contracted to collect solid waste within the 4 Km² Marsabit Town's CBD including the main (Kanzu) market and extending from stage 44 up to Manyatta Ote, County Commissioner's office and Shauri Yako area. The collector at times gets to parts of Manyatta Makaa, Nyayo road and Muslim-Agency areas where they burn any waste found there rather than collecting it.

Most of the residential areas within the town are, however, not provided with solid waste collection services by the private collector or the county government. Individuals in these areas are left to personally handle the disposal of their waste. Most residents burn their waste or dump it randomly along the streets creating miniature open dump sites within the residential areas where birds, cattle, goats and dogs scatter it as they ravage for food. This becomes favorable breeding ground for disease causing vectors such as mosquitoes and other pathogenic organisms. Wind also blows plastic papers from the waste heaps which get caught along the road, as it is evident along Nyayo Road and at Jua Kali.

The town's CBD had no clearly designated waste collection points except one at 'stage 44' opposite the entrance to the stadium. Businesses, using their own waste paper bags, have to put their waste outside their business areas along the CBD streets for it to be collected. However, the private collector intends to provide waste bins at strategic locations within the CBD to ease solid waste collection.



Photo 7.6: Micro-dumping sites coming up along Nyayo road

Source: EPK Ltd.

The private collector had limited waste storage, collection and transportation equipment and at the time this report was prepared, only one mini-truck was used for solid waste collection and transportation which was inadequate to even serve the entire CBD effectively. The collection truck was not licensed by NEMA as required and the private company personnel handling waste though provided with protective clothing such as hand gloves, gumboots and overalls are not adequately provided with nose masks as required by Public Health Act (PHA), Waste Management Regulations (WMR) 2006 and Industrial Safety Acts (ISA).

The private collector collects solid waste once every morning of the week between six and ten o'clock in the morning, except on Sundays when no collection is done. Collecting on average of 10 tons of solid waste every weekday and 5 tons on Saturdays, the private collector estimates to be collecting around 55 tons of solid waste in Marsabit Town's CBD every week. The private collector, however, complained of getting human waste deposited among the solid waste in the CBD, a practice that has not changed much despite public awareness campaigns even through radio.

Minimal material recovery or recycling activities were identified in Marsabit Town to save for some individuals who had made arrangements to be collecting organic waste from the main market to feed livestock. There were also human scavengers who recover some glass bottles which they sold at KES 3 per glass. They would sell these glass bottles in sacks containing 150 bottles collected after a period of two weeks. The county government, however, has no programs or incentives for material recovery/recycling to

involve the town stakeholders such as the private sector, CBOs, NGOs, youth/women/community groups or individuals.

Solid waste collected in Marsabit Town is disposed at an open dumping site situated along Chalbi road in Jirime. The dumping site is a decommissioned quarry located on a hilly slope and the waste dumped here is not treated nor covered after disposal. Wild animals, especially monkeys, baboons and hyenas often come and tear off the waste polythene bags and feed on the disposed solid.

Photo 7.7: A section of the new dumpsite at Jirime



Source: EPK Ltd. Field Survey, 2015

The location of the dumpsite on a slope poses a challenge because during rainy season, the disposed waste gets carried downstream. Indeed, water action has developed gullies along the fence of the dumpsite. Furthermore, due to windy conditions on the slope, loose polythene papers get blown away littering other areas as the dumpsite is open. The private collector, however, attempts to burn the waste daily after disposal so as to minimize the plastic papers that get blown into the surrounding areas, an action that is not effective and further pollutes the air.

Photo 7.8: Polythene papers blown off the dumpsite to the surrounding areas



Source: EPK Ltd. Field Survey, 2015

7.4 ENERGY

7.4.1 Generation, Distribution and Demand surrounding

Marsabit town's electricity is supplied by the Kenya Power and Lighting Company (KPLC) sourced through thermal generation from a set of diesel generators which burn on average 1,000 liters of Industrial Diesel Oil (IDO) per day. The generators are located at Laisamis Constituency. The generated electricity from KPLC's Diesel Gensets is connected to Marsabit Town and its environs through the Off-Grid Distribution System (KPLC, 2010). The furthest areas where the KPLC off-grid distribution system has reached within Marsabit town are;

- ❖ Kamboe area in Karare location
- ❖ KBC within Jirime location which is 12 km from the Power generation station
- ❖ Jaldessa Primary School in Sagante location which is 20 km from the Power generation station

The Diesel Generators have an installed capacity of 1,200 KW which can satisfy the electricity demand in the town which was a maximum 990 KW as at the year 2015. At this time, KPLC had, in Marsabit Town and its environs, 3,300 customers with projected connections of more than 270 new customers per annum (KPLC, 2010).

However, the Diesel Generators pollute the environment in Marsabit Town through exhaust emissions, noise pollution and can cause contamination of soils and water in case of oil spills (KPLC, 2010). Iron-sheet roofed structures in Manyatta Ote area, abutting the KPLC generating plant, are reported to be corroded as a result of pollution from the power generation plant.

Marsabit Town has high potential for development of green energy sources, especially solar and wind-powered generation. Indeed, the town records

average wind speed of 381.5 kilometers per day which is adequate to exploit wind-powered electricity generation. Actually, the town had an old non-functioning wind master that was commissioned on June 1991 and broke down in 2004 and KPLC intended to install and commission two 250 KW wind turbines in Marsabit town to efficiently and safely generate 500 KW of green power to its off-grid system. The proposed project site, located approximately three kilometers from the town, is a 2.7 hectares' parcel of land on Kofia Mbaya hill. The project, with a life span of twenty years, comes in handy to meet the increasing power demand in the town as well as enhancing environmental conservation (KPLC, 2010).

The power company has not experienced encroachment of its power line way leaves in the CBD area. However, as community land continuously gets fragmented (sub-divided), provisions for adequate way leaves is being ignored. In some areas, for instance, Nyayo Road, some plot owners have encroached into the way leaves by fencing outside their surveyed plot boundaries and the result is having electricity poles fenced inside individual plots.

Along the way leaves, the distance between adjacent poles is dependent on the voltage of the electricity transferred along the line. Average distance between electricity poles ranges between 50 to 60 meters if there are no taps in between. Sections with low voltage, the poles can be 50 meters apart and where the voltage is high, the distance between the poles is 70 to 110 meters apart.

7.5 HEALTH

7.5.1 Health Care Service Providers

Marsabit Town has several health care providers of different levels ranging from county referral hospital, mission hospitals to dispensaries. The Marsabit County Referral Hospital situated in the town, is the referral hospital for the entire county and has a bed capacity of seventy-six (76). The County referral hospital attends to approximately one hundred and twenty (120) patients daily and thus is overstretched in provision of its services considering it has inadequate specialized doctors and a sluggish ICT system.

Marsabit County has an acute shortage of qualified doctors and nurses with an alarming doctor to patient ratio of 1:63,825 and that of nurse to patient being 1: 1,868 (CGM, 2013). Nationally the ratio of doctor to patient ratio stands at 1:17000 while WHO recommends 1:1000 (Standard Media, 2016). In the developed countries, such as Canada, the nurse to patient

ratio for regular hospital units is 1:5. Therefore these statistics show that the town is in serious need for better health services.

The town also has a mission hospital called Tumaini Mission Hospital owned by Anglican Church of Kenya (ACK) and two dispensaries; Dakabaricha and Milima-Tatu dispensaries. The dispensaries give mostly preventive health care services as well as undertake programs to enhance community health awareness. The dispensaries account for over 30% of the health care services provided within the town. There are slightly over ten private clinics which offer health services at an increased fee.

Photo 7.9: Dakabaricha Dispensary in Mountain location



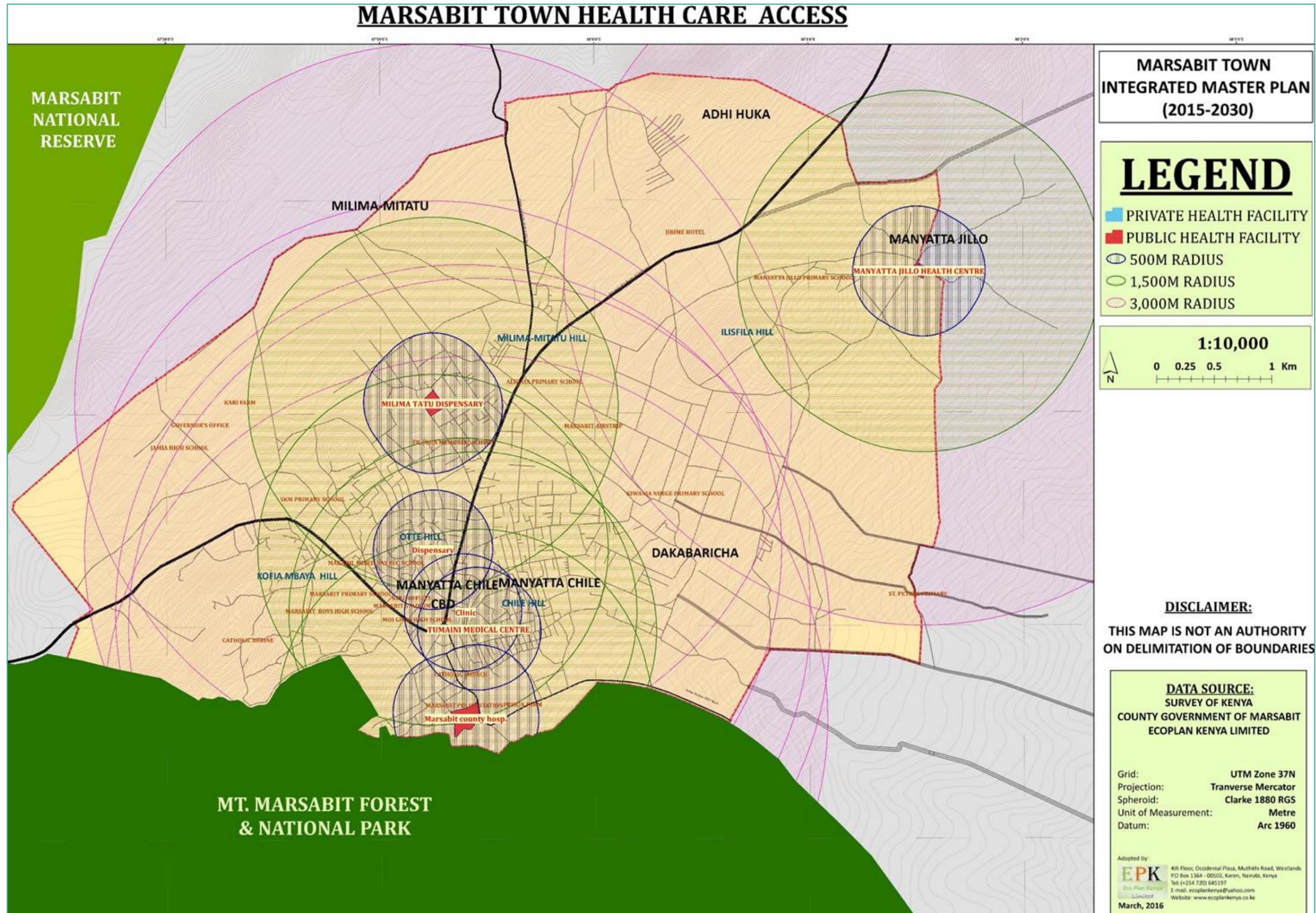
Source: EPK Ltd. Field Survey, 2015

7.5.2 Mortuary Services and Cemetery

According to the year 2014 report from January to December, the mortality in adults in Marsabit Town was nine which rose to twenty-seven in the time period year from January to June in 2015. This calls for a look at the mortuary and cemetery provision in the county.

Marsabit Town has one mortuary located at the Marsabit County Referral Hospital. The town also has three cemeteries located adjacent to each other along Chalbi road in Jirime. One of the cemeteries is designated to burying Christians and the other for burying Muslims. The two cemeteries are newly located after the old cemetery located opposite Commonwealth War Memorial Cemetery in Nyayo road and Kiwanja Ndege got filled up.

Map 7.3: Distribution of Health facilities in Marsabit Town



Source: EPK Ltd.

7.6 EDUCATION

Marsabit county education is not very much behind compared to other regions in Kenya. The county has a student to teacher ratio of 32:1. This is a bit better compared to the national ratio of 45:1 in 2006 while some regions have ratio as high as 85:1. However, Marsabit town suffers from tertiary institution of education such as middle colleges and universities.

7.6.1 Early Child Education

There are 207 Early Childhood Development (ECD) centers in Marsabit County. Each public primary school has a pre-school attached to it.

7.6.2 Primary Education

Within the larger Marsabit County, the proportion of primary schools that are situated within a radius of less than one kilometer from the community was 79 per cent, less than five kilometers was 7.7 per cent while more than five kilometers is 84.4 per cent. This implies that majority of schools were located at distances that are more than five kilometers posing a challenge of accessibility to educational facilities (CGM, 2013).

Marsabit town has ten public primary schools and six private primary schools. All the primary schools within the town are mixed gender schools except for St. Theresa's Primary School which is a purely girls' primary school. Most of the primary schools in the town are also day schools with three of the schools being mixed gender having boy's boarding schools and one is a mixed gender school, with the girls boarding in the school. There is no inventory with exact information on the land sizes of the schools because most of them have not yet been surveyed.

Table 7.1: Classification of primary schools by zones

PRIMARY SCHOOL	BOYS	GIRLS	TOTAL
Kiwanja Ndege	337	354	691
SKM	440	365	805
Marsabit	318	239	557
St. Theresa's	-	508	508
Al-Hidaya	270	189	459
St. John	281	178	459
Saku	221	231	452
Segel	25	325	350
Milima Mitatu	110	121	231
Daaba	79	67	146
Total	2,081	2,577	4,658

Source: Education Statistics Office (2013/2014), CGM

The six-registered private primary schools in Marsabit town are: -

1. Jamia Primary school
2. Fr. John Memorial Primary School owned by Catholic Church
3. John Paul II
4. Little Angels Preparatory School
5. Taqwa Integrated Primary School
6. Alpha Junior Academy

7.6.3 Secondary Education

There are seven secondary schools in Marsabit Town of which five are public secondary schools and two are private secondary schools. Among the public schools in the town are Moi Girls High School (a national school and a purely girls' schools) and Marsabit Boys High School (which is a county school and a pure boy school). The remaining three are mixed day schools and include:

1. Marsabit Mixed Secondary School
2. Dakabaricha Mixed Secondary School
3. Manyatta Jillo Mixed Secondary School

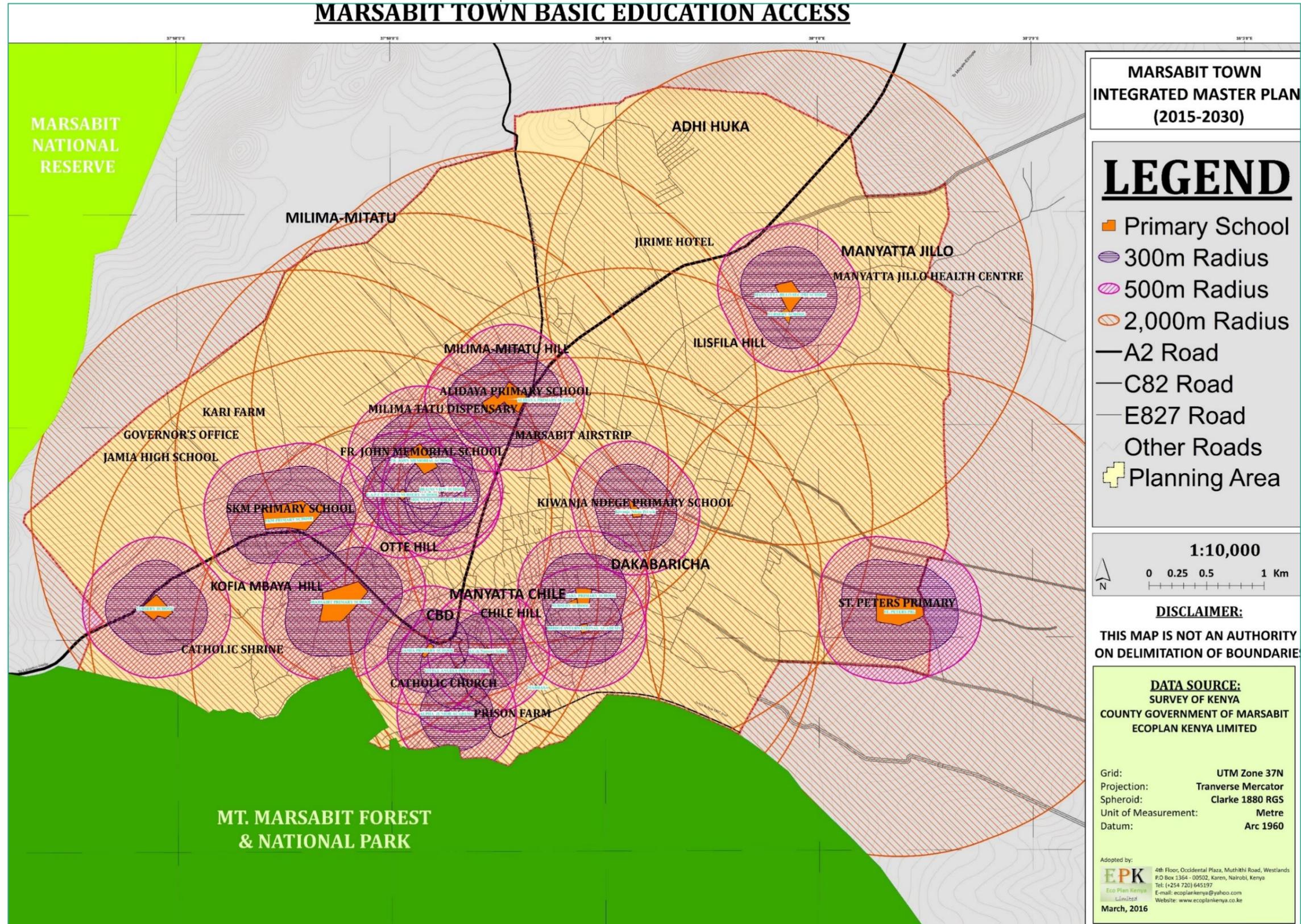
The two-registered private secondary schools in Marsabit town are:

1. Jamia High School
2. Brains View High School

7.6.4 Tertiary Education

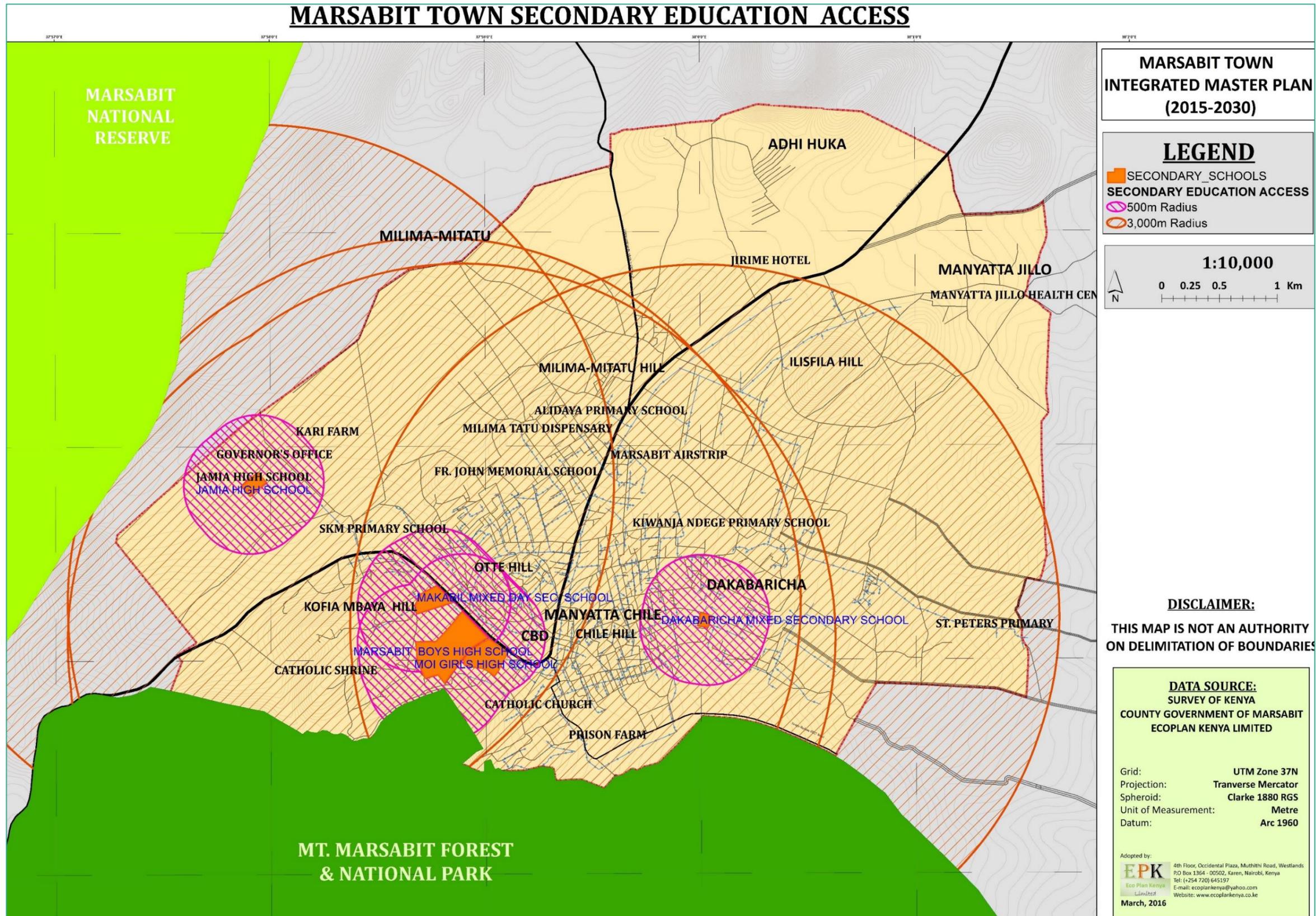
Marsabit County has four youth polytechnics though it has neither private nor public colleges/universities (CGM, 2010). It is reported that approximately 3 per cent of secondary level qualify to join JAB-sponsored public university and are selected to join public universities in other parts of Kenya. This implies that qualified students from Marsabit Town seek further education and higher learning opportunities in the major towns of Kenya including Nairobi (University of Nairobi, JKUAT, Kenyatta University); Nakuru (Egerton University); Eldoret (Moi University and University of Eldoret); and Kisumu (Maseno University) among others.

Map 7.4: Distribution of basic education facilities in Marsabit Town



Source: EPK Ltd.

Map 7.5: Distribution of secondary schools in Marsabit Town



Chapter 8 : LAND USE ANALYSIS AND PROJECTIONS

8.1 INTRODUCTION

This chapter outlines the analysis of the exiting land and land uses in terms of adjudication and land coverage. It is significant to note that residential land use has been given special attention as it coverage would affect the space taken by the other land uses.

8.2 LAND ADJUDICATION

The mean holding size of adjudicated sections is 0.8 ha but plans are underway to adjudicate land in Moyale constituency. There are two adjudicated sections in Marsabit town are in Majengo and some parts of Jirime.

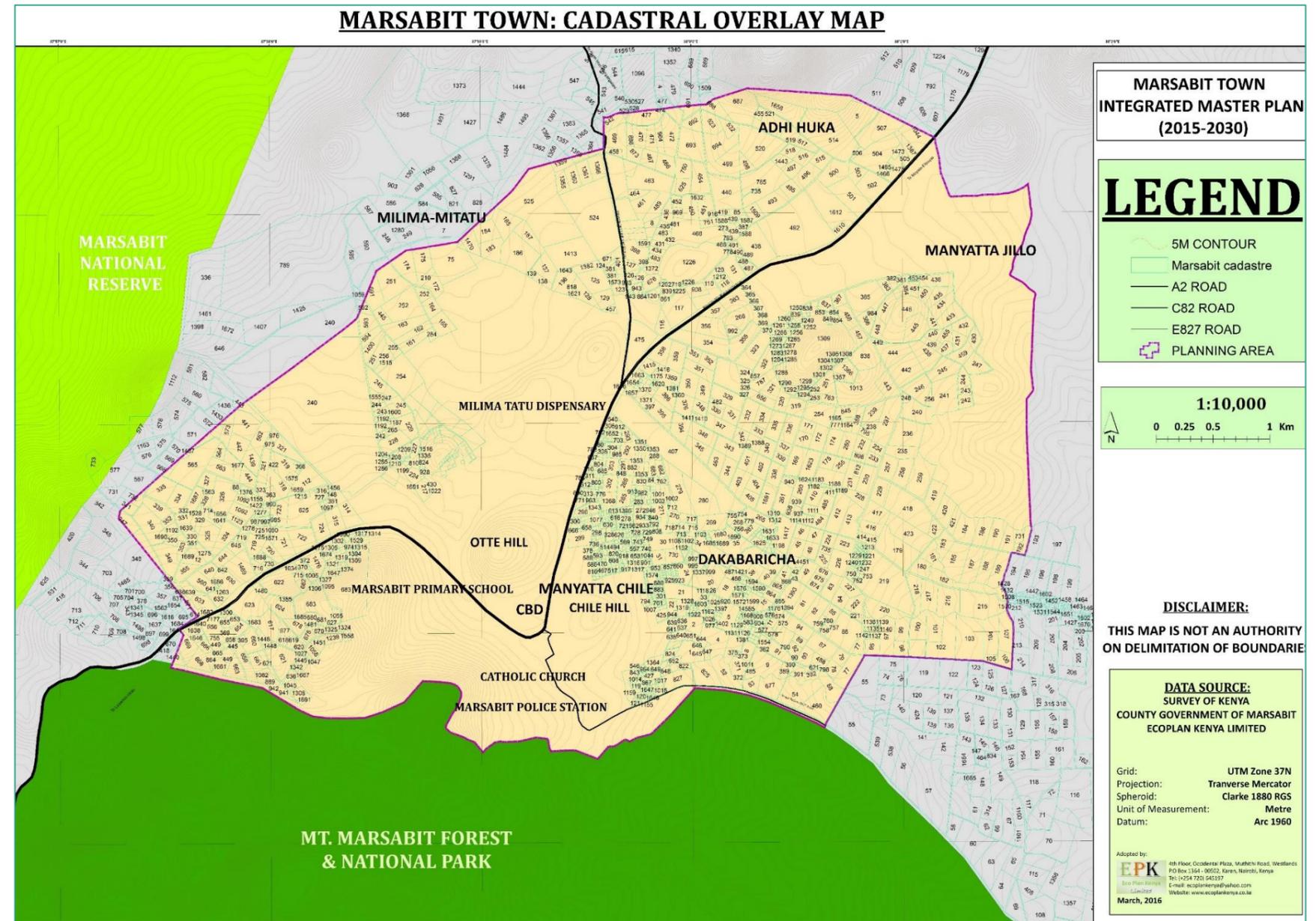
8.3 EXISTING LAND USE SIZES

Table 8.1: Existing Land Use and Coverage 2015

CODE	LAND USE	AREA	AVERAGE LAND SIZE	% AREA
0 ₁	HIGH DENSITY	84.35	0.08	2.62
0 ₂	MEDIUM DENSITY	238.21	0.1	7.40
0 ₃	LOW DENSITY	52.80	0.25	1.64
1	INDUSTRIAL	12.64	0.38	0.39
2	EDUCATIONAL	91.36	2.86	2.83
3	RECREATIONAL	53.14	5.90	1.65
4	PUBLIC PURPOSE	93.38	1.00	2.90
5	COMMERCIAL	27.00	0.08	0.84
6	PUBLIC UTILITIES	13.23	1.32	0.41
7	TRANSPORTATION	150.23	4.17	4.67
8	DEFERRED	-	-	-
9	AGRICULTURAL	2402.16	2.85	74.64
TOTALS		3218.47	18.99	100.00

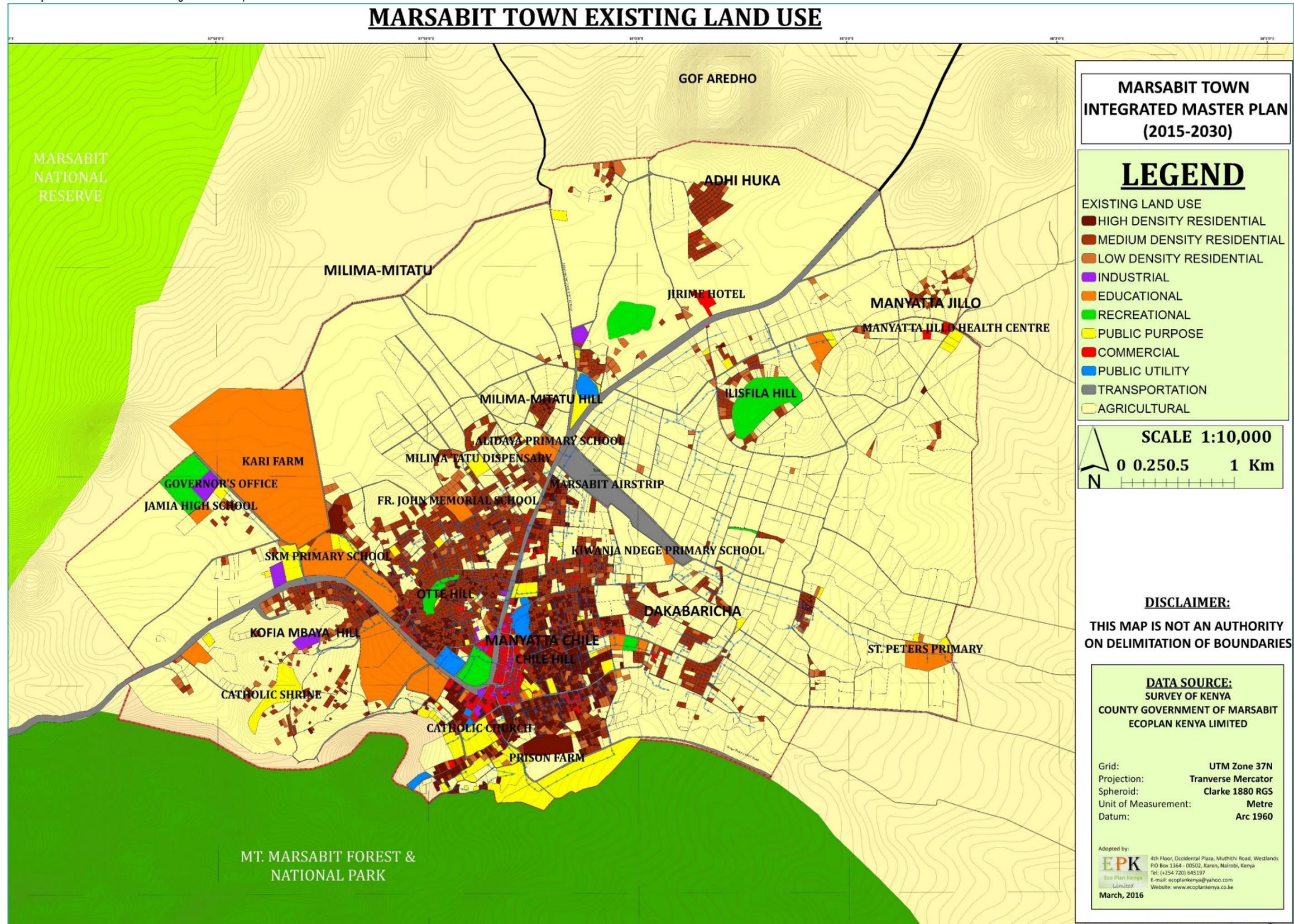
Source: EPK Ltd. 2015

Map 8.1: Land adjudication sections in Marsabit Town



Source: EPK Ltd.

Map 8.2: Marsabit Town Existing land use map



Source: EPK Ltd. 2

8.6 PROJECTED LAND USE REQUIRMENTS

Land is an important requirement for the implementation of the projects, especially those involving construction works. New projects like industrial park, the University and the construction of schools and health infrastructure, relocation of various facilities and road construction and expansion definitely require land acquisition. For road expansion projects, there is need to budget for demolition and compensation in cases where the road reserves have encroached into.

Table 8.2: Projected land requirements

Source: EPK Ltd. 2016

CODE	YEARS LAND USE	EXISTING		PROJECTED AREA IN Ha							
		2015		2015		2020		2025		2030	
		AREA (Ha)	% AREA	AREA (Ha)	% AREA	AREA (Ha)	% AREA	AREA (Ha)	% AREA	AREA (Ha)	% AREA
0 ₁	HIGH DENSITY	84.35	2.62	24.87		27.73		30.94		34.51	
0 ₂	MEDIUM DENSITY	238.21	7.40	19.02		21.20		23.65		26.38	
0 ₃	LOW DENSITY	52.80	1.64	7.60		8.48		9.46		10.56	
1	INDUSTRIAL	12.64	0.39	4.00		4.00		4.00		4.00	
2	EDUCATIONAL	91.36	2.83	138.05		20.5(158.55)		0 (158.55)		8.85(167.4)	
3	RECREATIONAL	53.14	1.65	7.00		-		-		-	
4	PUBLIC PURPOSE	93.38	2.90	98.76							
5	COMMERCIAL	27.00	0.84	-		-		-		-	
6	PUBLIC UTILITIES	13.23	0.41	-		-		-		-	
7	TRANSPORTATION	150.23	4.67	-		-		-		-	
8	DEFERRED	-	-	-		-		-		-	
9	AGRICULTURAL	2402.16	74.64	-		-		-		-	
TOTALS		3218.47	100.00								

Chapter 9 : MARSABIT TOWN: PROBLEM & OPPORTUNITIES

9.1 INTRODUCTION

This chapter presents the analysis of the primary and secondary data to help identify and confirm the inadequacies, challenges, problems and opportunities that exist in Marsabit town. This chapter looks at the particular problems that affect each sector.

9.2 INFRASTRUCTURE SERVICE

9.2.1 Roads

The roads in Marsabit town are in deplorable condition. The roads are not tarmacked and they are narrow. During rainy season the roads are impassable while in dry spell the road is extremely dusty due to loose loamy type of soil. The latter is a major problem especially for health of the town dwellers. The roads are also narrow within the town center. This makes movement in the town uneasy.

A good example of narrow road is the Jirime connecting road. The narrow roads are caused by uncontrolled development over time and encroachment by the nearby people.

9.2.2 Housing

The lack of residential class zoning results to haphazard development of mixed residential facilities throughout the town. This condition is not favorable for sustainable development as it makes provision of services hard due to wide range of requirement for various classes of residential zones. In an area, such as Majengo, there are bungalows which abut multifamily dwellings. This can result to traffic congestion or long walks to matatu points due to the different lifestyles of the two abutting residential classes.

The house quality in Marsabit town is fairly good. However, due to increasing population there is emergence of iron-sheet walled houses near Ababuro house. These types of buildings are not suitable especially for Marsabit climate which is hot and dry. These houses can get too hot or too cold seasons during adverse weather conditions thus triggering health problems such as pneumonia for children.

9.2.3 Energy

Industrial and domestic energy in Marsabit town is a major challenge. The town depends on diesel-generated electricity that has various impacts on environment and consumers. The power supply is not adequate for the town.

At homes, many town residents depend on firewood and charcoal for cooking which are environmentally unfriendly as well as harmful to the health of consumers. Majority of the town residents use paraffin for lighting and sometimes cooking too.

9.2.4 Sewerage

Marsabit town has neither sewerage system nor policy strategies to control disposal of human excretion and other fluid wastes. The privileged class digs septic tanks which need to be emptied after some time. Due to lack of preparation of current town development plan, there is zoned dumpsite for these septic tank excreta. Therefore, the owners end up dumping the sludge in some far distant without cautionary measure such as treatment. This poses a great of disease outbreak to the animal and humans who come in the contact with the excreta dumped unplanned.

9.2.5 Water

Marsabit town has major challenge of water for both domestic and industrial use. Water supply to the town is really inadequate. The major challenge is the source. The town depends on water from Bakuli springs which only charges around 65m³ daily. The depend of the water keeps increasing and supply dwindling as time goes and climate turns to worse.

The town residents receive get the water rationing with some specific day allocated for certain regions and so on. Some of the town consumers have to travel long distances to the water points. Therefore, the number of the water points has to be checked as well.

9.2.6 Education

It is surprising to find that Marsabit town has no any tertiary education institute except polytechnic. This is a huge challenge especially for development of human resource. Students come to Nairobi city or far to search for education even at the certificate and diploma levels. For any town to be economically competitive it has to have a sufficient of pool of skilled labor to drive the economy of the town.

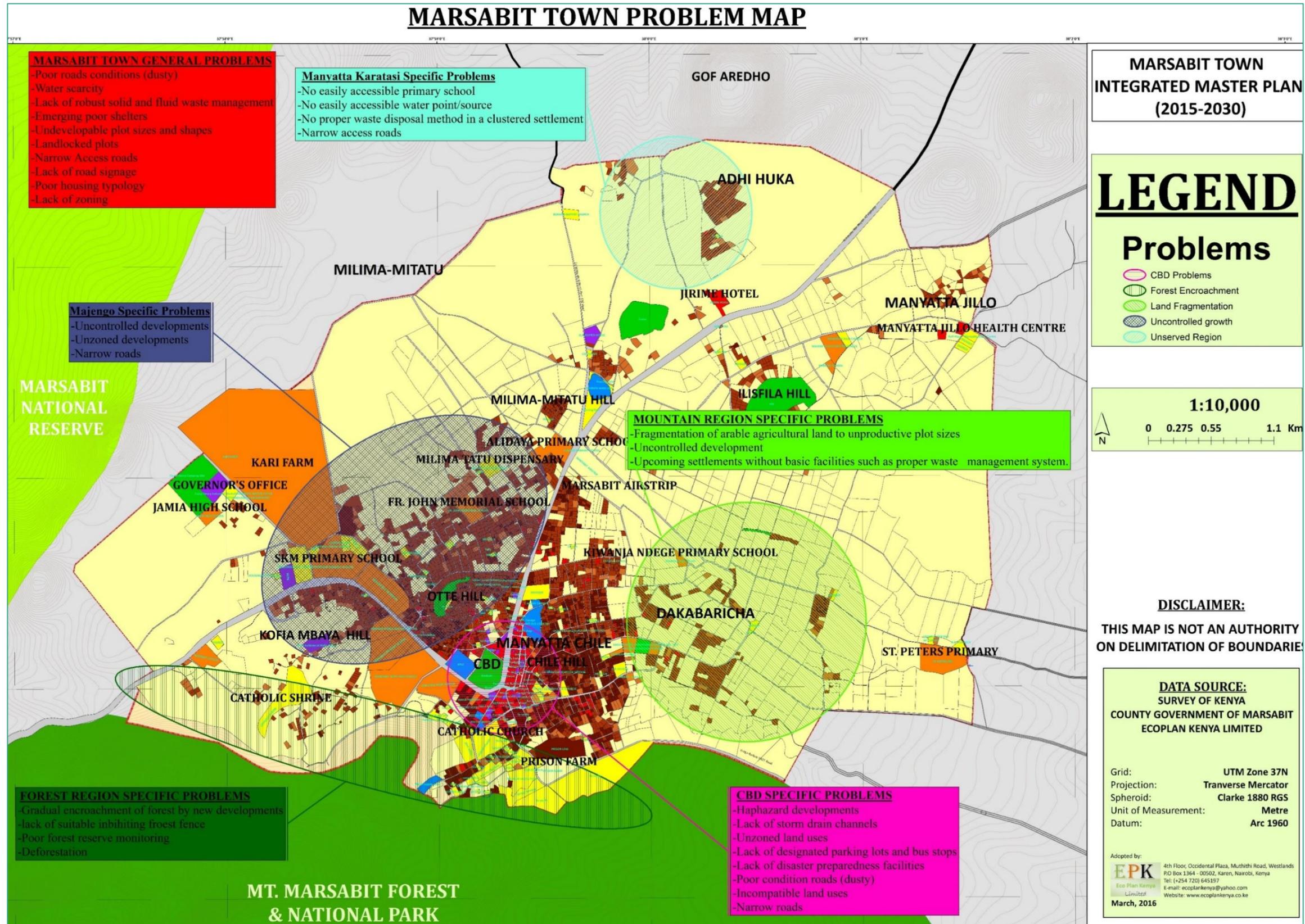
9.2.7 Health

Health services specifically maternity health care accessibility in Marsabit town is a problem. The only facility offering maternity healthcare is the Marsabit county referral hospital. Accessing the facility especially at night is challenge for people who live a bit far from the town center.

9.2.8 Tourism

- ❖ The methodology of carrying out rates on tourists.
- ❖ Poor roads. This has been one of the major challenges as there are various sites of interests yet these areas are hard to access for both local and international tourists.
- ❖ Insecurity. These has been a major issue especially recently due to the increased terror attacks on the country. This has led to drastic decline on income earned from tourism.

Map 9.1: Marsabit Town's Problem Map



Source: EPK Ltd.

Opportunities in the Tourism Sector

- ❖ Numerous craters (Gof Aredo, Gof Chopa, Gof Dambala)
- ❖ Marsabit national forest and Park.
- ❖ Chalbi desert (Camel debbies and motor racing)
- ❖ Cultural tourism (Rich heritage).

9.2.8 Resource management

Marsabit town is an oasis of the arid Marsabit region. This therefore calls for careful use of the very limited resources in the town. Overtime the Marsabit town has been eating on the crucial Marsabit forest and the arable mountain region which greatly influence the insular climate of the town. Therefore, firmer measures are called for to restrict the growth of the town towards these critical parts. Marsabit forest has reduced from 240.5 Km² in 1985 to 132 Km² in 2010.

9.2.9 Policy framework

Marsabit town though it is an old town has witnessed a sluggish development journey. The town's available development plan was prepared over three decades ago. This is partly attributed to the long sidelining of the northern frontier region by the colonial government as well as the independent governments. Thanks to the devolved system of governance which has provided opportunities for the locals to manage their grievances. The town has no sectoral policies to help direct sectors such as housing, commerce and trade, industrialization, transport etc.

9.3 INSTITUTIONAL PROBLEMS

9.3.1 Agricultural Sector

Marsabit town is an oasis of the arid Marsabit region. The planning of the town therefore calls for crucial consideration of the delicate land to ensure there is at least crop production in the region as well as insular microclimate where people can recess. Land fragmentation is a challenge to agricultural production in mountain area. This is because some subdivisions are done as low as (50m by 100m). The area is gradually being turned into high density residential zone which is a great threat to the agricultural land.

9.3.2. Development opportunities (matrix & map)

Marsabit town has all the potential opportunities to get go the development wheel. The town is strategically located linking various major towns of northern region to the south and Ethiopia. The town is still a "virgin" without many permanent haphazard developments having taken place. The planning of the town at a time like now would be one the opportune steps towards a better city.

There are myriad opportunities in the area such as available human resource, natural features which are raw materials for industries as well as opportunities for tourism development.

The locals of the area are pastoralists and they therefore offer an opportunity for industrial development by providing industrial raw materials such as skin and hides, meat and manure. The diverse cultural norms of the various tribes in the town can be commodified to be a major tourist attraction. The insular sort of climate in Marsabit town is a factor that would juxtaposition town to benefit as the main sojourn point for the tourist visiting far tourist sceneries.

PART THREE: PLAN CONCEPTS & SCENARIO BUILDING

This part of the report provides a detailed analysis of the land use of Marsabit Town. It also makes attempts to building scenarios that befit Marsabit Town's development. It majors on the projections for required land for development, analysis of development models, relevant case studies and finally the preferred development concept adopted by the plan.

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Chapter 10 : DEVELOPMENT MODELS AND CASE STUDIES

10.1 INTRODUCTION

There are different ways in which an urban center can grow and various factors have been associated to the growth of a town. The major factors are the levels of goods and services that an urban center provides to the residents; the level of a good or service determines its placement in locality. This chapter tries to review the development concepts and scenarios which are best suited to inform the development concept for optimal growth and development in Marsabit Town.

10.2 THEORETICAL DEVELOPMENT MODELS

There are many land use models which have evolved over the years such as the concentric rings, sector model, and polycentric and multi nuclei model.

10.2.1 Concentric Rings Theory

This theory was developed in the 1920's by Ernest Burgess who sought to model Chicago's spatial structure with regards to the usage of 'zones' around the city. These zones radiated from center outwards in a form of rings. Attempts at applying this model to European cities have failed; as many cities in Europe have their upper class mostly at the periphery. As a summary, the five names for each zone in the concentric rings model were given as follows: CBD, Zone of Transition, Zone of Independent Workers, and Zone for better Residences and Commuters' Zone.

This theory will not relate well to Marsabit as over 80% of the town is under non-urban use. Analysis of the existing CBD land uses show that it is literally mixed and not according to the rings. Thirdly, this model does not consider existing landscapes and is definitely very old and it does not consider car ownership. Hence this model cannot be applied to Marsabit Town.

10.2.1 Hoyt's Sector Model

This model anticipates a city to develop in sectors instead of development in rings. It accepts that certain areas of a city are more attractive for various activities, whether by chance or geographic and environmental reasons. As the city grows and these activities flourish and expand outward, they do so in a wedge and become a sector of the city. Simultaneously as growth takes place from the Central Business District outwards other sectors are bound to grow along linear features such as the roads and the railway.

The development of Marsabit partly accepts this model in as far as the growth along the linear features in this case the A2 international trunk road and C82 roads are concerned. However, it should be noted that over eighty percent of Marsabit Town is under non-urban use. Secondly Hoyt's model assumes the land to be flat whereas in Marsabit there are differences in terrain and drainage patterns.

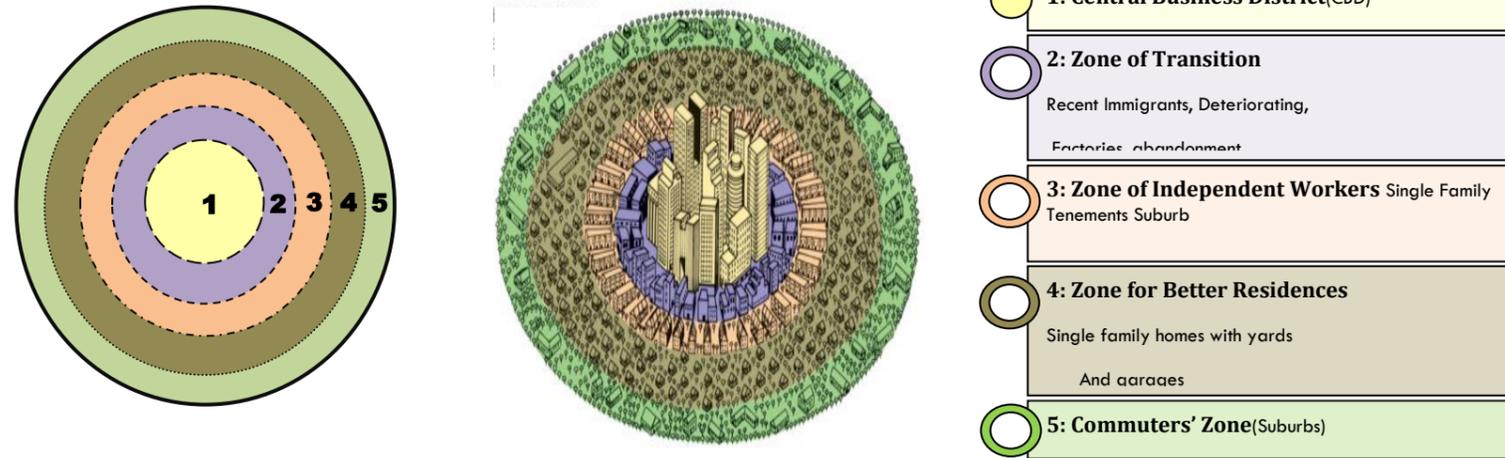


Figure 10.1: Comparison between Monocentric and Polycentric Model Patterns

Source: Adapted from Pearson Prentice hall, 2008

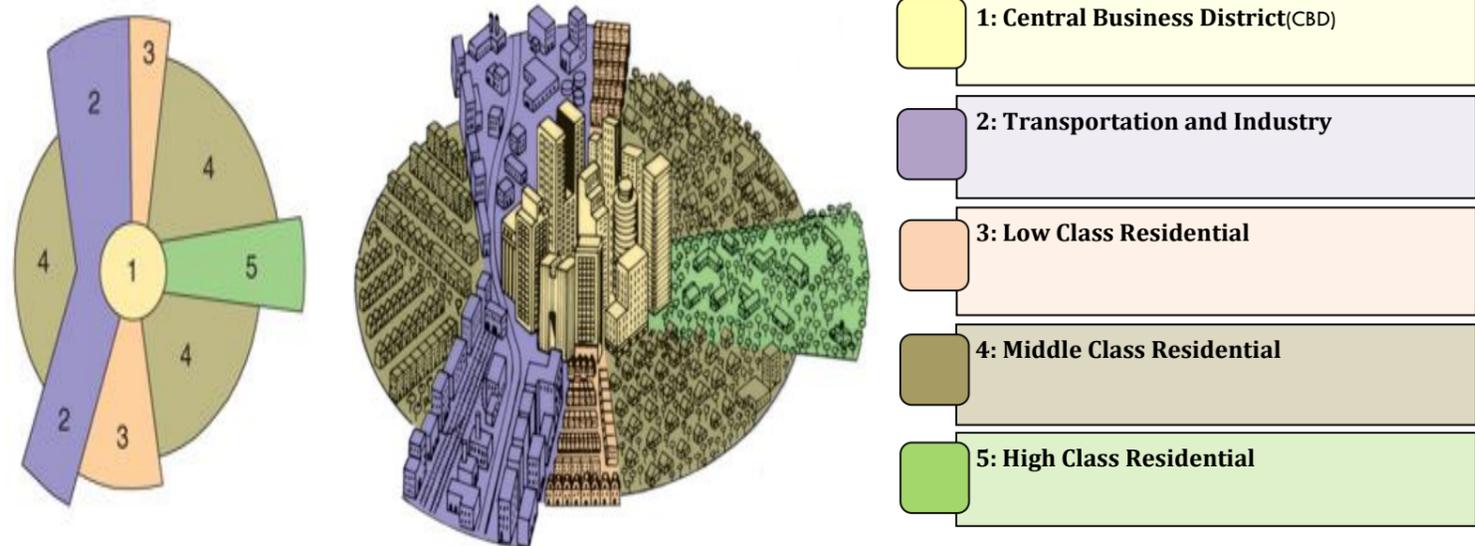


Figure 10.2: Source: Hoyt's sector Model

Source: Adapted from Pearson Prentice hall, 2008

10.2.3 The Polycentric Theory

Polycentrism is the principle of organization of a region around several political, social or financial centers. A region is said to be polycentric if its population is distributed almost evenly among several centers in the different parts of the region. Polycentric refers to having many centers especially of authority or control. In the Polycentric pattern, a business concentration is added in each sector and so many links are required to directly connect each sector to the CBD and all outside business concentrations. Transfers or lengthy journeys, which discourage ridership, can be prevented in the polycentric pattern only connecting all sectors directly to all business concentrations.

The Polycentric model is a far superior model which presupposes a higher level of connectivity and accessibility. In the case of Marsabit the existing CBD enjoys a Primacy of a high magnitude compared to the other centers such as Dakabaricha, Manyatta Jillo, Sagante, Adhi Huka and Milima Mitatu. Secondly, these centers are still of lower category commercial and business center and the applicability of this model to Marsabit is limited.

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10.2.4 The Multi-Nuclei Theory

C.D Harris and E.L Ullman came up with a new land use model which they termed 'Multi Nuclei Theory'. They suggested that land use patterns in most cities develop around a number of discrete centers or nuclei rather than a single center as described in the concentric or sector models. This model accepts that even though a city may have begun with a CBD, other CBD's develop on the outskirts of the city or town to allow for shorter commutes from the outskirts of the city. This creates nodes or nuclei in the city besides the CBD thus the name 'Multi-nuclei' Model.

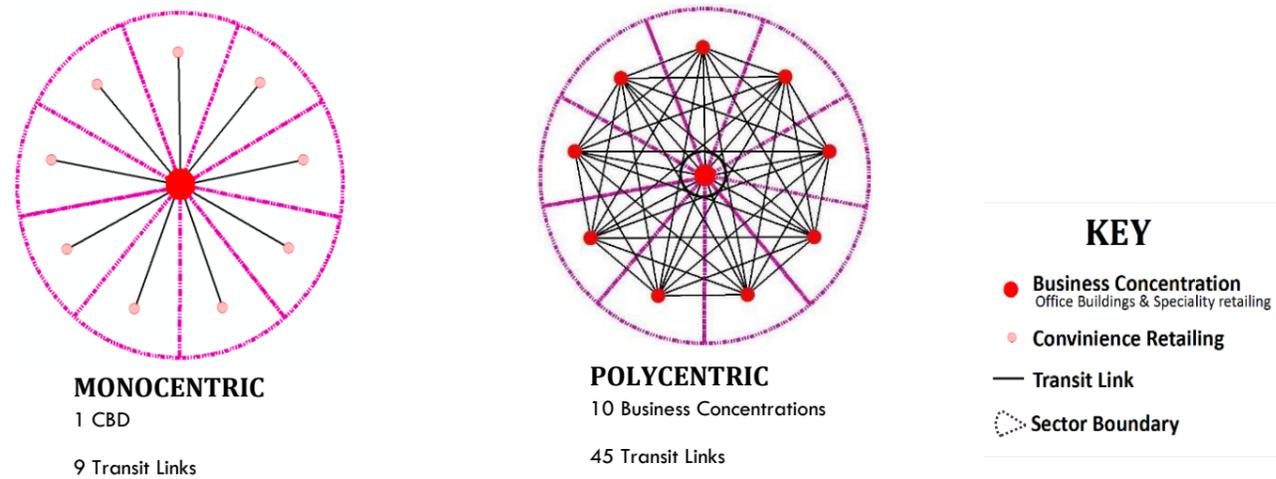


Figure 10.3: Comparison between Monocentric and Polycentric Model Patterns

Source: Adapted from Richard Layman, 2009

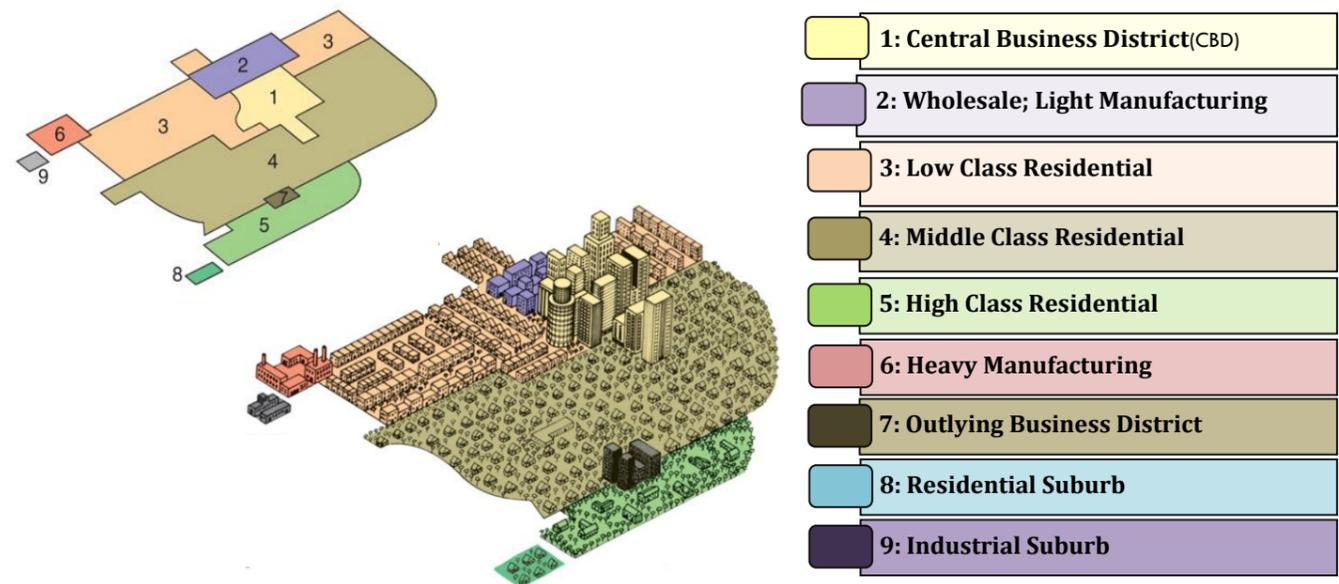


Figure 10.4: Harris and Ullmann's Multiple Nuclei Model

Source: Adapted from Pearson Prentice hall, 2008

Ullman and Harris recognized that growth might occur around the main CBD and also around the sub centers. These could incorporate industrial and commercial suburbs as well as peripheral residential growth. Hence each sub center may have a chance of developing its own activity specialization role according to the local situation. This model would perfectly suit Marsabit Town boundary whereby the existing CBD could be allowed to grow whereas the centers of Dakabaricha, Manyatta Jillo and Milima Mitatu could also be allowed to grow, each with their own activity and service specialization.

10.3 RELEVANT CASE STUDIES

10.3.1 Overview

This part of the report tries to focus on the development scenarios, technologies and skills, concepts and components which have been used in different towns from other parts of the globe. The interests in this conceptualization and scenario building for the Integrated Master Plan for Marsabit Town are the people and their culture and economic activities, challenges that prompted development, urban environmental management strategies and what Marsabit town could borrow from the cited relevant case studies.

10.3.2 Selected case studies

The case studies are selected on the basis of climate, location – desert space and the challenges faced; the major being water and the ancient inhabitants; Marsabit town has both pastoral and nomadic communities. These case studies are selected due to the tremendous efforts towards ensuring that the aforementioned challenges do not deter their developments and deprive their resident's good health.

10.3.2.1 DUBAI

The ancient human settlements of Dubai were nomadic herders. The main economic activities at that time, for many centuries, were fishing and pearl diving. Urbanization in Dubai began in 1799 when *Bani Yas* established a dependency of Abu Dhabi. Dubai's Sheikdom dates back in 1833 when *Al-Maktoum* dynasty of *Bani Yas* clan took control peacefully. The city of Dubai is located on the emirate's northern coastline and heads up the Dubai-Sharjah-Ajman metropolitan area.

The recession in the international markets, due to the invention of artificial pearl, in 1929 led to the loss of market for the Dubai's pearl. The discovery of oil in 1966 was an impetus for Dubai's economic growth. The strategy to join United Arab Emirates as an economic block was also a major step in the development of Dubai.

Profile

Located in the Northern desert belt, Dubai has a tropical desert climate with an average high temperature of 20°C; and an average low temperature of 14°C. The annual rainfall for Dubai is 150mm; most of the rainfall occurs in between the December to March period. Dubai covers 4112.90 km² (1,588 mi²) and has a population of 2,502,715. Dubai is a federation of the seven emirates usually called the United Arab Emirates; the other constituent emirates are: *Abu Dhabi* (the Capital), *Ajman*, *Fujairah*, *Ras al-Khaimah*, *Sharjah* and *Umm al-Quwain* (Wikipedia, 2016)

Islam is the official religion of the UAE, Arabic is the official language, although English is widely spoken and is the official language used in business operations and education.

Post Development Challenges

Inadequate sanitary utilities: there is an inadequate sewer line to effectively cater for liquid waste generated in Dubai. There had been instances where raw sewage has been witnessed in the storm drainage along the slice of Persian Gulf.

Energy Source: many developments in Dubai were done with energy sources as afterthoughts; the main aim was to maximize profit. The many industrial processes that require high amount of electricity, such as treatment of basic water and fresh water faces the issue of sustainability as desalination needs lots of energy. Therefore, the region is running out of energy sources to support its rich lifestyle.

Water Quality: the available water is saline and not suitable for human consumption; this requires desalination plants which use a lot of electricity. The desalination of water suitable for human consumption also faces the challenge of inadequate treatment works; the water treated on daily basis can only serve a maximum of 2 days (New York Times).

Possible Solutions

Water: the government agencies are resorting to study the viability of underground water in the town and propose development of an inventory system. There are also efforts to build large water treatment facility which can guarantee fresh water supply for the town's population.

Energy: the alternative energy sources are being studied. A few solar energies distrusted in the town and wind are some of the best suited energy sources for Dubai. These are suitable for Dubai based on the sunshine experienced in the town most time of the year. Production of nuclear power is also being planned for.

Policy Planning: Owing to the realization that many developments had water and electricity as the afterthoughts, the new developments are now required to follow strict building regulations; ensuring that there is adequate water facility to store water for the building and also that there is proper connection to the electricity supply for the buildings.

10.3.2.2 WINDHOEK

Windhoek is the largest and the capital city of Namibia covering an area of 5,133 km². The city has a population of 325,858 people; and population density of 62.8 people per Km² (census 2011). It is located on the *Khomas Highland Plateau* in the *Khomas* region at 1540m above the sea level.

Profile

The first settlement in this area was in 1840 where the indigenous pastoral community settled around a permanent spring. The captain of the *Orlam* people settled here and built a stone church for his community. Situated

between Namibia and Kalahari deserts, Windhoek city experiences semi-arid climate; with an average annual temperature of 19.47°C and annual rainfall of 370 mm. Most vegetation consists of scrub and steppe.

The city functions as a social, economic, political and cultural center hosting government bodies, educational and cultural institutions.

The town is located 300 km from the Atlantic Ocean and the closest river, R. Okavango is 750 km away. This situation would, in many cases, pose a great challenge towards provision and supply of water to an urban area. However, Windhoek has been known to having a stable water supply for more than thirty years now.

Water Management Frameworks

Since the rainfalls are uncertain and long spells of severe droughts are frequently encountered in Namibia, all possible sources of water within a radius of 500 km were fully exploited and the city council of Windhoek approved an integrated water demand management programme in 1994. The integrated water management programme included policy matter, legislation, and education, technical and financial matters (Van der Merwe, 1994). Total annual water consumption for the city is approximately 21 million m³ per year, i.e. an average demand of 57,500m³ per day. The four sources of water for Windhoek are:

1. Surface Water Collection: Surface water obtained from the *Von Bach*, *Swakoppoort* and *Omatako* dams;
2. Ground Water Abstraction: groundwater abstracted from 50 municipal production boreholes;
3. Water Reclamation Plants: reclaimed water recovered by suitable treatment from both the New Goreangab Water Reclamation Plant and the Old Goreangab Water Reclamation Plant.

i. New Goreangab Water Treatment Plant

This plant treats 7.5 million m³ per year and supplies about 5.5 million m³ of water for the town annually for over three decades. This accounts for over quarter of the town's water consumption a year.

ii. Old Garongab Water Treatment Plant

This plant is meant for treating polluted water from Goreangab dam which produces 5000 m³ of water daily. The water from this plant is unsuitable for human consumption and is mainly used for irrigating sports and golf courses.

Chapter 11 : DEVELOPMENT CONCEPTS AND SCENARIOS

11.1 INTRODUCTION

Discussed in this section are the development concepts adopted for the master plan. The concepts have been developed on the basis of the order of goods and services in the town. The concept that has high order goods and services is marked the primary service center while those render low order good and services are the secondary services centers.

11.2 THE WAKING GIANTS DEVELOPMENT CONCEPT

This concept is based on the mythical belief that the landscape was dominated by giants who were buried here. Giants don't really die and the concept is geared towards waking up the sleeping giants in Marsabit namely:

- A2 international trunk road to Ethiopia
- County capital of Marsabit county
- Marsabit National Forest
- Insular climate
- Wildlife in the National Park & Reserve
- Rich agricultural hinterland
- Culture, heritage & community resourcefulness

The key aim of this plan is to protect and conserve the oasis of Marsabit region on which the Marsabit town is sitting. This concept also aims at guiding growth and development in Marsabit town as noted in the identified key strategies by: -

- Retaining high potential land for agricultural development in Mountain Area;
- Promoting the sustainable use of the natural environment and all its resources;
- Integration of the various sectors of the economy;
- Positioning Marsabit as globally competitive and multicultural city;
- Promoting growth of a trade and tourist city;
- Building on existing nodes to key commercial and growth nodes;
- Providing an opportunity for accelerated growth in different areas; and
- Providing an opportunity for development of an integrated public transport system.

The model emphasizes clustered development within dispersed centers as points of growth. The growth points are clustered and used as determiners of the surrounding land uses and services. These growth nodes will act as secondary commercial nodes while supporting residential, recreational and industrial precincts where possible. The nodes shall be fully serviced with the requisite infrastructure, utilities, public facilities and services.

The cluster nodes shall provide basic and middle level goods and services as well as employment opportunities while the core town at the CBD shall provide higher order services and goods. The various clusters are linked by transport corridors and take different shapes and specialty. They are considered as development blocks. The growth nodes are then well interlinked by a proposed efficient movement system accompanied by proposals for provision of environment and public spaces.

The model also promotes compaction of urban developments within a controlled limit i.e. the model envisions densification developments. It ensures optimal land utilization by establishing the carrying capacities of each zone. The model advances the concept of vertical and high rise development. This would mitigate the need for horizontal urban growth often associated with urban sprawl. It also ensures mix of compatible uses and separation of incompatible uses.

This concept further identifies 6 key conceptual area to guide developments in the town as shown in map 11.1. The key concepts are:

11.2.1 MELTING POT CBD

Melting pot, this is the old town. The old town is growing and developing eating into the Marsabit forest and the rich agricultural mountain region. The plan aims at restricting growth and development in it to help protect further deterioration of the valuable resources.

11.2.2 UNIVERSITY NODE

Education node, this is the node which is proposed to support the basic education. The node help identifies the deficiencies in the education sector which is very crucial for the development of the town because it is the workshop of the town where manpower is refined to increase its value.



Figure 11.1: Model of the University Center

Source: EPK Ltd. 2016

11.2.3 GOVERNANCE NODE

Administration node, this is to be located at the drier Karare side. The administration services for the town are aimed to be centralized at this node for easier accessibility and improved departmental communication. This node has been proposed for development by attracting people to seek administrative services in the county executive offices which are in this node. Other land uses proposed in this node are residential, commercial, health services, courts and road network for access.



Figure 11.2: Model of the Governance Center

Source: EPK Ltd.

11.2.4 DEVELOPMENT CORRIDOR

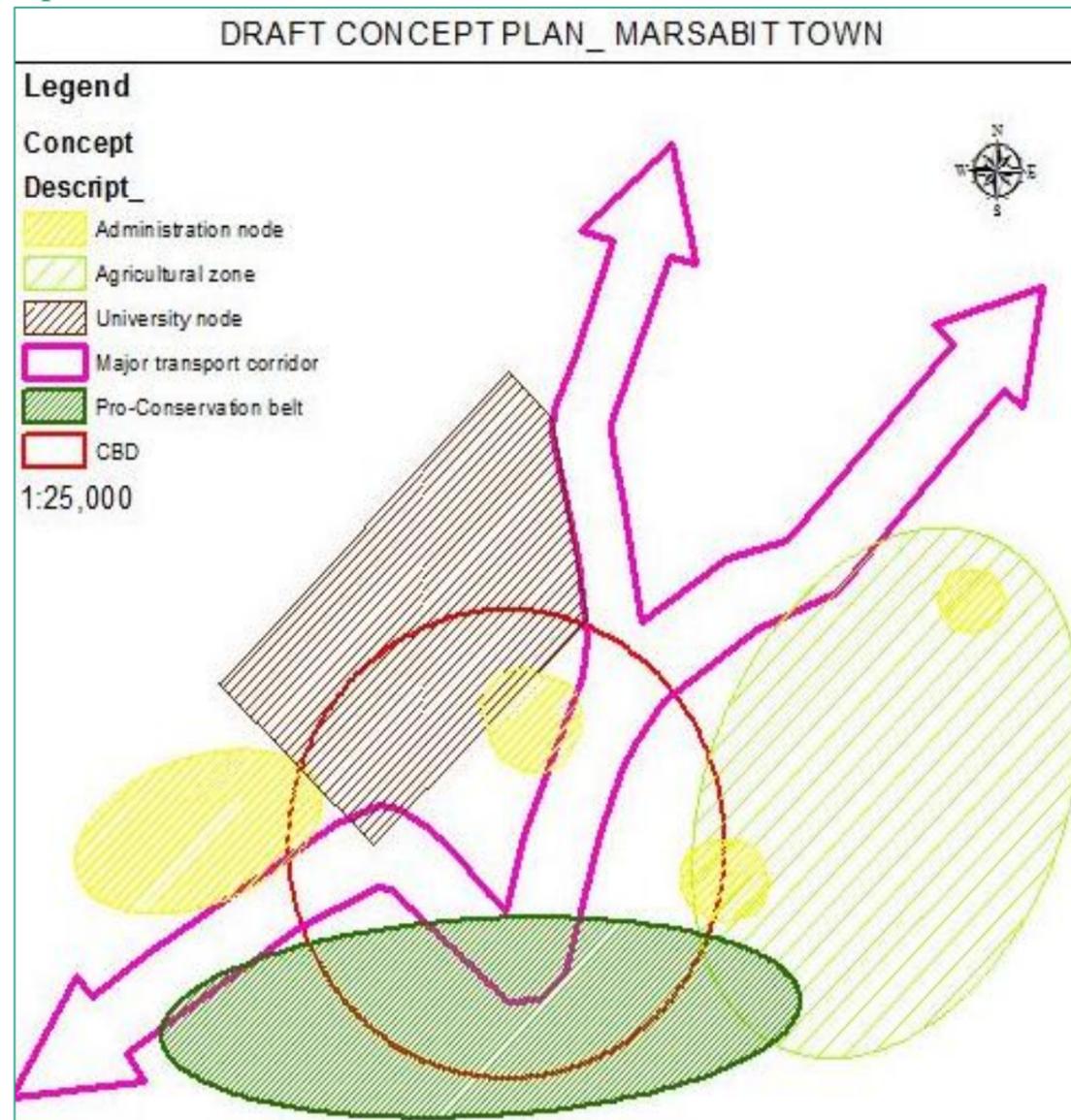
The corridor is a buffer of 500m on both sides on the A2 trunk road and is meant to have commercial activities and hotel industry. It thus acts as a stopover, the hotel industry will provide accommodation and other services for those travelling through this route.

11.2.5 WATER SANTUARY

This is the pro-conservation zone, region under the Marsabit forest. The concept is to protect this region from further encroachment and degradation by selectively allocating land uses that help conserve it and that are highly compatible.

11.2.6 BREAD BASKET

Agricultural zone, this is the mountain region which is rich in agricultural production. The area has to be protected to ensure at least the town can produce a fraction of food for itself even if it is not enough for the whole town. Protection of the zone helps too to improve the microclimate of the town and the nearby region.



Map 11.1: Concept map

Source: EPK Ltd. 2016

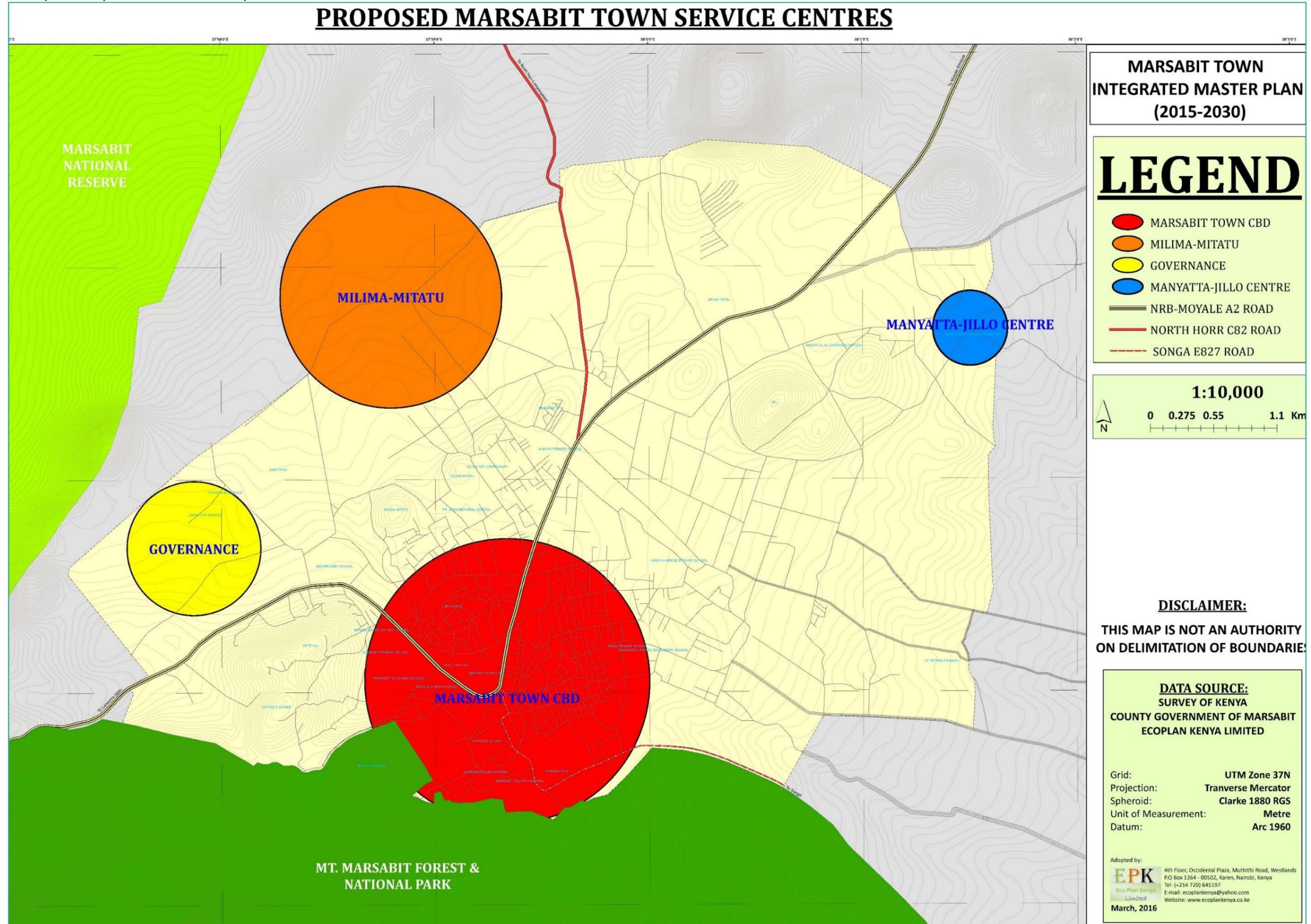
11.3 HIERARCHY OF NODES

The concept has proposed a hierarchy of nodes according to the functions served by the identified nodes. The CBD is proposed as the principal node due to its primacy in relation to other nodes providing high order goods & services, administrative, tourism, recreational and conferencing services. The other category is service centers as shown in the table below.

Table 11.1: The proposed service centers in Marsabit Town Source: EPK Ltd.

Type of Node	Area	Function
Primary (Melting Pot CBD)	CBD	Commercial (High Order Goods & Service), Administrative, Service Sector, Transport, Residential & Banking
Secondary (Governance Node)	Governance Node	Administrative, Commercial, Educational, Residential & Health services
Service Centre #1 (Agricultural Node)	Dakabaricha	Residential, Agricultural, Commercial (Basic Goods and Services), Security, Recreational & Health services
Service Centre #2 (Agricultural Node)	Manyatta Jillo	Residential, Commercial (Basic Goods and Services), Service and Recreational, Agricultural, Recreational, Security & Health services
Service Center #3 (University Node)	Milima Mitatu area	Educational, Commercial (Basic Goods and Services), Residential, Recreational & Health services
Conservancy Node	The forest	Wildlife habitat, Tourism, Modification of climate, Water sources

Map 11.2: Proposed Service centers map



PART FOUR: MASTER PLAN & ZONING PLANS

This part of the report highlights detailed proposals and strategies; and the zoning regulations which are intended to guide the implementation of the plan and development control. The main aim is to provide infrastructure and services that improve the wellbeing of the people in Marsabit Town and to protect the rich agricultural land around the Mt. Marsabit Forest.

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This integrated master plan intends to utilize three strategies to help achieve its mission. The mission of this proposed plan is to guide sustainable development by promoting economic growth, wellness, cultural cohesion and welfare of the people in Marsabit town. This report explains **where, why** and **how** these strategies are to be implemented. These strategies are;

1. Agricultural and livestock production strategy
2. Sustainable urbanization and infrastructure development strategy
3. Conservation and tourism strategy

12.2 AGRICULTURAL AND LIVESTOCK PRODUCTION STRATEGY

Where? This strategy focuses on the entire Marsabit but with an emphasis on Jirime Area, Dakabaricha, Milima Mitatu and Manyatta Jillo.

Why? Promoting agricultural and livestock production is essential because this are the main economic activities of the people in Marsabit and they also depict their culture. The presence of rich agricultural soils and the insular climate of Marsabit town favor the growth of crops as well as the survival of livestock. By promoting livestock keeping, the culture is preserved and this will, in turn, help in providing an effective market for the agricultural and livestock produce. Ultimately, this will help the people economically and ensure that the urban population can sustain itself.

How? This strategy is to be achieved in three ways which are

- I. Promoting agro production
- II. Promoting livestock production
- III. Promoting Marketing of agro produce and livestock produce

Promoting Agro Production

This proposed plan shows this can be done by allowing intensive agricultural growth in Dakabaricha and promoting afforestation in the areas of focus to increase precipitation in Marsabit town. Establishment of extension services in Dakabaricha, Jirime, Manyatta Jillo and Milima Mitatu will bring agricultural experts closer to the farmers and help them in improving agriculture. Lastly, this plan proposes the establishment of agro production research and development institution at the proposed university hub. This will ensure that knowledge and research in ways of promoting agriculture is increased.

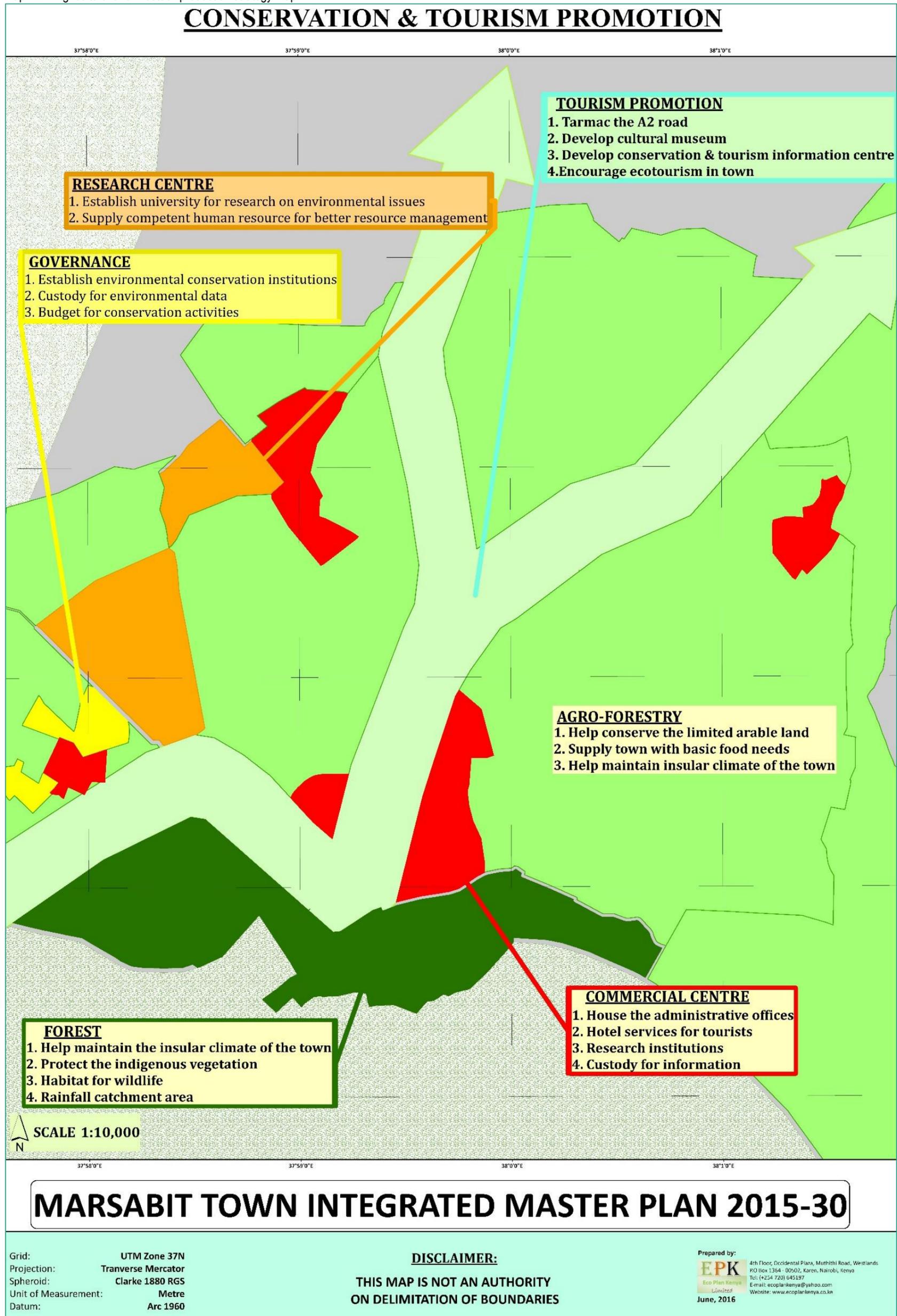
Promoting Livestock Production

This strategy is to be achieved by promoting intensive livestock production in Karatina and promoting afforestation in the area to increase precipitation to boost livestock growth. Also, the plan proposes the establishment of extension service center at Dakabaricha, Jirime, and Manyatta Jillo & Milima Mitatu. This will bring experts closer to livestock keepers. In addition, developing a livestock production research and development institution at the proposed university hub will help boost livestock production

Promoting Marketing of Agro Produce and Livestock Produce

Developing agro-produce markets in the existing CBD, Milima Mitatu, Dakabaricha, and Manyatta Jillo will promote agricultural produce. Livestock produce will also be put in the market by developing new markets in Karatina, Milima Mitatu, Dakabaricha, and Manyatta Jillo. This strategy will also be achieved by marketing produce from the Marsabit to other northern Kenyan regions and southern Ethiopia. Establishment of agro-processing plants, modern abattoir and meat processing plants in Segel area is also proposed to promote marketing. Finally; establishment of a regional airport in Segel area will speed up the transportation the agro-produce and livestock products from Marsabit easily to other regions in the country.

Map 12.1: Agricultural and livestock production strategy map



Source: EPK Ltd.

12.3 SUSTAINABLE URBANISATION AND INFRASTRUCTURE
DEVELOPMENT STRATEGY

Where? This strategy is to be implemented In the Entire Marsabit Town but with an emphasis on Jirime Area, Existing CBD, Dakabaricha, Milima Mitatu and Manyatta Jillo.

Why? Marsabit town is an ecologically sensitive area hence need in guiding urbanization and infrastructure development. Also, there is a need in ensuring that all the people in Marsabit town feel they have equal opportunities within Marsabit. Hence, this strategy will help in ensuring that there is public benefit sharing in investment in property in Marsabit Town and effective and efficient provision of civic utilities and services to the people in Marsabit Town. The County Government of Marsabit and the National Government as well will benefit from the increased revenue collection which will be made more efficient by this master plan. Lastly, sustainable urbanization and infrastructure development is useful in ensuring that there is development control in the region, helping Marsabit town avoid future problems that emanate from poor urbanization and infrastructure development.

How? This master plan proposes the use of six specific strategies to help in the realization of sustainable urbanization and infrastructure development in Marsabit town. Namely they are;

- I. Set effective urban boundary
- II. Promote new Commercial Nodes in Jirime
- III. Promote Security and Disaster Management
- IV. Promote effective and efficient infrastructural service and utilities provision
- V. Promote effective and efficient social service provision
- VI. Promote commerce and industry

Setting Effective Urban Boundary

This proposed plan seeks to set urban extents towards the mountain region and Dakabaricha area. This proposed strategy will ensure that the Mt. Marsabit Forest biodiversity is protected and, at the same time, the agricultural potential Dakabaricha is not interfered with; to promote food production in the region. Guiding urban development towards Jirime area is also proposed and promoting high density and special density residential developments in Jirime. To further protect the mountain region, low density residential developments are proposed in that area.

Promoting New Commercial Nodes in Jirime

Promoting economic activities in Marsabit town is a step towards sustainable development. To achieve this, the master plan proposes that urbanization be guided towards Jirime area. This will be done through the establishment of a university hub in the north of Milima Mitatu. Additionally, Milima Mitatu will be developed as an urban Centre.

Dakabaricha being an agricultural potential area, developing an agro-processing centre is proposed to enhance development. Also, developing the Marsabit County Governance Centre in south KARI is proposed to enhance urbanization in this area.

Promote Security and Disaster Management

Security is a major issue in many Kenyan cities and towns today and Marsabit town is not an exception. Continuous development of a town requires adequate security and this is why this proposed plan is providing solutions to the major threat, insecurity.

This plan proposes the use of the A2 road as a focal point for security. It proposes that security check points along the A2 road to be put up at the entrance and exit points of Marsabit town. Furthermore, setting up of a call centre in the existing CBD along the A2 road is suggested to ensure easy

accessibility to the security services for the people of Marsabit town. Lastly and most fundamentally, police, fire, and ambulance patrol and parking areas along the A2 road are being suggested to enhance the movement of security personnel in the whole of Marsabit town. This will ensure that residents, investors and tourist and visitors in Marsabit town feel safe and secure.

Promoting Effective and Efficient Infrastructural Service and Utilities Provision

Movement of people and goods is totally dependent on the type and quality of infrastructure available. This plan puts the economic potential of Marsabit town at the forefront. It proposes that all access roads in Marsabit town should have a minimum of 9M road reserve, all service roads a minimum of 12M road reserve and all link roads in Marsabit to have a minimum of 40M road reserve.

Road markings and traffic lights along these roads is proposed to ensure that they are both effective and efficient.

In most urban towns in Kenya, way leaves have not been provided on the roads hence this plan takes into consideration the need for provision of way leaves along road reserves to pave way for electricity and communication lines, street lights and most importantly water and sewerage lines. This will help avoid future problems that come from lack of proper planning of road reserves

Also, Mt. Marsabit region being a source of water through the Bakuli 1, 2, 3 & 4 streams this plan proposes the development of a water reservoir in the mountain region and offices that will man this development. This will help the people of Marsabit town benefit from adequate water provision which is a public utility.

Promotin Effective and Efficient Social Service Provision

Food, health, shelter and education are the basic needs that a backbone to livelihood. These four basic needs are described as social services. This master plan focuses on the provision of effective and efficient education, health, governance and recreation.

In terms of education, Marsabit town children are able to easily access primary education, but to further bring education closer to the community people, addition development of three primary schools is being proposed. The secondary schools in the area are not adequate to cater for all the kids that graduate from primary hence the establishment of another secondary school is proposed. Tertiary education in Marsabit is lacking, forcing secondary graduates to either go to other regions in Kenya to seek for this education or start casual jobs to sustain them. Hence this this plan proposes the establishment of a university in Jirime and medical training college abutting the KARI center.

The healthcare system in Marsabit town needs to be upgraded to ensure that everyone in Marsabit can access proper health care services. This plan proposes the upgrading of 3 dispensaries to health centers and the development of a teaching and referral hospital in Jirime.

In terms of proper governance. The people of Marsabit town should have accessibility to the leaders. This master plan proposes the establishment of County Government Offices close to the proposed governance centre. A sub county centre to be put up in Dakabaricha, Manyatta Jillo and Milima Mitatu. A social development Centre in the existing CBD.

This plan puts into consideration the need for recreation facilities. It, therefore, proposes the establishment of public parks and play grounds in Dakabaricha, Manyatta Jillo and Milima Mitatu and the proposed governance center. Additionally, it seeks to upgrade the existing stadium to regional standards.

Promote Commerce and Industry

This proposed master plan is based on the develop conecept referred to as the waking giants. It seeks to open up the commercial industry of Marsabit

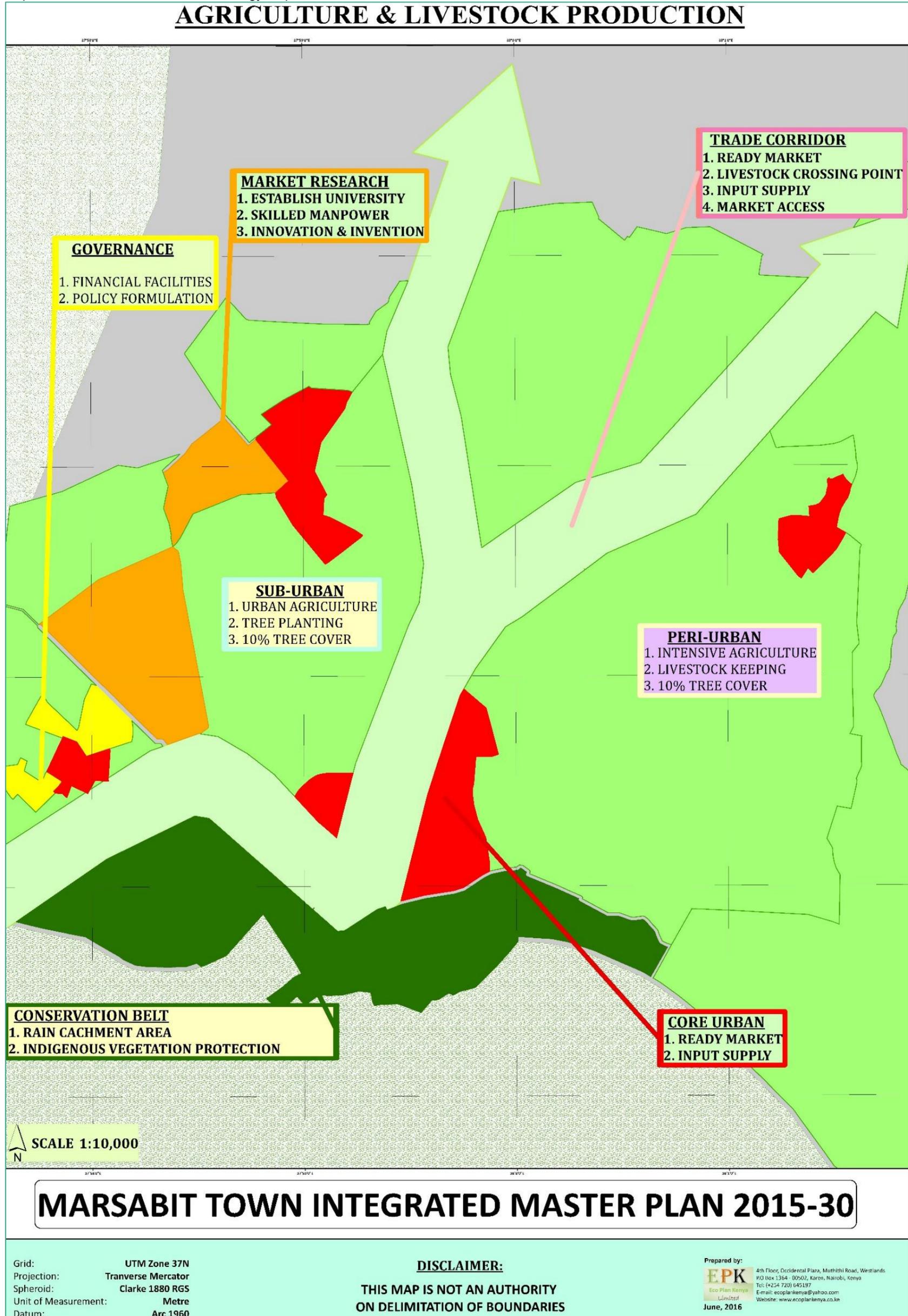
town which has so much potential. To do this, it focuses majorly on improving the roads and the market industry in Marsabit town.

For the roads, which are core in ensuring easy movement of people, goods and services, the A2 road to Moyale and the C82 road leading to Segel are to be tarmacked

To promote the market industry, the plan suggests the development of closed modern markets in Jirime, establishments of wholesale and retail markets in the existing CBD, Manyatta Jillo, Milima Mitatu and Dakabaricha. Moreover, it proposes the development of fabricated and moveable business stalls between Ababuro and Marsabit stadium in a segregated section along the A2 road.

This plan proposes the development of light industry in the existing CBD, Dakabaricha and at the proposed governance Centre. Light industry provides employment to many people and is a major boost to the county and national governments.

Map 12.2: Sustainable urbanization strategy map



Source: EPK Ltd.

12.4 CONSERVATION AND TOURISM STRATEGY

Where? This strategy is to be implemented in the entire Marsabit town; with an emphasis on the existing CBD, Mountain, Dakabaricha, Manyatta Jillo and Mt Marsabit forest

Why? Conservation of the environment promotes scenic beauty of a region consequently promoting tourism. Trees play a major role in balancing the ecosystem. They curb soil erosion; help increase precipitation and some provide medicinal and monetary value.

How? This conservation and tourism strategy intends to use the following means to achieve this master plans goal.

- I. Promote tourism
- II. Promote sustainable urbanization
- III. Conservation for agro production
- IV. Promote increased precipitation as source of clean water

Promote Tourism

Tourism in Marsabit town is significantly affected by A2 road. This plan intends to focus on how the A2 road will boost tourism. It proposes certain strategies such as tarmacking the A2 road to promote efficient transport. Along the A2 road, the plan proposes development of middle and high class hotels and security check points along the road.

Additionally, expansion and tarmacking of the internal roads in existing CBD, Dakabaricha and Milima Mitatu is proposed to promote tourism.

The existing CBD along the A2 road is proposed to be a major spot for development of a cultural museum, touristic advertisement and development of a conservation and tourism centre.

To further promote tourism, the plan seeks to protect the wildlife in Marsabit national park and reserve. Protect the indigenous tree species in Gazetted Marsabit Forest and encourage eco-tourism in the town.

Promote Sustainable Urbanization

Sustainable urbanization is one aspect that promotes conservation as it protects ecologically fragile areas and puts to use the areas with little agricultural potential that are often unutilized. To achieve this, the plan proposes the growth of urbanization towards Jirime and promote high density and special density residential development there.

To conserve the agricultural potential Dakabaricha and the rich biodiversity in the mountain region, the plan seeks to set urban extents towards these two regions. To further protect this area, it proposes that low density residential developments only to be put up in Dakabaricha and mountain region.

Promote Agro Forestry and Conservation Education

Agro forestry promotes both agriculture and forestry thereby maintaining the environmental potential of Marsabit town. The plan proposes that promotion of irrigation is fundamental to supporting agro forestry.

In addition, the plan suggests the implementation of the requirement of all learning institutions to have 10% tree cover. Moreover, conservation education is proposed to be introduced as a school based program.

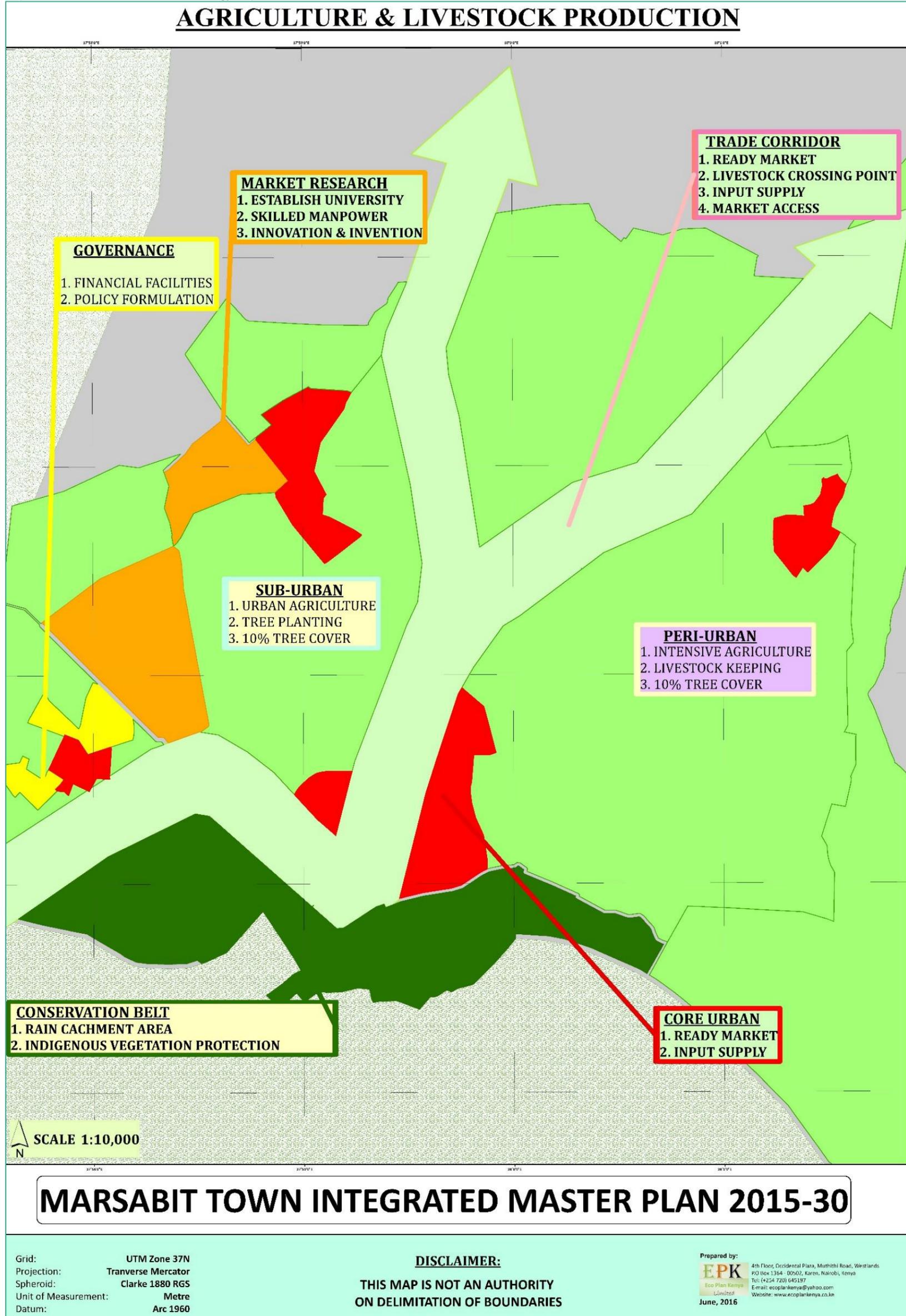
Promote Increased Precipitation as Source of Clean Water

The plan proposes protection of the Gazetted Marsabit Forest in order to increase precipitation in Marsabit town that will further promote conservation ultimately increasing tourism.

Implementation of a policy requiring 10% tree cover in all agricultural and residential plots within Marsabit town is also proposed to increase precipitation which will provide a source of clean water.

Lastly, the plan proposes the utilization of water harvesting technologies to ensure that rain water can be preserved and utilized by the people of Marsabit town.

Map 12.3: Tourism and conservation strategy map



Source: EPK Ltd.

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Chapter 13 MARSABIT TOWN MASTER PLAN

13.1 INTRODUCTION

From analysis and synthesis of the primary and secondary data, the various problems and opportunities are identified. In order to bring sustainability among other desired aspects, the plan proposes the following interventions to improve, rectify, and prevent the occurrence of undesirable growth and development in the town. An addendum of the concepts, strategies and proposals together with their remarks is annexed at the end of the report.

13.2 PLAN PROPOSALS

13.2.1 HOUSING

A total area of 71.36 hectares of land has been projected for residential land use for housing. This represents 2.3% of the entire planning area. The strategy here is to promote cultural cohesion by providing housing to 77.4% of the projected Marsabit town core urban population (18,253 people). The emphasis on residential development is largely driven by the need to promote cohesion and coexistence among the people of Marsabit. Housing has been further categorized into high, medium and low density housing.

13.2.1.1 High density housing

This will be established in two major areas earmarked as melting pot CBD and university zone and covers an area of 39.61 hectares. High density housing accounts for 55.5% of the residential space. The strategy here is densification of existing residential neighborhoods. These are located in the Melting Pot CBD with 32.61 hectares and in the University Node with 7 hectares. The majority of the people are expected to live in these two places thus further benefiting the majority.

13.2.1.2 Medium density housing

The second major category of housing is medium density housing which covers 13.19 hectares in size. This represents 18.5% of the residential

zone. It is dominated by the Melting Pot CBD covering 7.91 hectares. The other zone is located at the agro-production zone particularly at Manyatta Jillo with 5.28 hectares. Manyatta Jillo is expected to have the least number of people because it is located around the rich agricultural land which the plan intends to reserve to agricultural production.

13.2.1.3 Low density housing

This type of residential density is located in two zones: The Melting Pot CBD with 9.5 hectares; and the conservation belt with 9.06 hectares. This covers 26% of the residential space. The low-density housing in the conservation belt is majorly reserved for the Marsabit county governor’s residence having 8 hectares.

13.2.2 EDUCATION DEVELOPMENT

The main strategies here are to increase literacy levels and improve human resource capacity for the county. The other strategy is to bring different communities together and enhance national cohesion. Six educational facilities have been proposed covering 101 hectares. Out of these 6 educational facilities, 4 are primary schools with ECD facilities attached (36 Ha); a secondary school (16 Ha) and a university (50 Ha). The facilities are distributed as follows:

Education facility	Land size (Ha)	Location
1 primary school	9	Adhi Huka
1 primary school	9	Milima Mitatu
1 secondary school	16	Around Milima Mitatu
1 University	50	Around Milima Mitatu
1 primary school	9	Manyatta Jillo
1 primary school	9	Governance center

Table 13.1 Distribution of proposed education facilities Source: EPK Ltd.

13.2.3 HEALTH DEVELOPMENT STRATEGY

The aim of the plan in this sector is to improve access to health services. The plan proposes three new health facilities: two health centers and a national referral hospital. The total land allocated for these facilities is 28 hectares.

The spatial distribution of the health centers in the university node and the governance center; 1 health center (4 Ha) at the university hub and another health center with maternity wing attached (4Ha) is proposed at governance center. The national referral hospital is proposed at the university node and covers an area of 20 hectares. The proposal to have the national referral hospital in the university hub comes in as a means to relocating the current referral hospital in order to reduce activities around the forest. The plan also proposes expansion of the following health facilities:

Table 13.2: Proposed health facilities Source: EPK

Facility	Status	Proposed Activity
Dakabaricha	Dispensary	Upgrade to health center (4Ha)
Milima-Mitatu	Dispensary	Upgrade to health center (4Ha)
Manyatta Jillo	Health Centre	Provide maternity wing

12.2.4 Commerce and Trade Development Strategy

A commercial area is any part of a city or town in which the primary land uses is commercial activities (shops, offices, restaurants and so on). The commercial zone accounts for 0.95% of the planning area. The main commercial zone is the CBD located at the convergence of key transport corridors.

The plan proposes some key commercial nodes that would form clustered developments around Marsabit Town. The major commercial zones proposed include a local market at Manyatta Jillo (0.4 Ha) which would be used for market of the agro-production zone. The plan also proposes relocation of the current market (Kanzu) from the CBD to the lands adjacent to the university node. This is geared towards encouraging developments in the university node and as such reserve land in the Mountain Area for agriculture.

However, the plan allows the forces of demand and supply to guide the growth of commercial zones though proper standards must be met. A lot of commercial activities are also expected in the development corridor which is a buffer of 500m on both sides of the A2 international trunk road. Such commercial activities include curio shops and sale of daily newspapers among others.

13.2.5 AGRICULTURAL DEVELOPMENT

The strategy here is to enhance food security. The planning area encompasses few areas of rich agricultural land. The town has been expanding outwards from the forest into rich agricultural land especially in the Mountain area. Therefore, there is need to set limits for urban growth so as to protect agricultural land. Most agricultural land is lost through creation of residential and commercial plots.

The plan proposes this area to be reserved for agriculture because it is rich and fertile. This is also premised on the fact that the land earmarked for residential development is adequate to cater for the expected population without having to require further loss of agricultural land.

13.2.6 RECREATIONAL SPACE

Recreation refers to the sum total of all human, social-cultural and economic activities that enhances the therapeutic status of the mind. It brings a relaxation of the body and mind. This accounts for 0.58% of the planning area. The total land allocation for recreation is 20 hectares where there is 10 Ha for 5 public parks and 10 Ha for 3 playgrounds.

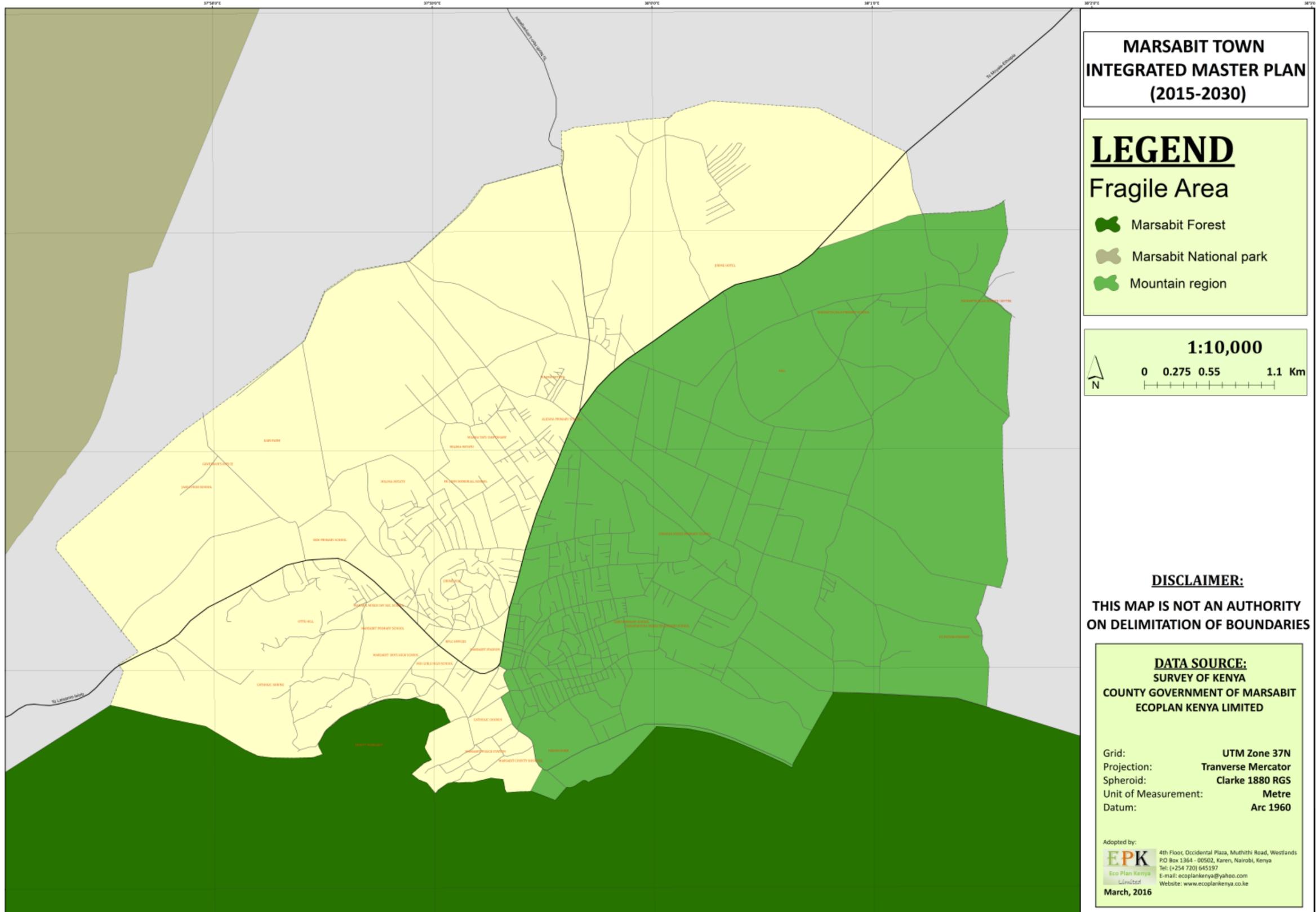
The recreational facilities proposed include 5 public parks and two playground/open spaces. The four public parks are proposed at Dakabaricha, Manyatta Jillo, governance center, the university node and in the Melting Pot CBD. The playgrounds are to be located in the governance center (4Ha), in the university node (4Ha) and at Manyatta Jillo (2Ha).

13.2.7 RESOURCE CONSERVATION

The plan proposes reforestation of the Mt. Marsabit Forest, enhancement of the green spaces (recreational) and improvement of water supply in the town. The plan proposes fencing of the protected and Gazetted Marsabit Forest. The plan also proposes a minimal land size of 0.45 Ha within a range of 500m from the Gazetted Marsabit Forest. Every plot should have at 0.045 Ha of tree cover in this area.

In a bid to improve the green spaces, the plan proposes that there should be a minimum tree cover of 0.9 Ha in the following schools; Moi Girls High School, Marsabit Boys High School and Marsabit Primary. At least 0.45 Ha of the KPLC plot with a tree cover and the perimeter of the stadium to be planted with trees at a range of 5m all round.

Map 13.1: Environmental fragile areas in Marsabit Town



Source: EPK Ltd.

13.2.8 SECURITY IMPROVEMENT

The main strategy in this sector is to enhance safety and security and to promote disaster prevention and management in Marsabit Town. The plan proposes four police stations, 1 police headquarters and 1 fire station. The land allocated for this is 10.4 hectares. The plan also proposes placement of water hydrants along the A2 international trunk road at a distance of 100m apart. In a bid to prevent disaster, it is important to have regular security checks at the proposed entry gates. There are proposed designated check points, ambulance parking spots and service lanes which are dedicated for disaster management. The table below is a summary of spatial distribution of the proposed police offices.

Police Office	Location	Size (Ha)
1 police station	Manyatta Jillo	2
1 police station	Milima Mitatu	2
1 police station	Dakabaricha	2
1 police station	Governance center	2
1 police headquarters	Governance center	2
1 fire station	Melting Pot CBD	0.4

Table 13.3: Distribution of police post

Source: EPK Ltd. 2016

13.2.9 INSTITUTIONAL DEVELOPMENT

The main strategy for this sector is to promote good governance and make it accessible to the people. The plan proposes relocation of the county executive offices from the current locations to the governance center. All the county executive offices are to be located at that central place. It thus brings together all the services the people of Marsabit would seek. It also makes the coordination of county operation easy by enhancing communication between departments.

The plan proposes a 20 hectares' area where all the county executive offices are to be housed; 2 Ha and 2 Ha for High and Kadhi courts respectively. The plan also proposes 4 hectares of land for police headquarters and a police station.

13.2.10 TRANSPORT

The strategy here is to improve accessibility within and without the town, walk-ability, and transport modal choice and linkage. The plan proposes expansion of the roads within the town to a minimum of 15M wide. This provides for walking paths for pedestrians, street furniture and utility services. The plan also calls for tarmacking and paving of the internal roads in the town to reduce dust for health improvement for town residents. To help improve traffic flow the roads should be well labeled and right road signage done for town readability. The security of the pedestrians should also be improved through street lighting. Also, the plans aim at making the

town one of the most transport inclusive town by proposing design of roads that caters for cyclists and roadside fresh farm product sellers. Below are some of the some of the significant transport facilities that are proposed in the plan.

Bypasses

Two bypasses have been proposed around Moi Girls High and around Nomads Trail Hotel. The bypass at the Moi Girls Junction is mean to decongest traffic in town; so, that those who have going to Moyale and have no business in town can loop to the A2 road at Ababuro Junction. The other bypass at Nomads Trail Hotel is designed in order to as a means of getting into the CBD from the side of the stadium. This is based on the justification that the A2 road will be a dual carriage way.



Figure 13.1: Model of the proposed bypasses

Source: EPK Ltd.

Entry Gates

Two entry gates have been proposed at the barriers; on entering Marsabit Town and on leaving the town at 2km from the CBD. These will act as security check points as people enter and leave the town and as such are geared towards enhancing security for the residents of Marsabit. It is also a means of ensuring that no illegal goods or materials are smuggled into or out of Marsabit Town.



Figure 13.2: Model of the proposed Entry Gates

Source: EPK Ltd. 2016

Footbridges

The plan proposes construction of two footbridges along the A2 trunk road which will have a dual carriage way. These footbridges will be suited at the area around the stadium and around Moi Girls High. The bridges will provide a quick crossover from one side of the highway and most importantly reduce the chance of incidents of accidents.



Figure 13.3: Model of the proposed footbridges

Source: EPK Ltd. 2016

Relocation of the Airstrip

The current Marsabit Airstrip is proposed to be relocated to Segel and this space is left for Lorries' to park. As the town grows, there is a probability that the airstrip will hinder developments to come up especially along the airway. Therefore, relocating the airstrip to Segel will provide room for developments in this area.

Street and Traffic Lights

Street lights are proposed in all the major transport routes and the internal roads. The aim is to improve security and enhance safety of the residents. It will almost contribute to the general aesthetics of the town.

13.2.11 WATER AND SANITATION

The strategy is to ensure adequate water supply in the town for every resident in the town. The plan proposes 4Ha piece of land at the Marsabit forest to receive water from Badasa dam then pump it to the town. This site will also have a water treatment plant; this is to ensure that the supplied water is safe and of good quality.

The plan proposes setting up of 0.1 Ha for waste collection points or waste transfer stations at a distance of not less than 1km apart. The aim is to manage the solid waste generated in the town and to improve the aesthetic value of the Marsabit's environment.

13.2.12 ENERGY

The strategy is to improve supply of clean power in the town. The plan proposes expansion of the windmill generation plant at *Kofia Mbaya Hill* to 3 Ha piece of land and establishment of solar power generation station. More wind mills should also be installed to boost the power that will be harnessed from this source of energy.

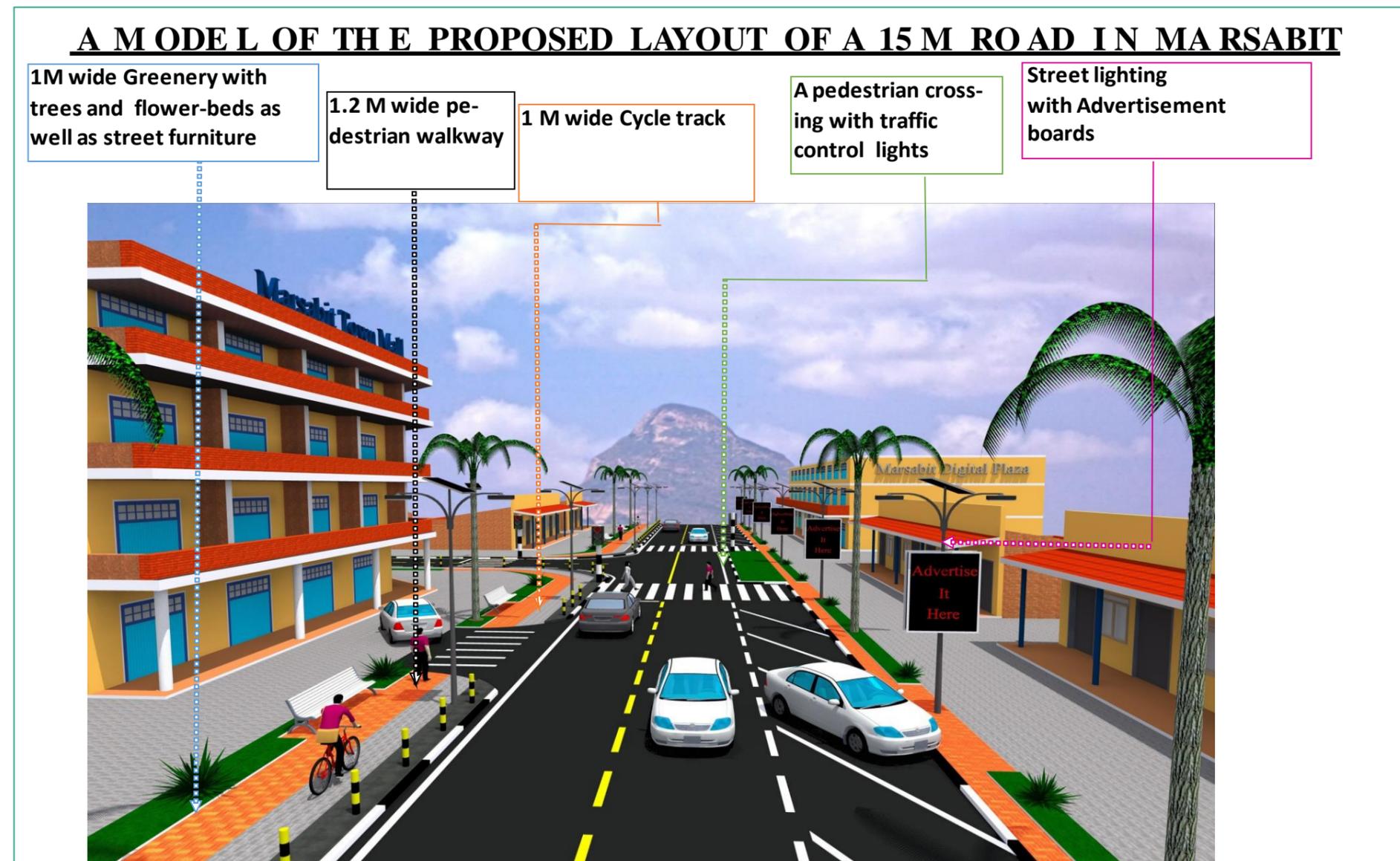
Harnessing solar power is proposed in the plan due to the long periods when the town experience sunshine; this will make it a sustainable source. Relocate the current diesel based electricity plant to a site near the proposed LAPPSET oil pipeline to reduce transport costs.

13.2.13 COMMUNICATION

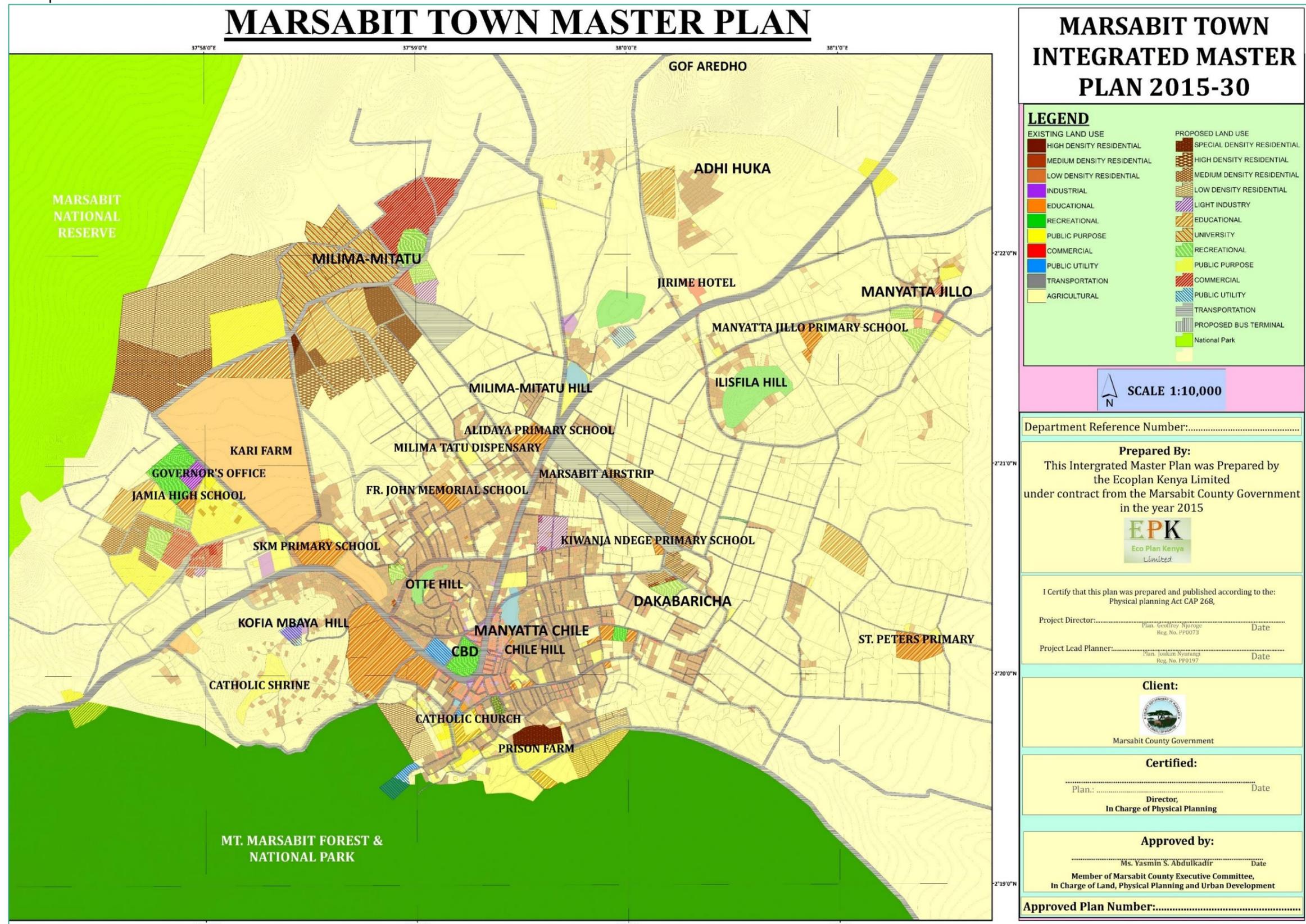
To improve communication and custody of valuable information on the town and culture and norms of the people of the town, the plan proposes provision of information communication technology center in the Melting pot, museum and public library. These facilities should be provided with free Wi-Fi for town residents to practice and communicate with the external world.

Figure 13.4: A model of the proposed layout of 15m road

Source: EPK Ltd.



Map 13.2: Master Plan for Marsabit Town



Source: EPK Ltd.

Draft

Chapter 14 MARSABIT TOWN ZONING PLAN AND REGULATIONS

14.1 INTRODUCTION

This chapter provides a detail guideline to implement the plan proposals and control development within Marsabit town to achieve the intended spatial structure and character of the town. It identifies nine different zones highlighting permitted use, standards and regulations aimed at controlling development and gives remarks on the intended character of each zone as regarding each zone. This plan has nine major zones namely: Forest, Central business District, Dakabaricha, Governance, Kofia Mbaya, Mlima Ote, Stadium, Milima Mitatu and Adhi Huka zones. Minor zones have also been identified within in the major zones using the criterion of land use and compatibility. Each of these zones are briefly discussed below:

14.2 FOREST ZONE

This zones is bound by Rd15008 road to the north east, Shauri Yako road to the north from Rd15008 road junction to the Posta water road junction, Catholic shrine road to the North West and the Marsabit forest edge to the south western, south and south eastern. The zone is further divided into 11 zones. The principal use for this forest zone is conservation and recreation as a way of protecting and rejuvenating the forest. The other permitted uses here include low and medium density residential, public purpose and education. The aim is conservation by increasing tree cover to promote precipitation in the town; and boosting the county’s tourism sector through promoting access to Marsabit scenic such as Ote hills, including the Marsabit landscaped scenery in the town’s tourist circuit and providing more green public spaces. The table 12.1 is a detailed breakdown of the forest zone and all its components.

Table 14.1: Zoning regulations for the Forest zone

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
FR 001		PRINCIPAL USE; RECREATIONAL <ul style="list-style-type: none"> ▪ Tree nursery, ▪ Orchard Scenic View Points <ul style="list-style-type: none"> ▪ Landscaped picnic sites ▪ Hiking tracks ▪ Strategic public sitting areas 	<ul style="list-style-type: none"> • 90% tree cover • 2m wide hiking routes/ access to the hills • 4 scenic view points of the Marsabit town landscapes 	<ul style="list-style-type: none"> - Do not allow building developments 	<ul style="list-style-type: none"> ❖ Promote access to Marsabit scenic hill (kea James) ❖ Include the Marsabit landscaped scenery in the town’s tourist circuit ❖ Increase tree cover to promote precipitation in the town ❖ Provide more green public spaces
FR 002		PRINCIPAL USE; RECREATIONAL <ul style="list-style-type: none"> ▪ Tree nursery, ▪ Orchard Scenic View Points <ul style="list-style-type: none"> ▪ Landscaped picnic sites ▪ Hiking tracks ▪ Strategic public sitting areas 	<ul style="list-style-type: none"> • 90% tree cover • 2m wide hiking routes/ access to the hills • 4 scenic view points of the Marsabit town landscapes 	<ul style="list-style-type: none"> - Do not allow building developments 	<ul style="list-style-type: none"> ❖ Promote access to Marsabit scenic hill (kea James) ❖ Include the Marsabit landscaped scenery in the town’s tourist circuit ❖ Increase tree cover to promote precipitation in the town ❖ Provide more green public spaces
FR 003		PRINCIPAL USE; RECREATIONAL <ul style="list-style-type: none"> ▪ Tree nursery, ▪ Orchard Scenic View Points <ul style="list-style-type: none"> ▪ Landscaped picnic sites ▪ Hiking tracks ▪ Strategic public sitting areas 	<ul style="list-style-type: none"> • 90% tree cover • 2m wide hiking routes/ access to the hills • 4 scenic view points of the Marsabit town landscapes 	<ul style="list-style-type: none"> - Do not allow building developments 	<ul style="list-style-type: none"> ❖ Promote access to Marsabit scenic hill (kea James) ❖ Include the Marsabit landscaped scenery in the town’s tourist circuit ❖ Increase tree cover to promote precipitation in the town ❖ Provide more green public spaces
FP 001		PRINCIPAL USE; PUBLIC PURPOSE Development Type: Religious Institutions. <ul style="list-style-type: none"> • Church • Mosque 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: 	*Provision of religious facilities for the spiritual needs of the public.

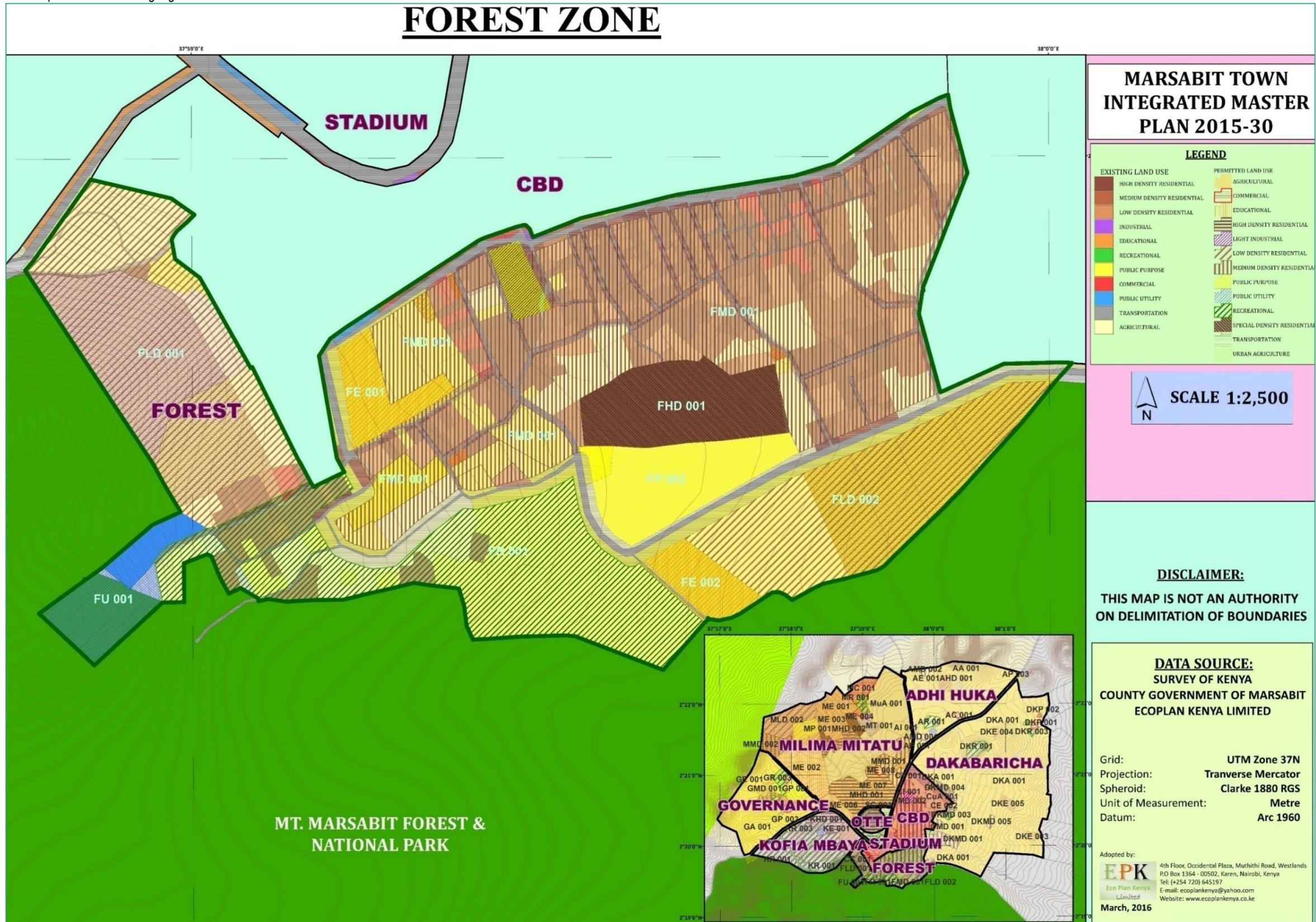
ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
			<ul style="list-style-type: none"> • Skyline: 9m height 	<ul style="list-style-type: none"> - Allow rain water harvesting - Religious institutions 	
FP 002		PRINCIPAL USE; PUBLIC PURPOSE	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 9m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Religious institutions 	*Provision of religious facilities for the spiritual needs of the public.
FHD 001		PRINCIPAL USE; SPECIAL DENSITY RESIDENTIAL Development type: mixed use development, single family dwelling units, multiple family dwellings, <ul style="list-style-type: none"> ▪ bungalows, ▪ duplexes, ▪ row housing, ▪ Maisonette, ▪ flats, NON-PRINCIPAL USES; Small scale commercials Corner shops	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 6m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: two storeys - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - No direct access from the A2 road - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise residential developments ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage direct access to A2 road ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision
FMD 001		PRINCIPAL USE; MEDIUM DENSITY RESIDENTIAL Development type: mixed use development, single family dwelling units, multiple family dwellings, <ul style="list-style-type: none"> ▪ bungalows, ▪ duplexes, ▪ row housing, ▪ Maisonette, ▪ flats, 	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 6m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: two storeys - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - No direct access from the A2 road - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise residential developments ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage direct access to A2 road ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision
FLD 001 Area: 22.23 Ha	At the edge of the forest, behind the current county government offices	PRINCIPAL USE; LOW DENSITY RESIDENTIAL; Development type: official Marsabit Governor's residence <ul style="list-style-type: none"> ▪ Mansion ▪ bungalows, ▪ row housing, ▪ Maisonette, NON-PRINCIPAL USES; PUBLIC PURPOSE <ul style="list-style-type: none"> ▪ Administrative offices ▪ Security check points 	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 20m ○ Sides: 50m ○ Rear: 100m • Skyline: 6m height • Minimum Onsite Parking: <ul style="list-style-type: none"> • 0.1Ha executive parking • 0.1Ha visitors parking • 0.1Ha public parking 	<ul style="list-style-type: none"> - Minimum land size: 22 Ha - Maximum height: three storeys - Building line: minimum of 20m from road reserve - Minimum of 10% tree cover: - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote efficient governance ❖ Discourage land subdivision to uneconomical land sizes ❖ Encourage storage of rain water ❖ Promote conservation of Marsabit forest and national park

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		<ul style="list-style-type: none"> ▪ Press room ▪ Health center <p>RECREATIONAL</p> <ul style="list-style-type: none"> ▪ Botanical gardens ▪ Arboretum ▪ Governor’s lounge ▪ Sports field 			
FLD 002 Area: 14.54 Ha	At the edge of the forest, opposite the current Marsabit prison farm	<p>PRINCIPAL USE; LOW DENSITY RESIDENTIAL; Development type: Marsabit County Government officials’ residences</p> <ul style="list-style-type: none"> ▪ bungalows, ▪ Maisonette, <p>NON-PRINCIPAL USES; RECREATIONAL</p> <ul style="list-style-type: none"> ▪ Botanical gardens ▪ Arboretum ▪ Sports field 	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 10m ○ Rear: 20m • Skyline: 6m height • Minimum Onsite Parking: <ul style="list-style-type: none"> • 0.1Ha executive parking • 0.1Ha visitors parking • 0.1Ha public parking 	<ul style="list-style-type: none"> - Minimum land size: 0.2 Ha - Maximum height: two storeys - Building line: minimum of 10m from road reserve - minimum of 10% tree cover: - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote efficient governance ❖ Discourage land subdivision to uneconomical land sizes ❖ Encourage storage of rain water ❖ Promote conservation of Marsabit forest and national park
FE 001		<p>PRINCIPAL USE; EDUCATIONAL Development type: SECONDARY SCHOOL</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Ablution blocks; Teachers & Students ▪ Seminar rooms & workshops ▪ Administration offices ▪ Departmental staff offices 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 16Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 45 students per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 3 labs each 350m² - Sanitation block of 68m² - Library of 800m² - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural farming practices: 1.6 Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	<ul style="list-style-type: none"> ❖ Provide secondary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
FE 002		PRINCIPAL USE; EDUCATIONAL Development type: PRIMARY with ECD SCHOOLS <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Sanitation/ Ablution blocks; Teachers & pupils ▪ Workshops/ workshop ▪ Administration offices ▪ Departmental staff offices 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	Minimum land size: 9Ha Building line: minimum of 15m from road reserve Minimum classroom area: 60m ² per class <ul style="list-style-type: none"> - Circulation space: 6m² per pupil - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 50 pupils per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 1 laboratory/workshop each 135m² - Circulation - Sanitation block of 40m² - Library of 200m² minimum - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural demonstration: 0.8Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	* Provide primary education institutions in Marsabit county <ul style="list-style-type: none"> ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

Source: EPK Ltd.

Map 14.1: Forest zoning regulations



Source: EPK Ltd.

14.3 CENTRAL BUSINESS DISTRICT ZONE

This zones is bound by the A2 road on the north from Marsabit Boys' road junction to the far end of the Marsabit Airstrip, Marsabit airstrip on the north east, Shauri Yako road to the south from Rd15008 road junction to the Posta water road junction and catholic Shrine road on the North West. It has 10 minor zones. The principal use for the CBD zone is commercial, investment and trade. The other permitted uses here include educational, high and medium density residential, recreational, public purpose and public utility. The aim is to promote compact, high-rise mixed use development, small scale business enterprises, infrastructure services and utilities provision, scenic view of Marsabit landscape and recreation, sports, culture and talent development. These are detailed in the table 12.2 below.

Table 14.2: Zoning regulations for the CBD zone

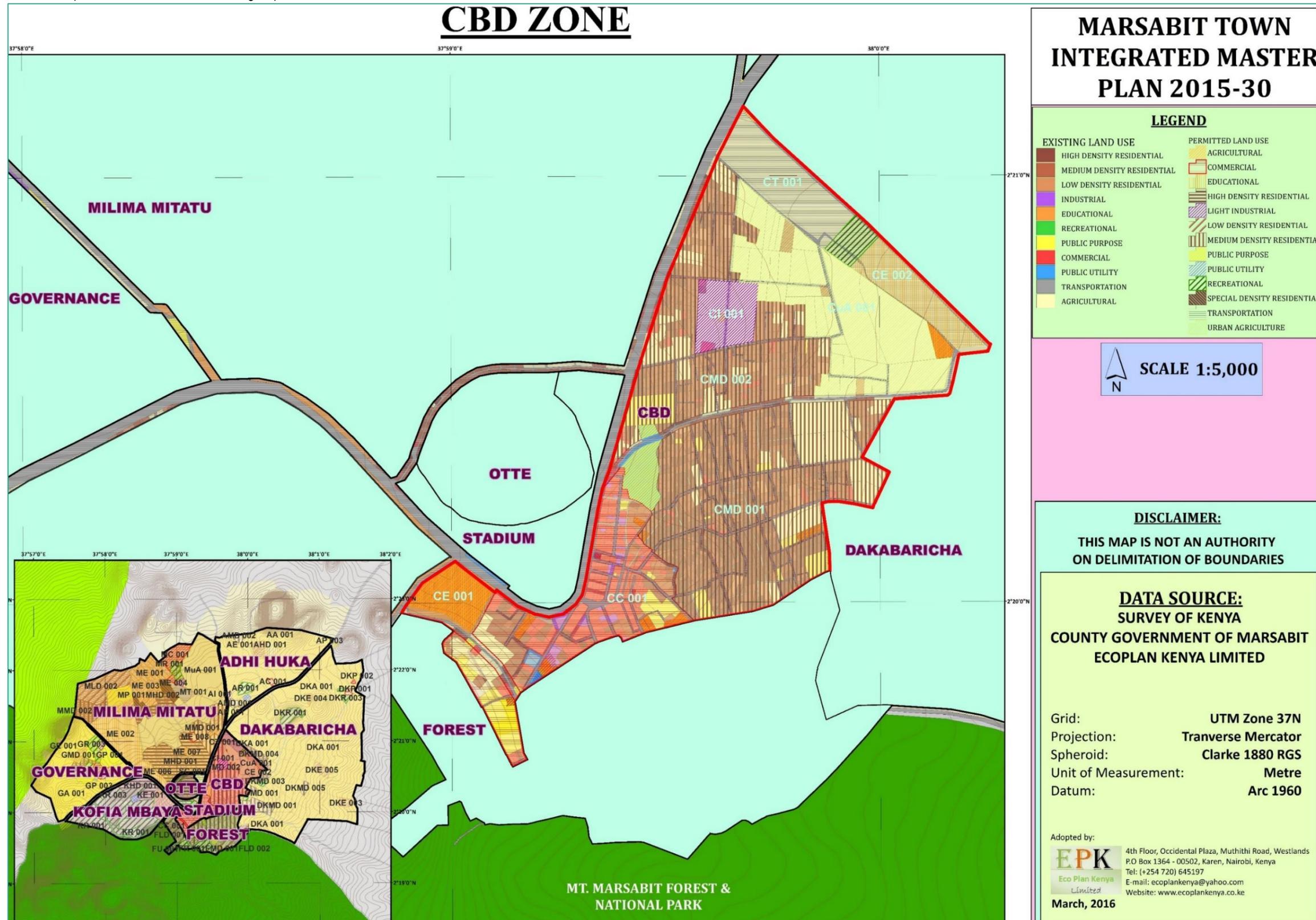
ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
CC 001 AREA: 39.64 Ha	East of the hill, west of a2 road adjacent to the mosques	PRINCIPAL USE; COMMERCIAL Development type: mixed use development, multi storey developments, shopping complexes, office buildings, <ul style="list-style-type: none"> ▪ financial services ▪ business support services ▪ professional offices ▪ retail and wholesale NON-PRINCIPAL USE; HOSPITALITY; Development type: hotels, eateries, accommodation <ul style="list-style-type: none"> ▪ hotels, ▪ restaurants, 	<ul style="list-style-type: none"> • Plot coverage: 90% • Plot ratio: 400% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height • Building line: minimum of 3m from road reserve • Allow a 3m wide space for pedestrian walkway & NMT access • Onsite Parking:2.5 parking space for each unit in the office buildings • Off-street Parking:1.5m wide one-way parallel parking space on the segregated A2 road reserve • Allow a 1.5m wide carriage-way on both sides of the A2 road for entry to office buildings • Allow a 1.5m wide carriage-way on both sides of the A2 road for exit from the office buildings 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Development type: mixed use development, shopping complexes, office buildings, multiple family dwellings, - 10% land surrender: - Segregated access to the A2 road - Building height: minimum of 4 floors - Segregate 13.5m of the A2 road reserve from Ababuro hotel to Marsabit Primary using curbs and barriers - Allow 3m wide space for semi-permanent fabricated business stalls on the segregated A2 road reserve abutting Marsabit stadium - Allow a 2.5m wide space for moveable, temporary business stalls on the segregated A2 road reserve - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise developments ❖ Promote public spaces in developments ❖ promote access to Marsabit stadium ❖ Promote NMT modes ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision ❖ No on road parking ❖ Promote scenic view of Marsabit landscape ❖ Promote recreation, sports, culture and talent development
CE 001 Area 6.11Ha	Along A2 road to the south west next to Marsabit boys	PRINCIPLE LAND USE: EDUCATION Development type: SECONDARY SCHOOL <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Ablution blocks; Teachers &Students ▪ Seminar rooms & workshops ▪ Administration offices ▪ Departmental staff offices 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 16Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 45 students per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 3 labs each 350m² - Sanitation block of 68m² - Library of 800m² - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural farming practices: 1.6 Ha - Administration block: 200m² 	<ul style="list-style-type: none"> ❖ Provide secondary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
				<ul style="list-style-type: none"> - Assembly hall: 1100m² - 10% tree cover 	
CE 002 Area 6.11Ha	Along A2 road to the south west next to Marsabit boys	<p>PRINCIPLE LAND USE: EDUCATION</p> <p>Development type: SECONDARY SCHOOL</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Ablution blocks; Teachers & Students ▪ Seminar rooms & workshops ▪ Administration offices ▪ Departmental staff offices 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 16Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 45 students per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 3 labs each 350m² - Sanitation block of 68m² - Library of 800m² - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural farming practices: 1.6 Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	<ul style="list-style-type: none"> ❖ Provide secondary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development
CHD 001 AREA: 10.01 Ha	West of the KPLC plant & north and north west of a2 road & south west of the hill	<p>PRINCIPAL USE; HIGH DENSITY RESIDENTIAL;</p> <p>Development type: mixed use development, single family dwelling units, multiple family dwellings,</p> <ul style="list-style-type: none"> ▪ bungalows, ▪ duplexes, ▪ row housing, ▪ Maisonette, ▪ flats, <p>NON-PRINCIPAL USES; Small scale commercials</p> <ul style="list-style-type: none"> ▪ Corner shops 	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 6m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: two storeys - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - No direct access from the A2 road - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise residential developments ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage direct access to A2 road ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision
CP		<p>PRINCIPLE USE: PUBLIC PURPOSE</p> <p>Development Type: Religious Institutions.</p> <ul style="list-style-type: none"> • Church • Mosque 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 9m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Religious institutions 	<ul style="list-style-type: none"> ❖ Provision of religious facilities for the spiritual needs of the public.
CR		<p>PRINCIPAL USE; RECREATIONAL;</p>	<ul style="list-style-type: none"> • A 5,000-sitting capacity bleacher • 10m wide tree cover perimeter 	<ul style="list-style-type: none"> - Allow 3m wide carriageway entry & security check gate to the stadium 	<ul style="list-style-type: none"> ❖ Promote recreation, sports, culture and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		Multi-purpose sports ground <ul style="list-style-type: none"> ▪ Cultural centers, ▪ Museums, ▪ Social hall, ▪ Community centers 	<ul style="list-style-type: none"> • Perimeter wall boundary • 2 motor vehicle access gates • 2 pedestrian access gates towards the segregated A2 road reserve • Podium 	<ul style="list-style-type: none"> - Allow 3m wide carriageway exit gate from the stadium - Allow development of athletic running track - Allow development of football pitch - Allow development of basket, volleyball, netball court & lawn tennis - Allow 2m pedestrian access & security check gates 	<ul style="list-style-type: none"> ❖ Promote scenic view of Marsabit landscape ❖ Promote public spaces in developments ❖ promote access to Marsabit stadium
CU 001 Area: 3.85Ha	Along Nyayo	Public utility (commonwealth & old cemetery)	<ul style="list-style-type: none"> • Plant decorative flowers • Fence the whole site 	<ul style="list-style-type: none"> - No new buildings on the site 	<ul style="list-style-type: none"> ❖ promote aesthetic of the town
CI 001 Area: 7.17Ha	CBD	Light industry (wood work, welding,)	<ul style="list-style-type: none"> • Build shop stall with 3m veranda for workshop activities. • 9m wide access roads • Loading and offloading areas 	<ul style="list-style-type: none"> - Set firefighting appliances at strategic locations - Designate waste dumping sites for collection 	<ul style="list-style-type: none"> ❖ Promote economic development ❖ Create jobs for artisans ❖ Improve supply of jua kali goods
CT 001 Area: 25.55Ha	Existing Marsabit Airstrip	<ul style="list-style-type: none"> ▪ Bus station ▪ Public park ▪ Part of Kiwanja Ndege primary school 	<ul style="list-style-type: none"> • Design bus park to accommodate long distance and short distance buses (Matatus) • Public to be designed to be resting place for travelers and escorts • Lower part (8ha) to be given to Kiwanja ndege primary school 	<ul style="list-style-type: none"> - Public space to separate bus and the school - Vehicles should be no circumstance be allowed to enter the park - The park to have only pedestrian gates 	<ul style="list-style-type: none"> ❖ Improve access to education ❖ Improve lifestyle of the travelers ❖ Improve transportation within the town

Source: EPK Ltd.

Map 14.2: Marsabit Town CBD zoning map



Source: EPK Ltd.

14.4 DAKARICHA ZONE

This zones is bound the E184 at the south, Rd15008 road and Marsabit Airstrip to the west and A2 road to the north, north western. It has 21 minor zones. The principal use for the Dakabaricha zone is agricultural production. The other permitted uses here include educational, medium density residential, recreational and commercial. The aim is to promote intensive agriculture and livestock keeping, small scale business enterprises and encourage storage of rain water as well as infrastructure services and utilities provision. These are detailed in the table 12.3 below.

Table 14.3: Dakabaricha zoning regulations

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
DKA 001	DAKABARICHA	PRINCIPAL USE; AGRICULTURAL Development type: single family dwelling, storage facilities, <ul style="list-style-type: none"> ▪ Bungalows ▪ Maisonette ▪ Granaries 	<ul style="list-style-type: none"> • Plot coverage: 30% • Plot ratio: 50% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum land size: 0.2 Ha - Building line: minimum of 3m from road reserve - allow minimum 9m wide all weather roads - Allow development of NMT - Allow granaries for storage of agro produce. - Allow livestock watering points - Allow development of livestock zero grazing stable and transhumance paddock - Allow development of ranches and transhumance paddock - 10% tree cover - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote intensive agriculture ❖ Promote livestock keeping ❖ Promote NMT modes ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision
DKE 001	Dakabaricha Centre. Dakabaricha mixed secondary school. (Existing)	PRINCIPAL USE; EDUCATIONAL Development type: SECONDARY SCHOOL <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Ablution blocks; Teachers & Students ▪ Seminar rooms & workshops ▪ Administration offices ▪ Departmental staff offices 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 16Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 45 students per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 3 labs each 350m² - Sanitation block of 68m² - Library of 800m² - Outdoor sports: 2 Ha minimums. - Technical workshops: 300m² - Land for agricultural farming practices: 1.6 Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	<ul style="list-style-type: none"> ❖ Provide secondary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development
DKE 002	Dakabaricha Primary School (Existing)	PRINCIPAL USE; EDUCATIONAL Development type: PRIMARY with ECD SCHOOLS <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Sanitation/ Ablution blocks; Teachers & pupils 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	<p>Minimum land size: 9Ha Building line: minimum of 15m from road reserve Minimum classroom area: 60m² per class</p> <ul style="list-style-type: none"> - Circulation space: 6m² per pupil - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 50 pupils per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 1 laboratory/workshop each 135m² 	<p>* Provide primary education institutions in Marsabit county</p> <ul style="list-style-type: none"> ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		<ul style="list-style-type: none"> ▪ Workshops/ workshop ▪ Administration offices ▪ Departmental staff offices <p>NON-PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: teachers & staff quarters, multi family dwelling,</p> <ul style="list-style-type: none"> ▪ row housing ▪ bungalows 		<ul style="list-style-type: none"> - Circulation - Sanitation block of 40m² - Library of 200m² minimum - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural demonstration: 0.8Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	
DKE 003	St Peters Primary School(Existing)	<p>PRINCIPAL USE; EDUCATIONAL Development type: PRIMARY with ECD SCHOOLS</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Sanitation/ Ablution blocks; Teachers & pupils ▪ Workshops/ workshop ▪ Administration offices ▪ Departmental staff offices <p>NON-PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: teachers & staff quarters, multi family dwelling,</p> <ul style="list-style-type: none"> ▪ row housing ▪ bungalows 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 9Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² per pupil - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 50 pupils per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 1 laboratory/workshop each 135m² - Circulation - Sanitation block of 40m² - Library of 200m² minimum - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural demonstration: 0.8Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	<ul style="list-style-type: none"> ❖ Provide primary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development
DKE 004	Manyatta Jillo Primary School(Existing)	<p>PRINCIPAL USE; EDUCATIONAL Development type: PRIMARY with ECD SCHOOLS</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Sanitation/ Ablution blocks; Teachers & pupils ▪ Workshops/ workshop ▪ Administration offices 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 9Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² per pupil - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 50 pupils per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 1 laboratory/workshop each 135m² - Circulation - Sanitation block of 40m² - Library of 200m² minimum 	<ul style="list-style-type: none"> ❖ Provide primary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		<ul style="list-style-type: none"> Departmental staff offices <p>NON-PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: teachers & staff quarters, multi family dwelling,</p> <ul style="list-style-type: none"> row housing bungalows 		<ul style="list-style-type: none"> Outdoor sports: 2 Ha minimums Technical workshops: 300m² Land for agricultural demonstration: 0.8Ha Administration block: 200m² Assembly hall: 1100m² 10% tree cover 	
DKE 005	Proposed Primary School near Manyatta Afya Mosque.	<p>PRINCIPAL USE; EDUCATIONAL Development type: PRIMARY with ECD SCHOOLS</p> <ul style="list-style-type: none"> Streams of Classrooms Library Dining rooms Sanitation/ Ablution blocks; Teachers & pupils Workshops/ workshop Administration offices Departmental staff offices <p>NON-PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: teachers & staff quarters, multi family dwelling,</p> <ul style="list-style-type: none"> row housing bungalows 	<ul style="list-style-type: none"> Plot coverage: 75% Plot ratio: 350% Minimum Setbacks <ul style="list-style-type: none"> Front: 10m Sides: 6m Rear: 6m Skyline: 12m height 	<ul style="list-style-type: none"> Minimum land size: 9Ha Building line: minimum of 15m from road reserve Minimum classroom area: 60m² per class Circulation space: 6m² per pupil Teaching staff quarters with minimum of 1.5 Ha Support staff quarters at 1 Ha Maximum student population: 50 pupils per class Dormitory with dining hall: 0.5 Ha for every 200 students At least 1 laboratory/workshop each 135m² Circulation Sanitation block of 40m² Library of 200m² minimum Outdoor sports: 2 Ha minimums Technical workshops: 300m² Land for agricultural demonstration: 0.8Ha Administration block: 200m² Assembly hall: 1100m² 10% tree cover 	<ul style="list-style-type: none"> ❖ Provide primary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development
DKE 006 Area: 0.80 Ha	Manyatta Jillo Centre.	<p>PRINCIPAL USE; EDUCATIONAL Development type: ICT center</p> <ul style="list-style-type: none"> Library Sanitation/ Ablution Workshops/ workshop Administration offices 	<ul style="list-style-type: none"> Plot coverage: 75% Plot ratio: 350% Minimum Setbacks <ul style="list-style-type: none"> Front: 10m Sides: 6m Rear: 6m Skyline: 12m height 	<ul style="list-style-type: none"> Minimum land size: 9Ha Building line: minimum of 15m from road reserve Minimum classroom area: 60m² per class Circulation space: 6m² per pupil Teaching staff quarters with minimum of 1.5 Ha Support staff quarters at 1 Ha Maximum student population: 50 pupils per class Dormitory with dining hall: 0.5 Ha for every 200 students At least 1 laboratory/workshop each 135m² Circulation Sanitation block of 40m² Library of 200m² minimum Outdoor sports: 2 Ha minimums Technical workshops: 300m² 	<ul style="list-style-type: none"> ❖ Provide primary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

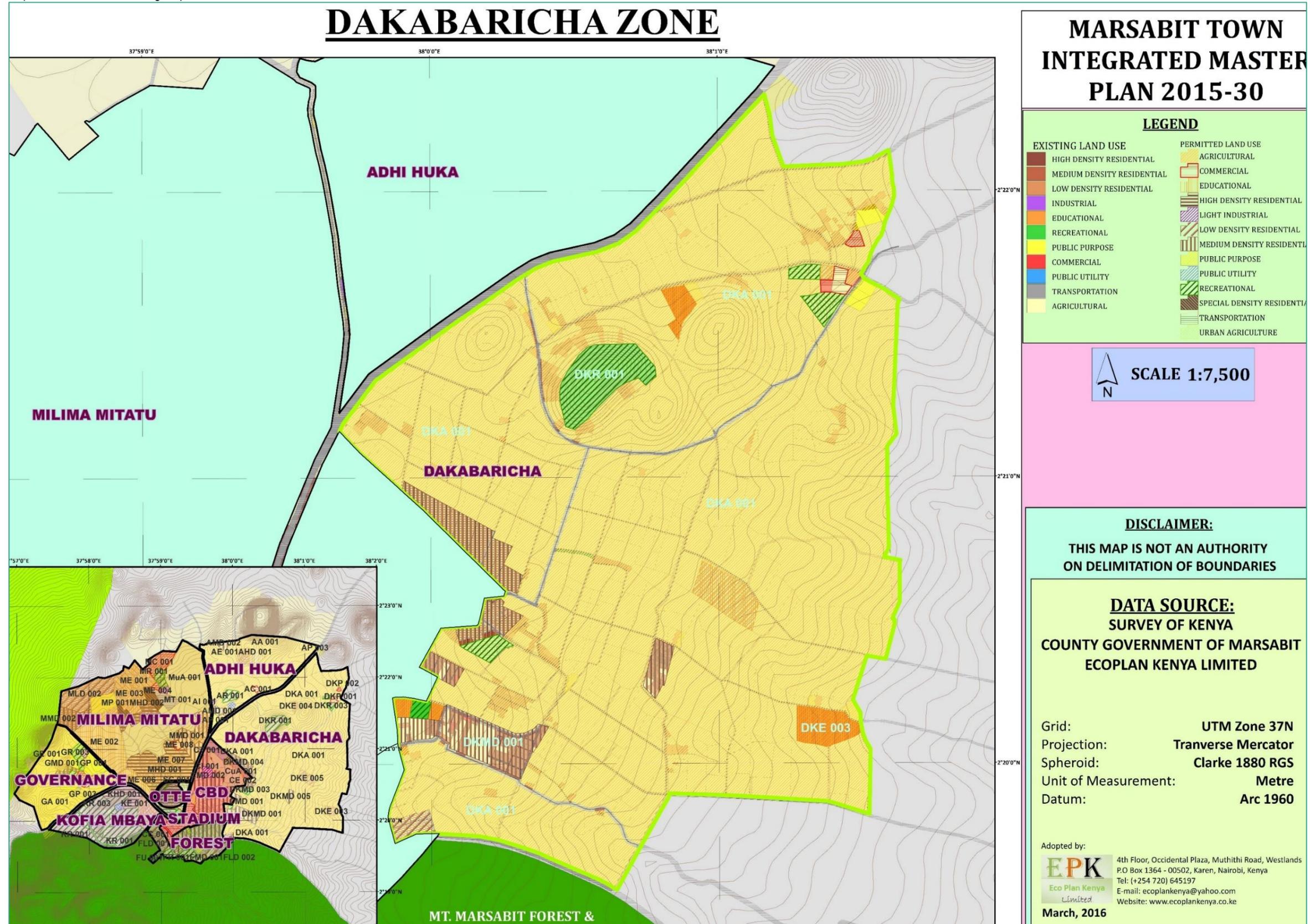
ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
				<ul style="list-style-type: none"> - Land for agricultural demonstration: 0.8Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	
DKMD 001 Area: 20.57Ha	Dakabaricha town near Dakabaricha Secondary school.	PRINCIPAL USE; MEDIUM DENSITY RESIDENTIAL Development type: mixed use development, single family dwelling units, multiple family dwellings, <ul style="list-style-type: none"> ▪ bungalows, ▪ duplexes, ▪ row housing, ▪ Maisonette, ▪ flats, 	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 6m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: two storeys - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - No direct access from the A2 road - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise residential developments ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage direct access to A2 road ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision
DKMD 002 Area: 3.25Ha	North of Dakabaricha Primary School.	PRINCIPAL USE; MEDIUM DENSITY RESIDENTIAL Development type: mixed use development, single family dwelling units, multiple family dwellings, <ul style="list-style-type: none"> ▪ bungalows, ▪ duplexes, ▪ row housing, ▪ Maisonette, ▪ flats, 	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 6m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: two storeys - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - No direct access from the A2 road - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise residential developments ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage direct access to A2 road ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision
DKMD 003 Area: 6.52Ha	Abutting Marsabit Airstrip at lower end	PRINCIPAL USE; MEDIUM DENSITY RESIDENTIAL Development type: mixed use development, single family dwelling units, multiple family dwellings, <ul style="list-style-type: none"> ▪ bungalows, ▪ duplexes, ▪ row housing, ▪ Maisonette, ▪ flats, 	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 6m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: two storeys - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - No direct access from the A2 road - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise residential developments ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage direct access to A2 road ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision
DKMD 004 Area: 14.88Ha	Next to Marsabit Airstrip to the south east	PRINCIPAL USE; MEDIUM DENSITY RESIDENTIAL Development type: mixed use development, single family dwelling units, multiple family dwellings, <ul style="list-style-type: none"> ▪ bungalows, ▪ duplexes, 	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 6m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: two storeys - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - No direct access from the A2 road - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise residential developments ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage direct access to A2 road ❖ Encourage storage of rain water ❖ Promote small scale business enterprises

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		<ul style="list-style-type: none"> ▪ row housing, ▪ Maisonette, ▪ flats, 			<ul style="list-style-type: none"> ❖ Promote access ❖ Promote infrastructure services and utilities provision
DKMD 005 Area: 4.28Ha	Manyatta Afya	PRINCIPAL USE; MEDIUM DENSITY RESIDENTIAL Development type: mixed use development, single family dwelling units, multiple family dwellings, <ul style="list-style-type: none"> ▪ bungalows, ▪ duplexes, ▪ row housing, ▪ Maisonette, ▪ flats, 	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 6m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: two storeys - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - No direct access from the A2 road - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise residential developments ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage direct access to A2 road ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision
DKR 001 Area: 19Ha	Gargasa Hill	PRINCIPAL USE: RECREATIONAL Development Type: <ul style="list-style-type: none"> • Nature Trail • Scenic View Points • Hiking tracks • Landscaped Picnic sites. 	<ul style="list-style-type: none"> • 90% tree cover • 2m wide hiking routes/ access to the hills • 4 scenic view points of the Marsabit town landscapes 	<ul style="list-style-type: none"> - Promote access to Marsabit scenic hill (Mlima Ote) - Include the Marsabit landscaped scenery in the town's tourist circuit - Increase tree cover to promote precipitation in the town - Provide more green public spaces - Do not allow building developments 	<ul style="list-style-type: none"> ❖ Promote recreation, sports, culture and talent development ❖ Promote scenic view of Marsabit landscape
DKR 002 Area: 1.78Ha	Manyatta Jillo Centre	PRINCIPAL USE: RECREATIONAL <ul style="list-style-type: none"> ▪ Public park 	<ul style="list-style-type: none"> • Sitting benches • Paved walking paths • Tree shades • Shrub partitioning • Water fountains • Public toilets 	<ul style="list-style-type: none"> - No vehicle entry - No cycling within the park - Regulated hawking - Litter bins planted at strategic points 	<ul style="list-style-type: none"> ❖ Improve lifestyle of residents ❖ Promote small scale business ❖ Social meeting points
DKR 003 Area: 3.21Ha	Manyatta Jillo Centre	PRINCIPAL USE: RECREATIONAL <ul style="list-style-type: none"> ▪ Playground 	<ul style="list-style-type: none"> • Soccer pitch • Volleyball pitch • Basketball pitch • Handball pitch • Athletics tracks 	<ul style="list-style-type: none"> - Designed for male and female - Designed for small children and adults as well - Security to be provided - Local to be given precedence to use the facility 	<ul style="list-style-type: none"> ❖ Improve lifestyle of the locals ❖ Social meeting points
DKR 004 Area: 2.94Ha	Next to Kiwanja ndege primary school	PRINCIPAL USE: RECREATIONAL <ul style="list-style-type: none"> ▪ Public park 	<ul style="list-style-type: none"> • Sitting benches • Paved walking paths • Tree shades • Shrub partitioning • Water fountains • Public toilets 	<ul style="list-style-type: none"> - No vehicle entry - No cycling within the park - Regulated hawking - Litter bins planted at strategic points 	<ul style="list-style-type: none"> ❖ Improve lifestyle of residents ❖ Promote small scale business ❖ Social meeting points
DKR 005 Area: 1.41Ha	Next to Dakabaricha primary school	PRINCIPAL USE: RECREATIONAL <ul style="list-style-type: none"> ▪ Playground 	<ul style="list-style-type: none"> • Soccer pitch • Volleyball pitch • Basketball pitch • Handball pitch • Athletics tracks 	<ul style="list-style-type: none"> - Designed for male and female - Designed for small children and adults as well - Security to be provided - Local to be given precedence to use the facility 	<ul style="list-style-type: none"> ❖ Improve lifestyle of the locals ❖ Social meeting points
DKC 001	Manyatta Jillo	PRINCIPAL USE:	<ul style="list-style-type: none"> • Plot coverage: 90% 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha 	<ul style="list-style-type: none"> ❖ Promote mixed use development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
Area: 2.18Ha		<ul style="list-style-type: none"> ▪ COMMERCIAL 	<ul style="list-style-type: none"> • Plot ratio: 400% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height • Building line: minimum of 3m from road reserve • Allow a 3m wide space for pedestrian walkway & NMT access 	<ul style="list-style-type: none"> - Development type: mixed use development, shopping complexes, office buildings, multiple family dwellings, - 10% land surrender: - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote compact, high-rise developments ❖ Promote public spaces in developments ❖ promote access to Marsabit stadium ❖ Promote NMT modes ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision ❖ No on road parking ❖ Promote scenic view of Marsabit landscape ❖ Promote recreation, sports, culture and talent development
DKC 002 Area: 0.82Ha	Manyatta Jillo	PRINCIPAL USE: COMMERCIAL; Open Area Market	<ul style="list-style-type: none"> • Plot coverage: 90% • Plot ratio: 400% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height • Building line: minimum of 3m from road reserve • Allow a 3m wide space for pedestrian walkway & NMT access 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Development type: mixed use development, shopping complexes, office buildings, multiple family dwellings, - 10% land surrender: - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise developments ❖ Promote public spaces in developments ❖ promote access to Marsabit stadium ❖ Promote NMT modes ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision ❖ No on road parking ❖ Promote scenic view of Marsabit landscape ❖ Promote recreation, sports, culture and talent development
DKP 001 Area:2.19Ha	Manyatta Jillo health center	PRINCIPAL USE: PUBLIC PURPOSE; MANYATTA JILLO HEALTH CENTRE	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 9m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Religious institutions 	*Provision of health facilities for the healthcare of the public.
DKP 002 Area:2.01Ha		PRINCIPAL USE: PUBLIC PURPOSE; PROPOSED POLICE POST	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 9m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Religious institutions 	*Provision of administrative facilities for the security of the public.

Source: EPK Ltd.

Map 14.3: Dakabaricha zoning map



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14.5 KOFIA MBAYA ZONE

This zones is bound the A2 road on the from the proposed security gate entry to Marsabit Secondary school road junction. At the south it's bound by the Catholic Shrine road from the Marsabit boys' road junction, along Forest edge to the proposed security gate entry. It has 9 minor zones. The principal use for the Kofia Mbaya zone is promoting use of clean green energy. The other permitted uses here include public purpose, educational, high density and recreational. The aim is to promote intensive green energy thereby enhancing sustainable energy to facilitate urbanization, industrialization; reduce pollution from the existing thermal generation diesel powered plant within the town. These are detailed in the table 12.4 below.

Table 14.4: Kofia Mbaya zoning regulations

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
KP 001 AREA: 0.74 HA	Kofia Mbaya	PRINCIPLE USE: PUBLIC PURPOSE Development Type: Religious Institutions. <ul style="list-style-type: none"> • Church • Mosque 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 9m height 	<ul style="list-style-type: none"> • Minimum land size: 0.075 Ha • Maximum height: single storey • Building line: minimum of 3m from road reserve • 10% land surrender: • 10% tree cover: • Allow rain water harvesting • Religious institutions 	<ul style="list-style-type: none"> ❖ Provision of religious facilities for the spiritual needs of the public.
KU 001 AREA: 3.03 ha	Kofia Mbaya	PRINCIPLE USE: PUBLIC UTILITY Development Type: Wind Power Generation Plant. <ul style="list-style-type: none"> • 250 KW wind turbines • Generator and feeder panels. • Control station. • Energy Meters. • Transformers. • Generator sets. • Guard House. 	<ul style="list-style-type: none"> • Plot Coverage: 30% • Plot Ratio: 50% • Minimum Setbacks: 	<ul style="list-style-type: none"> - Minimum land size: 2.7 Ha - Maximum height: single storey - Building line: minimum of 10m from road reserve - 10% tree cover: - Allow rain water harvesting - Wind mill - Site access roads - Storm water Drainage. - Solid waste management. - Medical emergency facility. - Install portable barriers to shield compressors. - Limit vehicle use and access - Color wind blades with warm and reflect colors for the visibility of birds & bats. - Red signal warning lights on top of the mast for low flying aircrafts. 	<ul style="list-style-type: none"> ❖ Promote use of clean green energy. ❖ Reduce pollution from the existing thermal generation diesel powered plant within the town. ❖ Increase power input to the national grid line by 500KW. ❖ sustainable energy to facilitate urbanization, industrialization a, education resulting in increased employment and improved welfare.
KU 002 AREA: 0.56 HA	Kofia Mbaya	PRINCIPLE USE: PUBLIC UTILITY Development Type: Mobile and Land Based Telecommunication Facilities. <ul style="list-style-type: none"> • GSM Station. • Generator. • Guard House. 	<ul style="list-style-type: none"> • Plot Coverage: 30% • Plot Ratio: 50% • Minimum Setbacks: <ul style="list-style-type: none"> ○ Front: 6m ○ Sides: 3m ○ Rear: 3m 	<ul style="list-style-type: none"> - Minimum land size: 2.7 Ha - Maximum height: single storey - Building line: minimum of 10m from road reserve - 10% tree cover: - Allow rain water harvesting - Site access roads - Storm water Drainage. - Solid waste management. - Medical emergency facility. - Limit vehicle use and access - Color bars with warm and reflective colors for the visibility of birds & bats. 	<ul style="list-style-type: none"> ❖ Promote flow of information in the town. ❖ Eases transactions by supporting mobile money transfer.

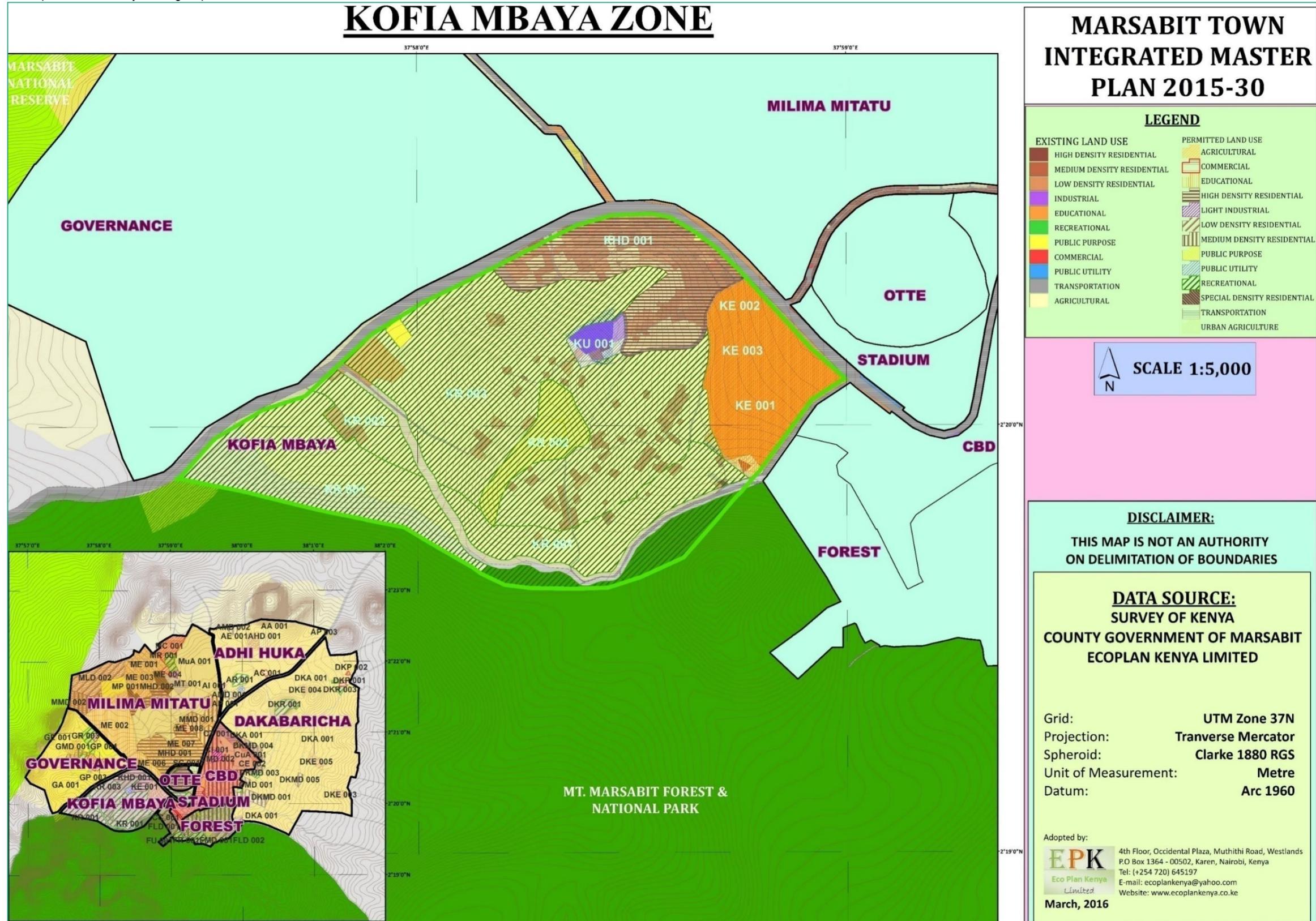
ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
				<ul style="list-style-type: none"> - Red signal warning lights on top of the mast for low flying aircrafts. 	
KHD 001 AREA: 31.61 Ha	Kofia Mbaya	<p>PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: single family dwelling units, farm houses</p> <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette 	<ul style="list-style-type: none"> • Plot coverage: 35% • Plot ratio: 70% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote urban agriculture ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage settlement on the slopes of the hill ❖ Encourage storage of rain water ❖ Promote access ❖ Promote infrastructure services and utilities provision
KE 001 AREA: 16.96 HA	Marsabit Boys High school	<p>PRINCIPAL USE; EDUCATIONAL Development type: SECONDARY SCHOOL</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Laboratories ▪ Sanitation/ Ablution blocks; Teachers & Students ▪ Seminar rooms ▪ Dormitories ▪ Workshops ▪ Administration offices ▪ Departmental staff offices 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 16Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 45 students per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 3 labs each 350m² - Sanitation block of 68m² - Library of 800m² - Outdoor sports: 2 Ha - Technical workshops: 300m² - Land for agricultural farming practices: 1.6 Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	<ul style="list-style-type: none"> ❖ Provide secondary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development
KE 002 AREA: 3.82HA	Makabil Secondary School.	<p>PRINCIPAL USE; EDUCATIONAL Development type: SECONDARY SCHOOL</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Laboratories ▪ Sanitation/ Ablution blocks; Teachers & Students ▪ Seminar rooms ▪ Dormitories 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 9Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² per pupil - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 50 pupils per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 1 laboratory/workshop each 135m² 	<ul style="list-style-type: none"> ❖ Provide primary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		<ul style="list-style-type: none"> ▪ Workshops ▪ Administration offices ▪ Departmental staff offices 		<ul style="list-style-type: none"> - Circulation - Sanitation block of 40m² - Library of 200m² minimum - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural demonstration: 0.8Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	
KE 003	Existing Marsabit Primary School	<p>PRINCIPAL USE; EDUCATIONAL Development type: PRIMARY with ECD SCHOOLS</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Sanitation/ Ablution blocks; Teachers & pupils ▪ Workshops/ workshop ▪ Administration offices ▪ Departmental staff offices <p>NON-PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: teachers & staff quarters, multi family dwelling,</p> <ul style="list-style-type: none"> ▪ row housing ▪ bungalows 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 9Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² per pupil - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 50 pupils per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 1 laboratory/workshop each 135m² - Circulation - Sanitation block of 40m² - Library of 200m² minimum - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural demonstration: 0.8Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	<ul style="list-style-type: none"> ❖ Provide primary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development
KR 001	Conservation Belt	<p>PRINCIPAL USE; RECREATIONAL</p> <ul style="list-style-type: none"> ▪ Nature walk 	<ul style="list-style-type: none"> • Soft structure walking lanes for 2 people walking abreast • Planted or natural forest trees 	<ul style="list-style-type: none"> - Over 60% tree cover - Underground grass and herbs well maintained 	<ul style="list-style-type: none"> ❖ Protect the existing natural forest ❖ To be area of nature walk
KR 002	Catholic Shrine	<p>PRINCIPAL USE; PUBLIC PURPOSE</p> <ul style="list-style-type: none"> ▪ Catholic Church 	<ul style="list-style-type: none"> • Existing 	<ul style="list-style-type: none"> - Over 40% vegetation cover 	<ul style="list-style-type: none"> ❖ Promote religious activities
KR 003	Top of Kofia Mbaya hill	<p>PRINCIPAL USE; RECREATIONAL</p> <ul style="list-style-type: none"> ▪ Nature walk 	<ul style="list-style-type: none"> • Soft structure walking lanes for 2 people walking abreast 	<ul style="list-style-type: none"> - Over 60% tree cover - Underground grass and herbs well maintained 	<ul style="list-style-type: none"> ❖ Protect the existing natural forest ❖ To be area of nature walk

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
			<ul style="list-style-type: none"> Planted/natural forest trees 		

Source: EPK Ltd.

Map 14.4: Kofia Mbaya zoning map



Source: EPK Ltd.

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14.6 GOVERNANCE ZONE

This zones is bound by the A2 road at the South-East from the proposed security entry gate to the KARI road junction. To the North east it's bound by the KARI road. To the North West it's bound by the Marsabit National reserve edge. It has 15 minor zones. The principal use for the governance zone is administration and governance. The other permitted uses here include commercial, educational, and medium density residential, recreational, public purpose and industrial. The aim is to promote compact, high-rise mixed use development, small scale business enterprises, infrastructure services and utilities provision, scenic view of Marsabit landscape and recreation, sports, culture and talent development. These are detailed in the table 12.5 below.

Table 14.5: Zoning regulations for the governance zone

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
GC 001 AREA: 6.81Ha	Proposed governance center	PRINCIPAL USE; COMMERCIAL (offices) Development type: (offices) <ul style="list-style-type: none"> ▪ financial services ▪ business support services ▪ professional offices ▪ hotels, ▪ restaurants, ▪ retail and wholesale 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 200% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Development type: mixed use development, shopping complexes, office buildings, multiple family dwellings, - Building line: minimum of 3m from road reserve. - Allow rain water harvesting - Parking space: 2 parking spaces per unit each 32.3 sq. ft. 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise developments ❖ Promote public spaces in developments ❖ Promote NMT modes ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision ❖ No on road parking
GC 002 AREA: 5.46Ha	Proposed governance center	PRINCIPAL USE; COMMERCIAL (business stalls) Development type: business stalls <ul style="list-style-type: none"> ▪ Financial services ▪ business support services ▪ professional offices ▪ hotels, ▪ restaurants, ▪ retail and wholesale 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 200% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Development type: mixed use development, shopping complexes, office buildings, multiple family dwellings, - Building line: minimum of 3m from road reserve. - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote compact, high-rise developments ❖ Promote public spaces in developments ❖ Promote NMT modes ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision ❖ No on road parking
GC 003 AREA: 0.78Ha	Proposed governance center	PRINCIPAL USE; COMMERCIAL) Development type: (walled market)	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 200% • Minimum Setbacks <ul style="list-style-type: none"> • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Development type: mixed use development, shopping complexes, office buildings, multiple family dwellings, - Building line: minimum of 3m from road reserve. - Allow rain water harvesting - . 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise developments ❖ Promote public spaces in developments ❖ Promote NMT modes ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision ❖ No on road parking ❖ Promote recreation, sports, culture and talent development.
GR 001 Area 4.44Ha	Governance center	PRINCIPAL USE; RECREATIONAL; Multi-purpose sports ground	<ul style="list-style-type: none"> • A 5,000-sitting capacity bleacher 	<ul style="list-style-type: none"> - Allow 3m wide carriageway entry & security check gate to the stadium 	<ul style="list-style-type: none"> ❖ Promote recreation, sports, culture and talent development ❖ Promote scenic view of Marsabit landscape ❖ Promote public spaces in developments

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		<ul style="list-style-type: none"> ▪ Athletic running track ▪ Football pitch ▪ Basket court, ▪ Volleyball court, ▪ Netball court ▪ Lawn tennis 	<ul style="list-style-type: none"> • 10m wide tree cover perimeter • Perimeter wall boundary • 2 motor vehicle access gates • 2 pedestrian access gates towards the segregated A2 road reserve • Podium 	<ul style="list-style-type: none"> - Allow 3m wide carriageway exit gate from the stadium - Allow development of athletic running track - Allow development of football pitch - Allow development of basket, volleyball, netball court & lawn tennis - Allow 2m pedestrian access & security check gates 	<ul style="list-style-type: none"> ❖ promote access to Marsabit stadium
GR 002 Area 1.79Ha	Governance center	<p>PRINCIPAL USE; RECREATIONAL; Multi-purpose sports ground</p> <ul style="list-style-type: none"> ▪ Athletic running track ▪ Football pitch ▪ Basket court, ▪ Volleyball court, ▪ Netball court ▪ Lawn tennis 	<ul style="list-style-type: none"> • A 5,000-sitting capacity bleacher • 10m wide tree cover perimeter • Perimeter wall boundary • 2 motor vehicle access gates • 2 pedestrian access gates towards the segregated A2 road reserve • Podium 	<ul style="list-style-type: none"> - Allow 3m wide carriageway entry & security check gate to the stadium - Allow 3m wide carriageway exit gate from the stadium - Allow development of athletic running track - Allow development of football pitch - Allow development of basket, volleyball, netball court & lawn tennis - Allow 2m pedestrian access & security check gates 	<ul style="list-style-type: none"> ❖ Promote recreation, sports, culture and talent development ❖ Promote scenic view of Marsabit landscape ❖ Promote public spaces in developments ❖ promote access to Marsabit stadium
GR 003 Area 11.93Ha	Governance center	<p>PRINCIPAL USE; RECREATIONAL; Multi-purpose sports ground</p> <ul style="list-style-type: none"> ▪ Athletic running track ▪ Football pitch ▪ Basket court, ▪ Volleyball court, ▪ Netball court ▪ Lawn tennis 	<ul style="list-style-type: none"> • A 5,000-sitting capacity bleacher • 10m wide tree cover perimeter • Perimeter wall boundary • 2 motor vehicle access gates • 2 pedestrian access gates towards the segregated A2 road reserve • Podium 	<ul style="list-style-type: none"> - Allow 3m wide carriageway entry & security check gate to the stadium - Allow 3m wide carriageway exit gate from the stadium - Allow development of athletic running track - Allow development of football pitch - Allow development of basket, volleyball, netball court & lawn tennis - Allow 2m pedestrian access & security check gates 	<ul style="list-style-type: none"> ❖ Promote recreation, sports, culture and talent development ❖ Promote scenic view of Marsabit landscape ❖ Promote public spaces in developments ❖ promote access to Marsabit stadium
GP 001 AREA: 22.50 Ha	County Governor's Office	<p>PRINCIPLE USE: PUBLIC PURPOSE Development Type: County administration offices</p> <ul style="list-style-type: none"> • County governor's office • County executive committee meeting room • Conference and press room 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 400% • Minimum Setbacks • Front: 12m • Sides: 6m • Rear: 6m • Skyline: 24m height • Minimum Onsite Parking: • 0.1Ha executive parking • 0.1Ha visitors parking • 0.1Ha public parking 	<ul style="list-style-type: none"> - Minimum land size: 20 Ha - Minimum height: four storeys - Building line: minimum of 12m from road reserve - 10% tree cover: - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Provision of adequate and accessible county governor's office for public service ❖ provision of recreation areas to the public ❖ provision of adequate parking spaces ❖

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		<p>NON-PRINCIPLE USE: RECREATION Development Type: Garden, restaurant, Health and fitness Centre</p> <ul style="list-style-type: none"> Landscaped /botanical gardens Arboretum executive lounge Gym <p>NON-PRINCIPLE USE: TRANSPORATION Development Type: Parking spaces</p> <ul style="list-style-type: none"> Executive parking Visitors parking Public parking 			
GP 002 AREA: 6.06HA	County Governor's Office	<p>PRINCIPLE USE: PUBLIC PURPOSE Development Type: Proposed maternity hospital</p> <ul style="list-style-type: none"> Maternity hospital <p>NON-PRINCIPLE USE: COMMERCIAL Development Type: Stalls</p> <ul style="list-style-type: none"> Stationery shop Printing shop canteens <p>NON-PRINCIPLE USE: TRANSPORATION Development Type: Parking spaces</p> <ul style="list-style-type: none"> Executive parking Visitors parking Public parking 	<ul style="list-style-type: none"> Plot coverage: 75% Plot ratio: 400% Minimum Setbacks Front: 12m Sides: 6m Rear: 6m Skyline: 24m height <ul style="list-style-type: none"> Minimum Onsite Parking: 0.1Ha executive parking 0.1Ha visitors parking 0.1Ha public parking 	<ul style="list-style-type: none"> Minimum land size: 20 Ha Minimum height: four storeys Building line: minimum of 12m from road reserve 10% tree cover: Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Provision of maternity and health care services ❖ provision of adequate parking spaces
GP 003 AREA: 12.95Ha	County Governor's Office	<p>PRINCIPLE USE: PUBLIC PURPOSE Development Type: security and justice</p> <ul style="list-style-type: none"> Kadhi court High court Police headquarters 	<ul style="list-style-type: none"> Plot coverage: 75% Plot ratio: 400% Minimum Setbacks Front: 12m Sides: 6m Rear: 6m Skyline: 24m height 	<ul style="list-style-type: none"> Minimum land size: 20 Ha Minimum height: four storeys Building line: minimum of 12m from road reserve 10% tree cover: Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Provision of adequate and accessible county governor's office for public service

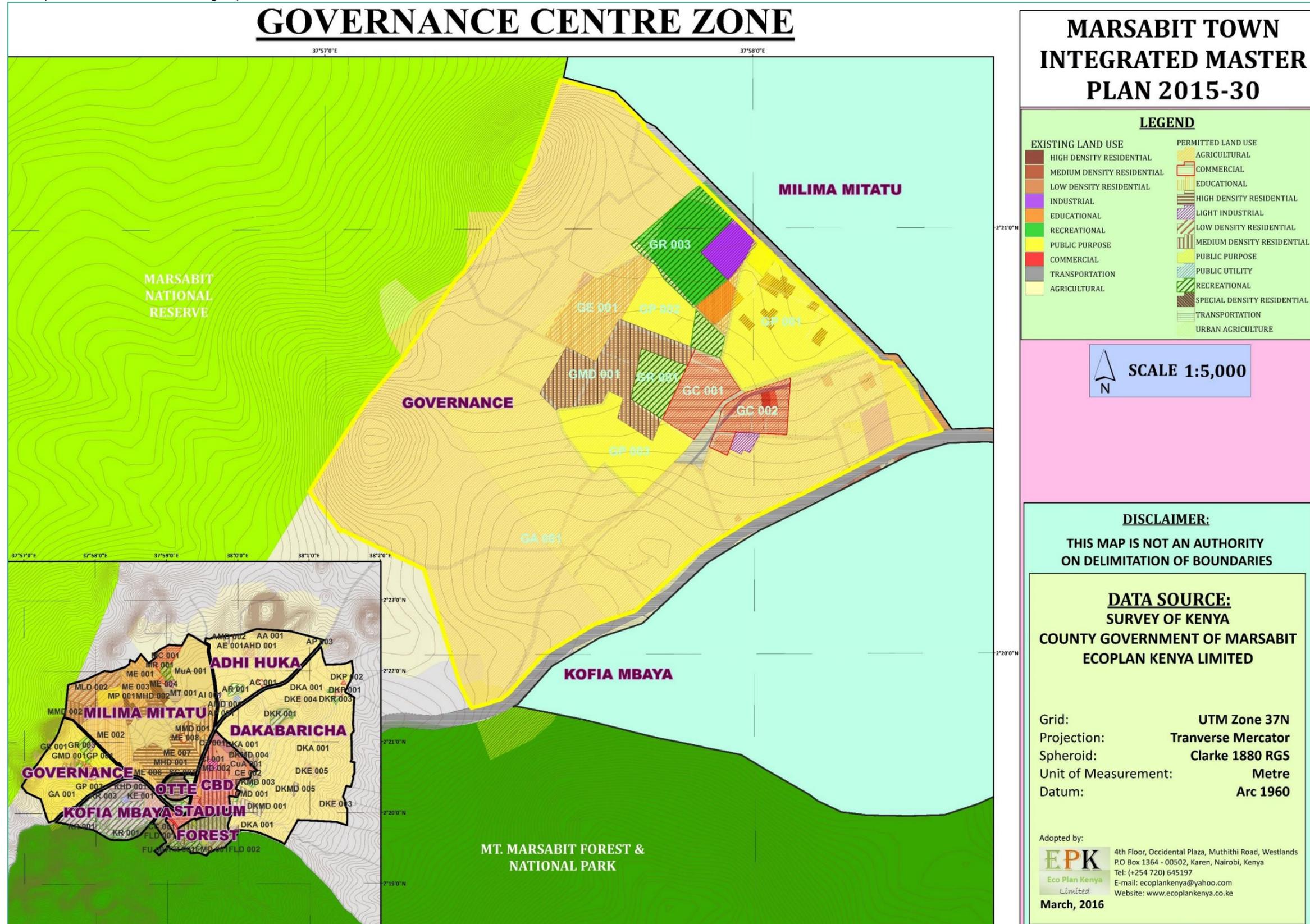
ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		<p>NON-PRINCIPLE USE: COMMERCIAL Development Type: Stalls</p> <ul style="list-style-type: none"> Stationery shop Printing shop canteens <p>NON-PRINCIPLE USE: TRANSPORATION Development Type: Parking spaces</p> <ul style="list-style-type: none"> Executive parking Visitors parking Public parking <p>NON-PRINCIPLE USE: Residential Development Type: apartments</p> <ul style="list-style-type: none"> Police line 	<ul style="list-style-type: none"> Minimum Onsite Parking: 0.1Ha executive parking 0.1Ha visitors parking 0.1Ha public parking 		
GI 001 AREA: 3.16 Ha	Camp Henry	<p>PRINCIPAL LAND USE: INDUSTRIAL</p> <ul style="list-style-type: none"> Brick Making 	<ul style="list-style-type: none"> 5m wide tree cover along the plot edge 	<ul style="list-style-type: none"> No use of heavy machines for brick making The area to be fenced with perimeter wall Loading and offloading zones to be designated 	<ul style="list-style-type: none"> Promote economic growth Create employment
GI 002 AREA 0.80 Ha	South of proposed Business stalls.	<p>PRINCIPAL LAND USE: LIGHT INDUSTRIAL Development type: 4 storey building with minimum portions of 10 by 12 feet</p> <p>NON-PRINCIPLE USE: TRANSPORATION Development Type: Basement Parking spaces and Loading and offloading zones</p>	<ul style="list-style-type: none"> Plot coverage: 75% Plot ratio: 400% Minimum Setbacks Front: 12m Sides: 6m Rear: 6m Skyline: 24m height 	<ul style="list-style-type: none"> Only resident compatible light industries are allowed such as tailoring, printing, leather works 	<ul style="list-style-type: none"> Promote economic growth Create employment
GE 001 AREA: 9.7 HA	Proposed Primary School in Governance Centre	<p>PRINCIPAL USE; EDUCATIONAL Development type: BOARDING AND DAYPRIMARY with ECD SCHOOLS</p> <ul style="list-style-type: none"> Streams of Classrooms Library 	<ul style="list-style-type: none"> Plot coverage: 75% Plot ratio: 350% Minimum Setbacks Front: 10m Sides: 6m Rear: 6m Skyline: 12m height 	<ul style="list-style-type: none"> Minimum land size: 9Ha Building line: minimum of 15m from road reserve Minimum classroom area: 60m² per class Circulation space: 6m² per pupil Teaching staff quarters with minimum of 1.5 Ha Support staff quarters at 1 Ha 	<ul style="list-style-type: none"> Provide primary education institutions in Marsabit county Promote basic literacy in Marsabit county Promote sports and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		<ul style="list-style-type: none"> ▪ Dining rooms ▪ Sanitation/ Ablution blocks; Teachers &pupils ▪ Workshops/ workshop ▪ Administration offices ▪ Departmental staff offices <p>NON-PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: student accommodation areas, teachers& staff quarters, multi family dwelling,</p> <ul style="list-style-type: none"> ▪ Dormitory/student accommodation halls ▪ row housing ▪ bungalows <p>NON-PRINCIPLE USE: RECREATION Development Type: sports ground, auditorium, gardens</p> <ul style="list-style-type: none"> • • Landscaped /botanical gardens • Players theatre/hall • Parade grounds 		<ul style="list-style-type: none"> - Maximum student population: 50 pupils per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 1 laboratory/workshop each 135m² - Circulation - Sanitation block of 40m² - Library of 200m² minimum - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural demonstration: 0.8Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	
GE 002 AREA: 2.47 ha		<p>PRINCIPAL USE; EDUCATIONAL Development type: SECONDARY SCHOOL</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Ablution blocks; Teachers &Students ▪ Seminar rooms & workshops ▪ Administration offices ▪ Departmental staff offices 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks • Front: 10m • Sides: 6m • Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 16Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 45 students per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 3 labs each 350m² - Sanitation block of 68m² - Library of 800m² - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural farming practices: 1.6 Ha 	<ul style="list-style-type: none"> ❖ Provide secondary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
				<ul style="list-style-type: none"> - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	
GT Area 2.06 HA	Governance Centre	Principal Land Use: Transport	•	-	❖
GMD Area 13.52 HA	Governance Centre	PRINCIPAL USE; MEDIUM DENSITY RESIDENTIAL Development type: mixed use development, single family dwelling units, multiple family dwellings, <ul style="list-style-type: none"> ▪ bungalows, ▪ duplexes, ▪ row housing, ▪ Maisonette, ▪ flats, 	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 3m ○ Sides: 1.5m ○ Rear: 1.5m • Skyline: 6m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: two storeys - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - No direct access from the A2 road - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise residential developments ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage direct access to A2 road ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision

Source: EPK Ltd.

Map 14.5: Governance center zoning map



Source: EPK Ltd

14.7 OTTE ZONE

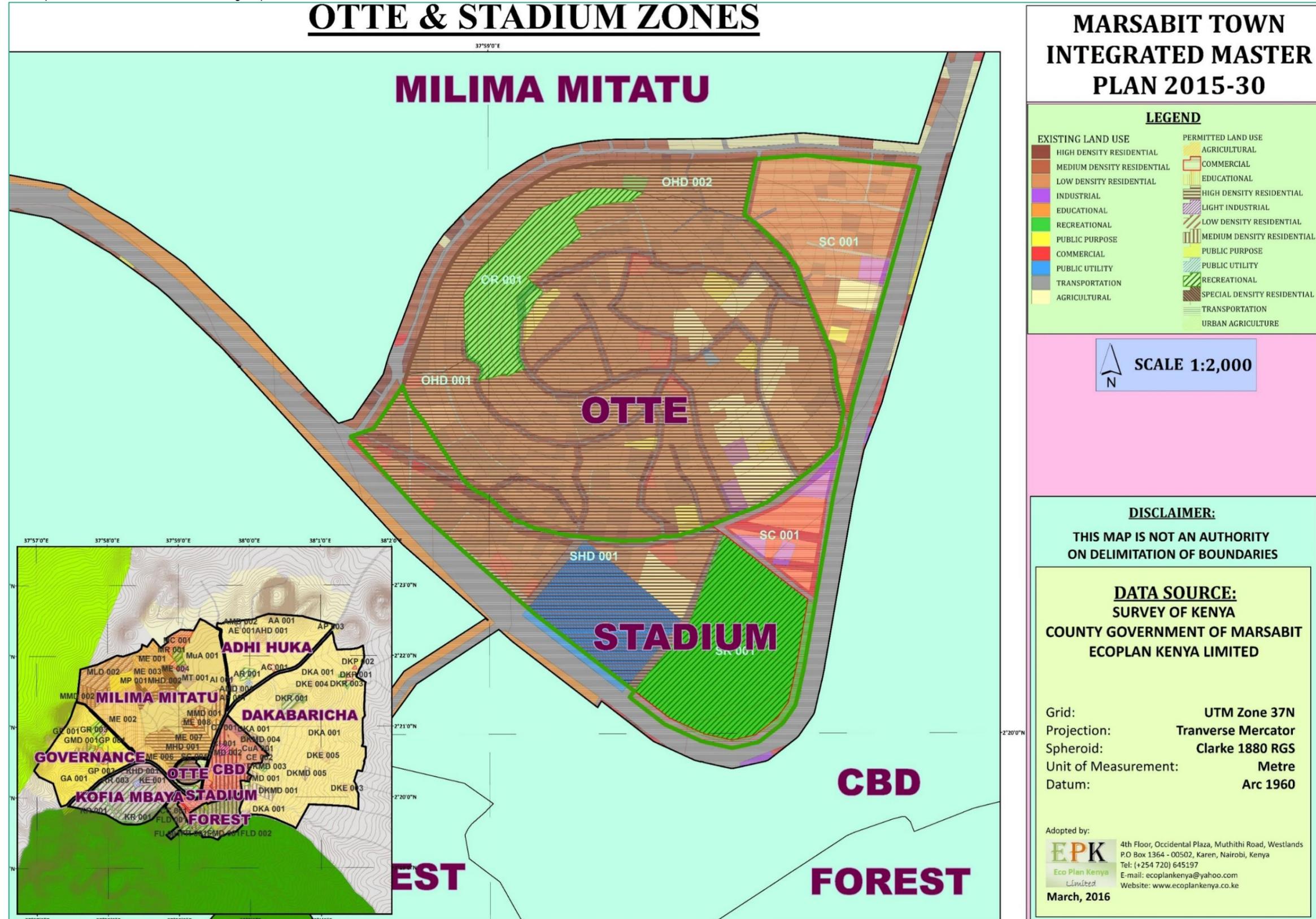
This zone constitutes of the area of the Ote Hill from 1370m and above. It has 15 minor zones. The principal use for the Mlima Ote zone is urban agriculture and high density residential. It has 10 minor zones. The other permitted use here is recreational. These are detailed in the table 12.6 below.

Table 14.6: Mlima Ote Zoning regulations

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
OHD 001 AREA: 30.48	Hill top	PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; * Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette 	<ul style="list-style-type: none"> • Plot coverage: 40% • Plot ratio: 70% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote urban agriculture ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage settlement on the hill ❖ Encourage storage of rain water ❖ Promote access ❖ Promote infrastructure services and utilities provision
OHD 002 AREA: 4.35 Ha	At the foot of the hill	PRINCIPAL USE; High density residential; Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette 	<ul style="list-style-type: none"> • Plot coverage: 35% • Plot ratio: 70% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote urban agriculture ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage settlement on the slopes of the hill ❖ Encourage storage of rain water ❖ Promote access ❖ Promote infrastructure services and utilities provision
OR 001 AREA: 3.31 Ha	The western slopes of the Otehills	PRINCIPAL USE; RECREATIONAL; Planted forest; <ul style="list-style-type: none"> ▪ Tree nursery, ▪ Orchard Scenic View Points <ul style="list-style-type: none"> ▪ Landscaped picnic sites ▪ Hiking tracks ▪ Strategic public sitting areas 	<ul style="list-style-type: none"> • 90% tree cover • 2m wide hiking routes/ access to the hills • 4 scenic view points of the Marsabit town landscapes 	<ul style="list-style-type: none"> - Do not allow building developments 	<ul style="list-style-type: none"> ❖ Promote access to Marsabit scenic hill (kea James) ❖ Include the Marsabit landscaped scenery in the town's tourist circuit ❖ Increase tree cover to promote precipitation in the town ❖ Provide more green public spaces

Source: EPK Ltd.

Map 14.6: Milima Ote and Stadium zoning maps



Source: EPK Ltd.

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14.8 STADIUM ZONE

This zone constitutes of the slopes of Ote hill to the south. It's limited by the A2 road from the Soko Mjinga road junction at Makabil secondary school to the Soko Mjinga road junction at Ababuro Hotel. It has 10 minor zones. The principal use for the Stadium zone is recreation. The other permitted uses here include commercial and high density residential. The aim is to promote compact, high-rise mixed use development, small scale business enterprises, infrastructure services and utilities provision, scenic view of Marsabit landscape and recreation, sports, culture and talent development. These are detailed in the table 12.7 below.

Table 14.7: Zoning regulations for the Stadium zone

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
SHD 001 AREA: 9.97 Ha	West of the KPLC plant & north and north west of a2 road & south west of the hill	PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: mixed use development, single family dwelling units, multiple family dwellings, <ul style="list-style-type: none"> ▪ bungalows, ▪ duplexes, ▪ row housing, ▪ Maisonette, ▪ flats, NON-PRINCIPAL USES; Small scale commercials <ul style="list-style-type: none"> ▪ Corner shops 	<ul style="list-style-type: none"> • Plot coverage: 50% • Plot ratio: 100% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 6m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Maximum height: two storeys - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - No direct access from the A2 road - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise residential developments ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage direct access to A2 road ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision
SC 001 AREA: 10.21 Ha	East of the hill, west of a2 road adjacent to the mosques	PRINCIPAL USE; COMMERCIAL Development type: mixed use development, multi storey developments, shopping complexes, office buildings, <ul style="list-style-type: none"> ▪ financial services ▪ business support services ▪ professional offices ▪ hotels, ▪ restaurants, ▪ retail and wholesale NON-PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: multiple family dwellings <ul style="list-style-type: none"> ▪ apartments, ▪ duplexes, ▪ Maisonette, ▪ flats, ▪ bungalows ▪ town houses, 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 200% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Development type: mixed use development, shopping complexes, office buildings, multiple family dwellings, - Building line: minimum of 3m from road reserve - 10% land surrender: - segregated access to the A2 road - Segregate 13.5m of the A2 road reserve from Ababuro to the Marsabit stadium using curbs and barriers - Allow 3m wide space for semi-permanent fabricated business stalls on the segregated A2 road reserve abutting Marsabit stadium - Allow a 3m wide space for pedestrian walkway & NMT access to Marsabit stadium - Allow a 2.5m wide space for moveable, temporary business stalls on the segregated A2 road reserve - Allow 1.5m wide one-way parallel parking space on the segregated A2 road reserve - Allow a 1.5m wide carriage-way, one way access to Marsabit stadium on the segregated A2 road reserve - Allow rain water harvesting - Parking space: 2 parking spaces per unit each 32.3 sq. ft. 	<ul style="list-style-type: none"> ❖ Promote mixed use development ❖ Promote compact, high-rise developments ❖ Promote public spaces in developments ❖ promote access to Marsabit stadium ❖ Promote NMT modes ❖ Encourage storage of rain water ❖ Promote small scale business enterprises ❖ Promote access ❖ Promote infrastructure services and utilities provision ❖ No on road parking ❖ Promote scenic view of Marsabit landscape ❖ Promote recreation, sports, culture and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
SR 001 AREA: 6.21 Ha	Current Marsabit stadium	PRINCIPAL USE; RECREATIONAL; Multi-purpose sports ground <ul style="list-style-type: none"> ▪ Athletic running track ▪ Football pitch ▪ Basket court, ▪ Volleyball court, ▪ Netball court ▪ Lawn tennis 	<ul style="list-style-type: none"> • A 5,000-sitting capacity bleacher • 10m wide tree cover perimeter • Perimeter wall boundary • 2 motor vehicle access gates • 2 pedestrian access gates towards the segregated A2 road reserve • Podium 	<ul style="list-style-type: none"> - Allow 3m wide carriageway entry & security check gate to the stadium - Allow 3m wide carriageway exit gate from the stadium - Allow development of athletic running track - Allow development of football pitch - Allow development of basket, volleyball, netball court & lawn tennis - Allow 2m pedestrian access & security check gates 	<ul style="list-style-type: none"> ❖ Promote recreation, sports, culture and talent development ❖ Promote scenic view of Marsabit landscape ❖ Promote public spaces in developments ❖ promote access to Marsabit stadium

Source: EPK Ltd.

Draft

14.9 MILIMA MITATU

This zone bound by the Soko Mjinga road at the south, A2 road at the south East, C82 road on the east and KARI road and A2 road on the western and South Western side. It has 25 minor zones. The principal use for the Milima Mitatu zone is education. The other permitted uses here include commercial, recreational, and high and medium density residential. The aim is to provide higher education institutions, technical, medical, agricultural centers and to promote research and innovation and talent development. These are detailed in the table 12.8 below.

Table 14.8: Zoning regulations for the Milima Mitatu Zone

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
ME 001 AREA: 50 Ha	The proposed university	<p>PRINCIPAL USE; EDUCATIONAL Development type: technical university</p> <ul style="list-style-type: none"> ▪ Campuses ▪ Lecture rooms ▪ Library ▪ Auditorium & lecture theatres ▪ Seminar rooms & workshops ▪ Administration offices ▪ Departmental staff offices <p>NON-PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: multiple family dwellings, students' accommodation halls</p> <ul style="list-style-type: none"> ▪ Hostels ▪ Duplexes, ▪ Maisonette, ▪ Flats, <p>NON-PRINCIPAL USE; RECREATIONAL; Development type: Recreational centers and sports facilities, conservation areas, water mass</p> <ul style="list-style-type: none"> ▪ Staff common rooms ▪ Students' center and common room ▪ In door, recreational facility ▪ Outdoor sports ground <p>NON-PRINCIPAL USE; KITCHEN & DINING; Development type: messes</p> <ul style="list-style-type: none"> ▪ Staff mess ▪ Students 'mess 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 400% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 60m height 	<ul style="list-style-type: none"> - Minimum land size: 50 Ha - Building line: minimum of 30m from road reserve - Minimum classroom floor area: 0.65m² per student - 10% tree cover - Allow rain water harvesting - Parking space: 2 Ha for car and bicycle parking - Outdoor sports: 5 Ha for 500 students - Agriculture land: 10 Ha 	<ul style="list-style-type: none"> ❖ Provide higher education institutions in Marsabit county ❖ provide technical, medical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	- REGULATIONS	REMARKS
		<p>NON-PRINCIPAL USE; PUBLIC PURPOSE; Development type: Health facility</p> <ul style="list-style-type: none"> ▪ Health center ▪ Medical laboratory ▪ Mortuary/ Morgue <p>NON-PRINCIPAL USE; PUBLIC UTILITY; Development type: infrastructure and utilities services</p> <ul style="list-style-type: none"> ▪ Water supply ▪ Sewer reticulation ▪ Solid waste management ▪ Drainage systems 			
ME 002 Area 129.16Ha	Existing KARI Demonstration Farm	<p>PRINCIPAL USE; EDUCATIONAL Development type: Research and medical training</p> <ul style="list-style-type: none"> ▪ Campuses ▪ Lecture rooms ▪ Library ▪ Auditorium & lecture theatres ▪ Seminar rooms & workshops ▪ Administration offices ▪ Departmental staff offices ▪ Dispensary <p>NON-PRINCIPAL USE; RECREATIONAL; Development type: Recreational centers and sports facilities, conservation areas, water mass</p> <ul style="list-style-type: none"> ▪ Staff common rooms ▪ Students' center and common room ▪ In door, recreational facility ▪ Outdoor sports ground 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 400% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 60m height 	<ul style="list-style-type: none"> - Minimum land size: 50 Ha - Building line: minimum of 30m from road reserve - Minimum classroom floor area: 0.65m² per student - 10% tree cover - Allow rain water harvesting - Parking space: 2 Ha for car and bicycle parking - Outdoor sports: 5 Ha for 500 students - Agriculture land: 10 Ha 	<ul style="list-style-type: none"> ❖ provide medical training & agri-business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	- REGULATIONS	REMARKS
		<p>NON-PRINCIPAL USE; KITCHEN & DINING; Development type: messes</p> <ul style="list-style-type: none"> ▪ Staff mess ▪ Students 'mess <p>NON-PRINCIPAL USE; PUBLIC UTILITY; Development type: infrastructure and utilities services</p> <ul style="list-style-type: none"> ▪ Water supply ▪ Sewer reticulation ▪ Solid waste management ▪ Drainage systems 			
ME 003 Area 18.91Ha	Milima Mitatu	<p>PRINCIPAL USE; EDUCATIONAL Development type: SECONDARY SCHOOL</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Laboratories ▪ Sanitation/ Ablution blocks; Teachers & Students ▪ Seminar rooms ▪ Dormitories ▪ Workshops ▪ Administration offices ▪ Departmental staff offices <p>NON-PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: teachers & staff quarters, multi family dwelling,</p> <ul style="list-style-type: none"> ▪ row housing ▪ bungalows ▪ flats 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks • Front: 10m • Sides: 6m • Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 16Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 45 students per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 3 labs each 350m² - Sanitation block of 68m² - Library of 800m² - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural farming practices: 1.6 Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	<ul style="list-style-type: none"> ❖ Provide secondary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
ME 004 Area 13.81Ha	Milima Mitatu	<p>PRINCIPAL USE; EDUCATIONAL Development type: BOARDING AND DAYPRIMARY with ECD SCHOOLS</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Sanitation/ Ablution blocks; Teachers & pupils ▪ Workshops/ workshop ▪ Administration offices ▪ Departmental staff offices <p>NON-PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; Development type: student accommodation areas, teachers & staff quarters, multi family dwelling,</p> <ul style="list-style-type: none"> ▪ Dormitory/student accommodation halls ▪ row housing ▪ bungalows 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks • Front: 10m • Sides: 6m • Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 9Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² per pupil - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 50 pupils per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 1 laboratory/workshop each 135m² - Circulation - Sanitation block of 40m² - Library of 200m² minimum - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural demonstration: 0.8Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	<ul style="list-style-type: none"> ❖ Provide secondary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development
ME 005 Area 13.15Ha	North-East of KARI farm	<p>PRINCIPAL USE; EDUCATIONAL Development type: Kenya Medical Training center</p> <ul style="list-style-type: none"> ▪ Campus ▪ Lecture rooms ▪ Library ▪ Auditorium & lecture theatres ▪ Seminar rooms & workshops ▪ Administration offices ▪ Departmental staff offices 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 400% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 60m height 	<ul style="list-style-type: none"> - Minimum land size: 50 Ha - Building line: minimum of 30m from road reserve - Minimum classroom floor area: 0.65m² per student - 10% tree cover - Allow rain water harvesting - Parking space: 2 Ha for car and bicycle parking - Outdoor sports: 5 Ha for 500 students - Agriculture land: 10 Ha 	<ul style="list-style-type: none"> ❖ Provide higher education institutions in Marsabit county ❖ provide technical, medical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development
ME 006 Area 24.30	Existing Don Bosco Technical	<p>PRINCIPAL USE; EDUCATIONAL Development type: TECHNICAL COLLEGE</p>	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 400% • Minimum Setbacks • Front: 3m 	<ul style="list-style-type: none"> - Minimum land size: 50 Ha - Building line: minimum of 30m from road reserve 	<ul style="list-style-type: none"> ❖ Provide higher education institutions in Marsabit county ❖ provide technical, medical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		<ul style="list-style-type: none"> ▪ Campus ▪ Lecture rooms ▪ Library ▪ Auditorium & lecture theatres ▪ Seminar rooms & workshops ▪ Administration offices ▪ Departmental staff offices 	<ul style="list-style-type: none"> • Sides: 1.5m • Rear: 1.5m • Skyline: 60m height 	<ul style="list-style-type: none"> - Minimum classroom floor area: 0.65m² per student - 10% tree cover - Allow rain water harvesting - Parking space: 2 Ha for car and bicycle parking - Outdoor sports: 5 Ha for 500 students - Agriculture land: 10 Ha 	<ul style="list-style-type: none"> ❖ Promote sports and talent development
ME 007 Area 3.19Ha	Existing Fr. John Memorial	<p>PRINCIPAL USE; EDUCATIONAL Development type: BOARDING AND DAY PRIMARY with ECD SCHOOLS</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Sanitation/ Ablution blocks; Teachers & pupils ▪ Workshops/ workshop ▪ Administration offices ▪ Departmental staff offices 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks • Front: 10m • Sides: 6m • Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 9Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² per pupil - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 50 pupils per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 1 laboratory/workshop each 135m² - Circulation - Sanitation block of 40m² - Library of 200m² minimum - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural demonstration: 0.8Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	<ul style="list-style-type: none"> ❖ Provide secondary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development
ME 008 Area 4.71Ha	Existing Alidaya Primary school	<p>PRINCIPAL USE; EDUCATIONAL Development type: BOARDING AND DAY PRIMARY with ECD SCHOOLS</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Sanitation/ Ablution blocks; Teachers & pupils ▪ Workshops/ workshop ▪ Administration offices ▪ Departmental staff offices 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks • Front: 10m • Sides: 6m • Rear: 6m • Skyline: 12m height 	<ul style="list-style-type: none"> - Minimum land size: 9Ha - Building line: minimum of 15m from road reserve - Minimum classroom area: 60m² per class - Circulation space: 6m² per pupil - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 50 pupils per class - Dormitory with dining hall: 0.5 Ha for every 200 students - At least 1 laboratory/workshop each 135m² - Circulation - Sanitation block of 40m² 	<ul style="list-style-type: none"> ❖ Provide secondary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

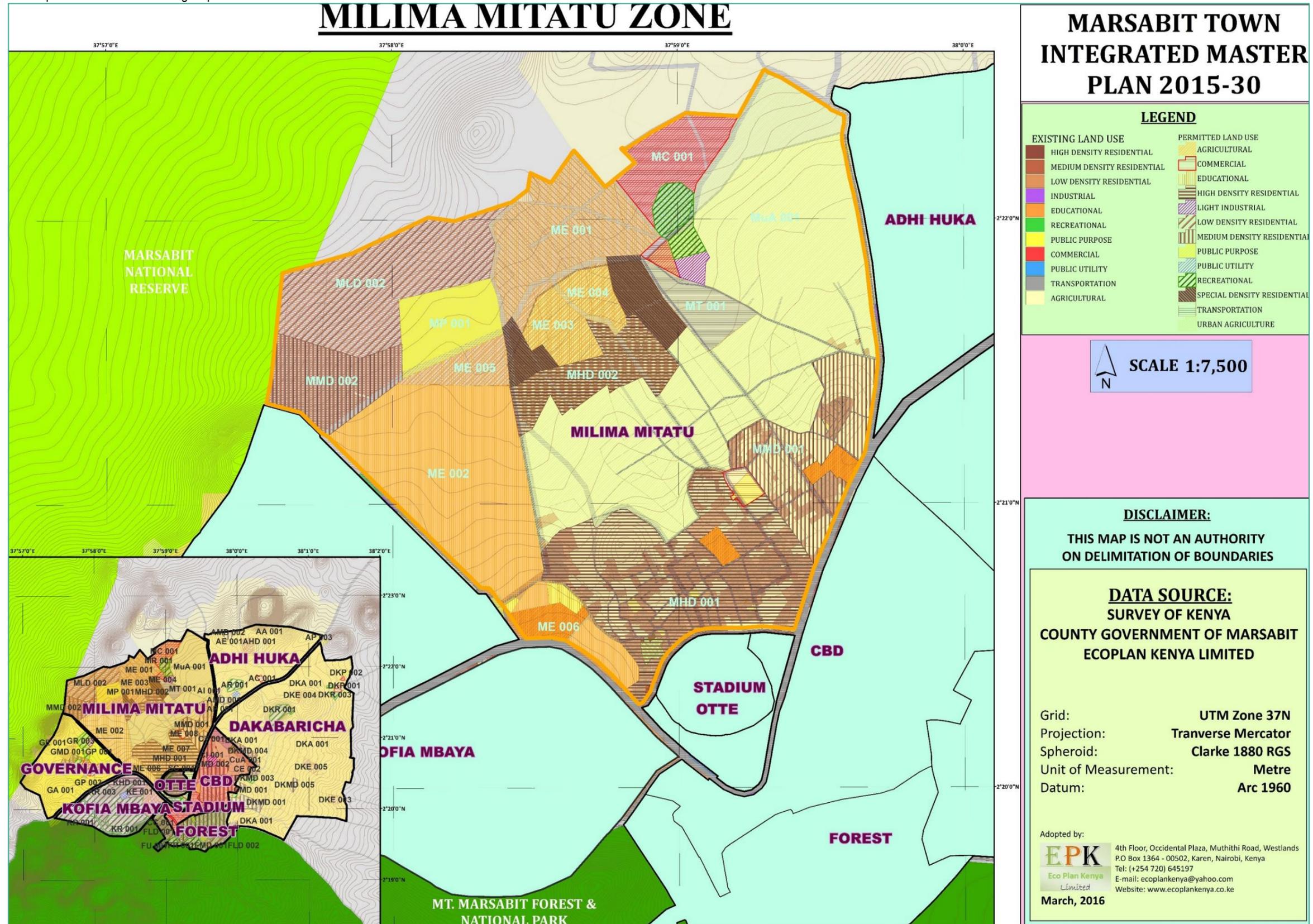
ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
				<ul style="list-style-type: none"> - Library of 200m² minimum - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural demonstration: 0.8Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	
MSD 001 Area 7.52Ha	Milima Mitatu	PRINCIPAL USE; SPECIAL DENSITY RESIDENTIAL; * Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette 	<ul style="list-style-type: none"> • Plot coverage: 40% • Plot ratio: 70% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote urban agriculture ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage settlement on the hill ❖ Encourage storage of rain water ❖ Promote access ❖ Promote infrastructure services and utilities provision
MSD 002 Area 14.80Ha		PRINCIPAL USE; SPECIAL DENSITY RESIDENTIAL; * Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette 	<ul style="list-style-type: none"> • Plot coverage: 40% • Plot ratio: 70% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote urban agriculture ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage settlement on the hill ❖ Encourage storage of rain water ❖ Promote access ❖ Promote infrastructure services and utilities provision
MHD 001 Area 125.58Ha	Milima Mitatu	PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; * Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette 	<ul style="list-style-type: none"> • Plot coverage: 40% • Plot ratio: 70% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Promote urban agriculture ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage settlement on the hill ❖ Encourage storage of rain water ❖ Promote access ❖ Promote infrastructure services and utilities provision
MHD 002 Area 33.46Ha	Milima Mitatu	PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; * Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette 	<ul style="list-style-type: none"> • Plot coverage: 40% • Plot ratio: 70% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage settlement on the hill ❖ Encourage storage of rain water ❖ Promote access ❖ Promote infrastructure services and utilities provision

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
MMD 001 Area 57.32Ha	Stretching from the eastern side of Milima Mitatu chief's camp to C82 road	PRINCIPAL USE; MEDIUM DENSITY RESIDENTIAL; * Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette ▪ Multifamily dwellings 	<ul style="list-style-type: none"> • Plot coverage: 40% • Plot ratio: 70% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Increase housing supply for town ❖ Provide healthy living zones
MMD 002 Area 35.65Ha	Next to proposed primary and secondary schools	PRINCIPAL USE; MEDIUM DENSITY RESIDENTIAL; * Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette ▪ Multifamily dwellings 	<ul style="list-style-type: none"> • Plot coverage: 40% • Plot ratio: 70% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Car parking: 2 parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Increase housing supply for town ❖ Provide healthy living zones
MLD 001 Area 298.02Ha	North west of KARI farm	PRINCIPAL USE; LOW DENSITY RESIDENTIAL; * Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ Bungalows, ▪ Maisonette 	<ul style="list-style-type: none"> • Plot coverage: 30% • Plot ratio: 50% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.1 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting - Car parking: parking spaces each 3m by 2m 	<ul style="list-style-type: none"> ❖ Increase housing supply for town ❖ Provide healthy living zones
MR 001 Area 4.30Ha	Milima Mitatu	PRINCIPAL USE: RECREATIONAL <ul style="list-style-type: none"> ▪ Playground 	<ul style="list-style-type: none"> • Soccer pitch • Volleyball pitch • Basketball pitch • Handball pitch • Athletics tracks 	<ul style="list-style-type: none"> - Designed for male and female - Designed for small children and adults as well - Security to be provided - Local to be given precedence to use the facility 	<ul style="list-style-type: none"> ❖ Improve lifestyle of the locals ❖ Social meeting points
MR 002 Area 6.61Ha	Milima Mitatu	PRINCIPAL USE: RECREATIONAL <ul style="list-style-type: none"> ▪ Public park 	<ul style="list-style-type: none"> • Sitting benches • Paved walking paths • Tree shades • Shrub partitioning • Water fountains • Public toilets 	<ul style="list-style-type: none"> - No vehicle entry - No cycling within the park - Regulated hawking - Litter bins planted at strategic points 	<ul style="list-style-type: none"> ❖ Improve lifestyle of residents ❖ Promote small scale business ❖ Social meeting points
MC 001 Area 27.08Ha	Milima Mitatu	PRINCIPAL USE; COMMERCIAL <ul style="list-style-type: none"> ▪ Trade mall 	<ul style="list-style-type: none"> • Plot coverage: 70% • Plot ratio: 60% • Skyline: 10m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.075 Ha - Allow rain water harvesting - Enough Car parking for customers 	<ul style="list-style-type: none"> ❖ Central shopping center ❖ Secure shopping center ❖ Easily access shopping center

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
MC 002 Area 3.04Ha	Next to proposed bus terminal	PRINCIPAL USE; PUBLIC PURPOSE ▪ Covered market	<ul style="list-style-type: none"> Fenced with perimeter wall Partitioned to various sections that sell different foodstuffs Fixed with firefighting equipment Have public toilet inside Have waste dumping point for collection Have roof to protect people from severe weather 	<ul style="list-style-type: none"> Occupants may pay fee for maintenance Only low order goods are to be merchandised 	<ul style="list-style-type: none"> ❖ Create jobs ❖ Make goods available to consumers ❖ Source revenue for the town ❖ Provide healthy environment for sale of foodstuffs
MC 003 Area 3.04Ha	Existing Milima matatu Chief's Camp	PRINCIPAL USE; COMMERCIAL ▪ Market stalls	<ul style="list-style-type: none"> Plot coverage: 70% Plot ratio: 60% Skyline: 10m height 	<ul style="list-style-type: none"> Minimum plot size: 0.045 Ha Allow rain water harvesting Enough Car parking for customers 	<ul style="list-style-type: none"> ❖ Create jobs ❖ Make goods available to consumers ❖ Source revenue for the town ❖ Provide healthy environment for sale of foodstuffs
MP 001 Area 28.54Ha		PRINCIPAL USE; PUBLIC PURPOSE ▪ Covered market	<ul style="list-style-type: none"> Fenced with perimeter wall Partitioned to various sections that sell different foodstuffs Fixed with firefighting equipment Have public toilet inside Have waste dumping point for collection Have roof to protect people from severe weather 	<ul style="list-style-type: none"> Occupants may pay fee for maintenance Only low order goods are to be merchandised 	<ul style="list-style-type: none"> ❖ Create jobs ❖ Make goods available to consumers ❖ Source revenue for the town ❖ Provide healthy environment for sale of foodstuffs
MI 001 Area 3.21Ha	Milima Mitatu	PRINCIPAL USE; LIGHT INDUSTRY ▪ Jua kali stalls	<ul style="list-style-type: none"> Plot coverage: 70% Plot ratio: 60% Skyline: 5m height 	<ul style="list-style-type: none"> Minimum plot size: 0.045 Ha Allow rain water harvesting Enough Car parking for customers Loading and offloading zone should be provided Firefighting equipment should be provided 	<ul style="list-style-type: none"> ❖ Job creation ❖ Safe environment
MT 001 Area 17.60Ha	Milima Mitatu	PRINCIPAL USE; TRANSPORT ▪ Bus terminal	<ul style="list-style-type: none"> Partition bus station for long distance and short distance vehicles Entry and exit gates to be separate Public toilet should be provided in the bus park Should be fenced to control entry and exit 	<ul style="list-style-type: none"> Bus park is for public service vehicle only Maintenance fee may be imposed on bus park users 	<ul style="list-style-type: none"> ❖ Improve public service transport ❖ Provide secure transport service ❖ Create smooth intermodal link ❖ Prevent rampant public service vehicles stoppage

Source: EPK Ltd.

Map 14.7: Milima Mitatu zoning map



Source: EPK Ltd.

14.10 ADHI HUKA ZONE

This zone bound by the C82 road on the western side and A2 road on the South and south eastern. It has 1 minor zones. The principal use for the Adhi Huka zone is residential. The other permitted uses here include educational, recreational, and public purpose and public utility. These are detailed in the table 12.8 below.

Table 14.9: Adhi Huka zoning regulations

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
AHD 001 Area 19.03Ha	ADHI HUKA	PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; * Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette 	<ul style="list-style-type: none"> • Plot coverage: 40% • Plot ratio: 70% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote urban agriculture ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage settlement on the hill ❖ Encourage storage of rain water ❖ Promote access ❖ Promote infrastructure services and utilities provision
AMD 001 Area 6.33Ha	ADHI HUKA	PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; * Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette 	<ul style="list-style-type: none"> • Plot coverage: 40% • Plot ratio: 70% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote urban agriculture ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage settlement on the hill ❖ Encourage storage of rain water ❖ Promote access ❖ Promote infrastructure services and utilities provision
AMD 002 Area 4.67Ha	ADHI HUKA	PRINCIPAL USE; HIGH DENSITY RESIDENTIAL; * Development type: single family dwelling units, farm houses <ul style="list-style-type: none"> ▪ bungalows, ▪ row housing, ▪ Maisonette 	<ul style="list-style-type: none"> • Plot coverage: 40% • Plot ratio: 70% • Minimum Setbacks • Front: 3m • Sides: 1.5m • Rear: 1.5m • Skyline: 5m height 	<ul style="list-style-type: none"> - Minimum plot size: 0.075 Ha - Maximum height: single storey - Building line: minimum of 3m from road reserve - 10% land surrender: - 10% tree cover: - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote urban agriculture ❖ Discourage land subdivision to uneconomical land sizes ❖ Discourage settlement on the hill ❖ Encourage storage of rain water ❖ Promote access ❖ Promote infrastructure services and utilities provision
AR 001 Area 10.28Ha	ADHI HUKA	PRINCIPAL USE; RECREATIONAL; Planted forest; <ul style="list-style-type: none"> ▪ Tree nursery, ▪ Orchard Scenic View Points <ul style="list-style-type: none"> ▪ Landscaped picnic sites ▪ Hiking tracks ▪ Strategic public sitting areas 	<ul style="list-style-type: none"> • 90% tree cover • 2m wide hiking routes/ access to the hills • 4 scenic view points of the Marsabit town landscapes 	<ul style="list-style-type: none"> - Do not allow building developments 	<ul style="list-style-type: none"> ❖ Promote access to Marsabit scenic hill (kea James) ❖ Include the Marsabit landscaped scenery in the town's tourist circuit ❖ Increase tree cover to promote precipitation in the town ❖ Provide more green public spaces
AU 001 Area 6.08Ha	ADHI HUKA	PRINCIPAL USE; PUBLIC UTILITY; (Harobota) Development type: infrastructure and utilities services <ul style="list-style-type: none"> ▪ Water supply ▪ Drainage systems 	<ul style="list-style-type: none"> • Plot Coverage: 30% • Plot Ratio: 50% • Minimum Setbacks: <ul style="list-style-type: none"> ○ Front: 6m ○ Sides: 3m ○ Rear: 3m 	<ul style="list-style-type: none"> - Minimum land size: 2.7 Ha - Maximum height: single storey - Building line: minimum of 10m from road reserve - 10% tree cover: - Allow rain water harvesting - Site access roads 	<ul style="list-style-type: none"> ❖ Promote supply of water in the town.

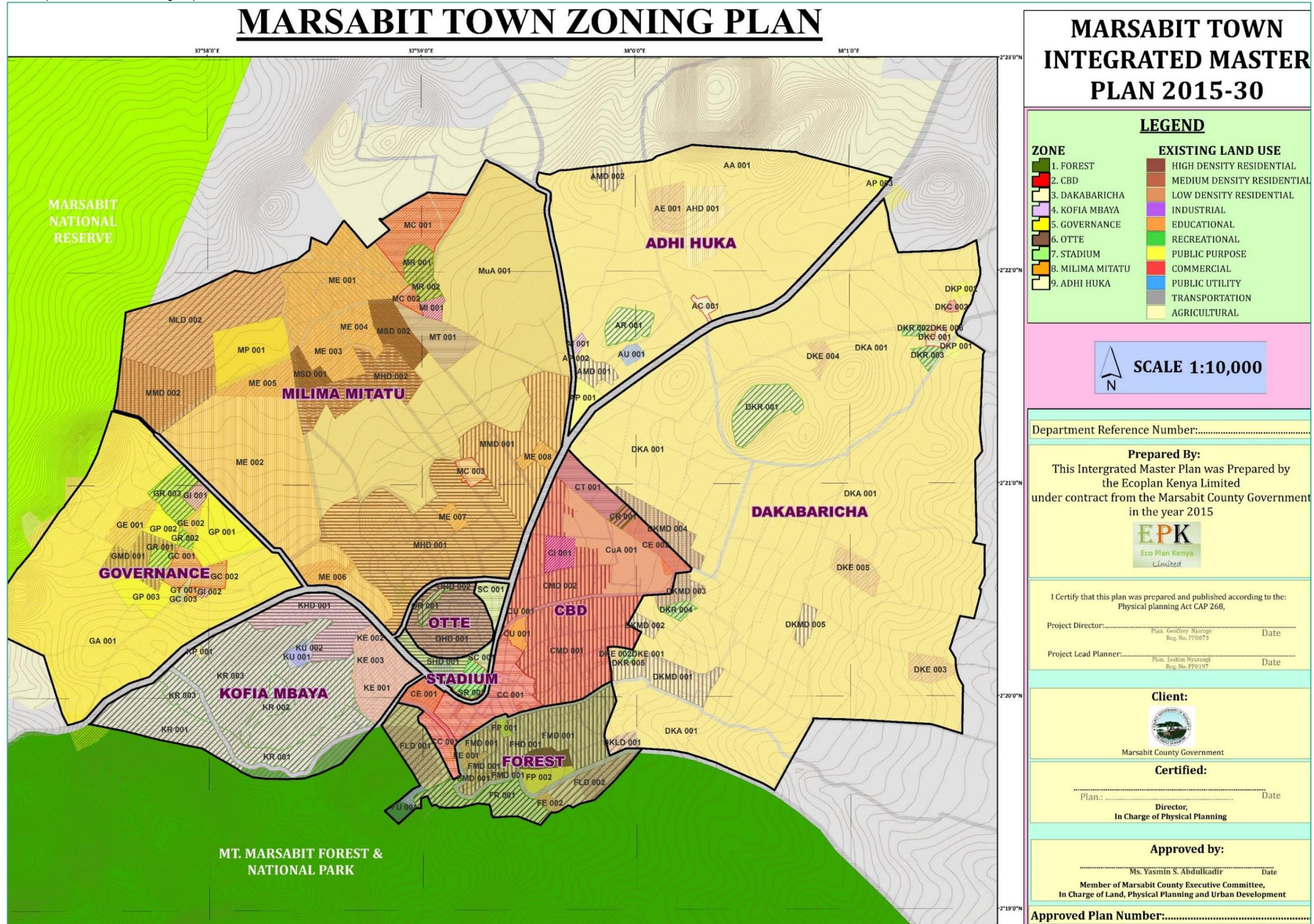
ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
				<ul style="list-style-type: none"> - Storm water Drainage. - Solid waste management. - Medical emergency facility. - Limit vehicle use and access - Color bars with warm and reflective colors for the visibility of birds & bats. - Red signal warning lights on top of the mast for low flying aircrafts. 	
AU 002 Area 0.30Ha	ADHI HUKA	PRINCIPAL USE; PUBLIC UTILITY; Development type: infrastructure and utilities services <ul style="list-style-type: none"> ▪ (cattle holding ground) 	<ul style="list-style-type: none"> • Plot Coverage: 30% • Plot Ratio: 50% • Minimum Setbacks: <ul style="list-style-type: none"> ○ Front: 6m ○ Sides: 3m ○ Rear: 3m 	<ul style="list-style-type: none"> - Minimum land size: 2.7 Ha - Maximum height: single storey - Building line: minimum of 10m from road reserve - 10% tree cover: - Allow rain water harvesting - Site access roads - Storm water Drainage. - Solid waste management. - Medical emergency facility. - Limit vehicle use and access - Color bars with warm and reflective colors for the visibility of birds & bats. - Red signal warning lights on top of the mast for low flying aircrafts. 	<ul style="list-style-type: none"> ❖ Promote trade and investment in the town. ❖ Promote healthy cattle holding grounds
AR 003 Area 1.70Ha	ADHI HUKA	PRINCIPAL USE; RECREATIONAL; (entrance gate) Scenic View Points <ul style="list-style-type: none"> ▪ Landscaped picnic sites ▪ Hiking tracks ▪ Strategic public sitting areas 	<ul style="list-style-type: none"> • 90% tree cover • 2m wide hiking routes/ access to the hills • 4 scenic view points of the Marsabit town landscapes 	<ul style="list-style-type: none"> - Do not allow building developments 	<ul style="list-style-type: none"> ❖ Include the Marsabit landscaped scenery in the town's tourist circuit ❖ Provide more green public spaces
AU 001 Area 2.68Ha	ADHI HUKA	PRINCIPAL USE; PUBLIC UTILITY; Water tanks Development type: infrastructure and utilities services <ul style="list-style-type: none"> ▪ Water supply ▪ Drainage systems 	<ul style="list-style-type: none"> • Plot Coverage: 30% • Plot Ratio: 50% • Minimum Setbacks: <ul style="list-style-type: none"> ○ Front: 6m ○ Sides: 3m ○ Rear: 3m 	<ul style="list-style-type: none"> - Minimum land size: 2.7 Ha - Maximum height: single storey - Building line: minimum of 10m from road reserve - 10% tree cover: - Allow rain water harvesting - Site access roads - Storm water Drainage. - Solid waste management. - Medical emergency facility. - Limit vehicle use and access - Color bars with warm and reflective colors for the visibility of birds & bats. - Red signal warning lights on top of the mast for low flying aircrafts. 	<ul style="list-style-type: none"> ❖ Promote flow of water in the town.

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
AI 001 Area 1.3Ha	ADHI HUKA	INDUSTRIAL (abattoir)	<ul style="list-style-type: none"> • Plot Coverage: 30% • Plot Ratio: 50% • Minimum Setbacks: <ul style="list-style-type: none"> ○ Front: 6m ○ Sides: 3m ○ Rear: 3m 	<ul style="list-style-type: none"> - Minimum land size: 2.7 Ha - Maximum height: single storey - Building line: minimum of 10m from road reserve - 10% tree cover: - Allow rain water harvesting - Site access roads - Storm water Drainage. - Solid waste management. - Medical emergency facility. - Limit vehicle use and access - Color bars with warm and reflective colors for the visibility of birds & bats. - Red signal warning lights on top of the mast for low flying aircrafts. 	<ul style="list-style-type: none"> ❖ Promote value addition to the meat production sector in the town
AC 001 Area 2.17Ha	ADHI HUKA	<p>PRINCIPAL USE; COMMERCIAL Development type: Jirime hotel</p> <ul style="list-style-type: none"> ▪ Hotels services ▪ Accommodation services ▪ Conference rooms <p>NON-PRINCIPAL USE; TRANSPORT; Development type: car parking</p> <p>NON-PRINCIPAL USE; RECREATIONAL</p> <ul style="list-style-type: none"> ▪ Swimming pool 	<ul style="list-style-type: none"> • Plot coverage: 90% • Plot ratio: 400% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height • Building line: minimum of 3m from road reserve • Onsite Parking: 2.5 parking space for each unit in the office buildings • Off-street Parking: 1.5m wide one-way parallel parking space on the segregated A2 road reserve • Allow a 1.5m wide carriage-way on both sides of the A2 road for entry to Jirime hotel and resort 	<ul style="list-style-type: none"> - Minimum land size: 0.075 Ha - Development type: mixed use development, shopping complexes, office buildings, multiple family dwellings, - 10% land surrender: - Segregated access to the A2 road - Building height: minimum of 4 floors - Segregate 13.5m of the A2 road reserve from Ababuro hotel to Marsabit Primary using curbs and barriers - Allow rain water harvesting 	<ul style="list-style-type: none"> ❖ Promote tourism and hospitality in the town ❖ Promote public spaces in developments ❖ Encourage storage of rain water ❖ Promote infrastructure services and utilities provision ❖ No on road parking ❖ Promote recreation, sports, culture and tourism development
AE 001 Area 11.71Ha	ADHI HUKA	<p>PRINCIPAL USE; EDUCATIONAL Development type: PRIMARY with ECD SCHOOLS</p> <ul style="list-style-type: none"> ▪ Streams of Classrooms ▪ Library ▪ Dining rooms ▪ Sanitation/ Ablution blocks; Teachers & pupils ▪ Workshops/ workshop 	<ul style="list-style-type: none"> • Plot coverage: 75% • Plot ratio: 350% • Minimum Setbacks <ul style="list-style-type: none"> ○ Front: 10m ○ Sides: 6m ○ Rear: 6m • Skyline: 12m height 	<p>Minimum land size: 9Ha Building line: minimum of 15m from road reserve Minimum classroom area: 60m² per class</p> <ul style="list-style-type: none"> - Circulation space: 6m² per pupil - Teaching staff quarters with minimum of 1.5 Ha - Support staff quarters at 1 Ha - Maximum student population: 50 pupils per class - Dormitory with dining hall: 0.5 Ha for every 200 students 	<ul style="list-style-type: none"> ❖ Provide primary education institutions in Marsabit county ❖ provide technical, agricultural & business skills and knowledge to the residents of Marsabit county ❖ Promote local research innovation ❖ Promote sports and talent development

ZONE CODE	LOCATION	PERMITTED USE	STANDARDS	REGULATIONS	REMARKS
		<ul style="list-style-type: none"> ▪ Administration offices ▪ Departmental staff offices 		<ul style="list-style-type: none"> - At least 1 laboratory/workshop each 135m² - Circulation - Sanitation block of 40m² - Library of 200m² minimum - Outdoor sports: 2 Ha minimums - Technical workshops: 300m² - Land for agricultural demonstration: 0.8Ha - Administration block: 200m² - Assembly hall: 1100m² - 10% tree cover 	

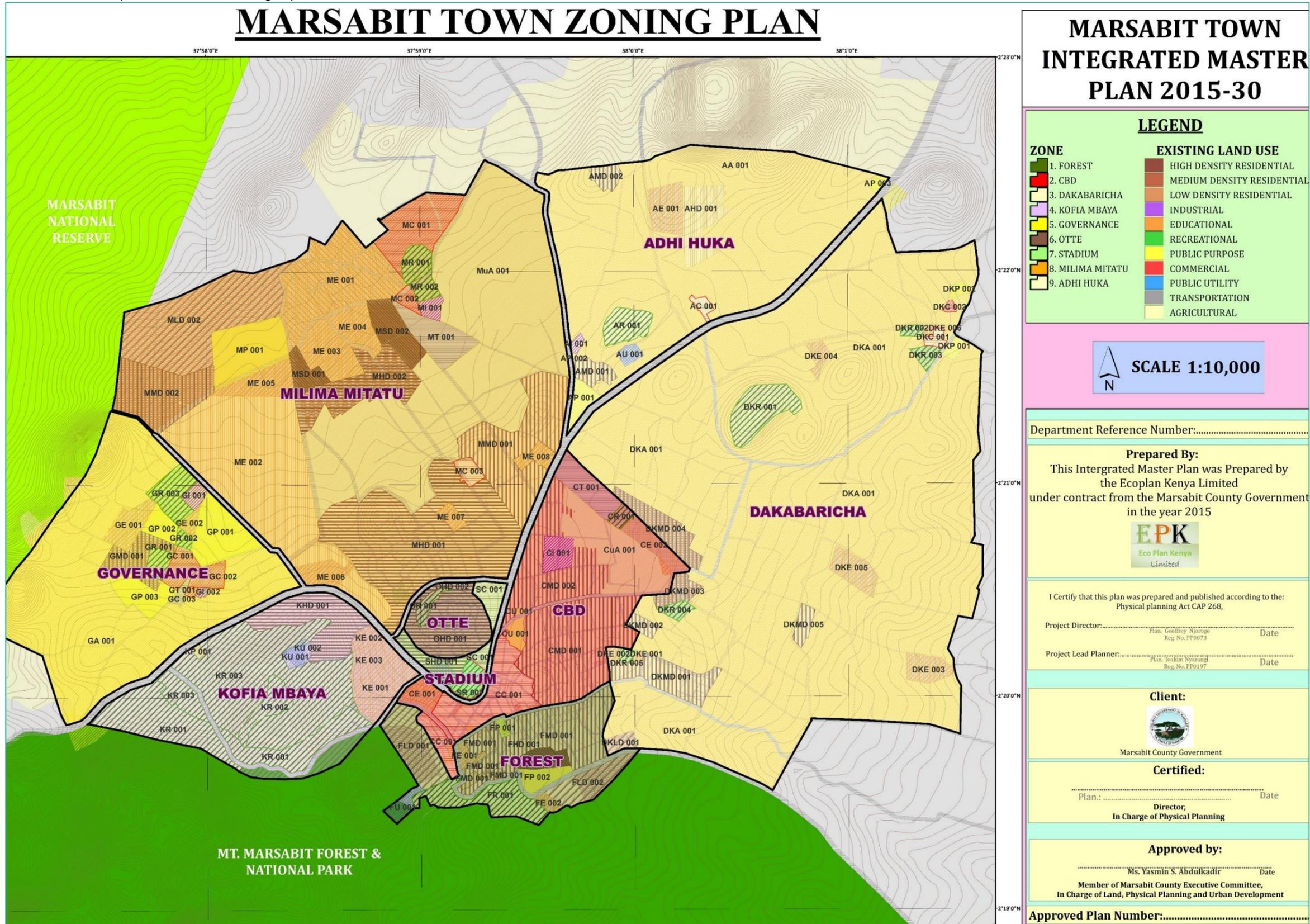
Source: EPK Ltd.

Map 14.8: Adhi Huka zoning map



Source: EPK Ltd.

Map 14.9: Marsabit Town Zoning map



PART FIVE: PLAN IMPLEMENTATION, MONITORING & EVALUATION

This part of the report outlines the plan actions / programs to be implemented and monitoring and evaluation frameworks and the capital investment plan for this Integrated Master Plan for Marsabit Town.

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Chapter 15 : PLAN IMPLEMENTATION

15.1 INTRODUCTION

The Plan Implementation Matrices (PIM) below highlight the individual programs of action which need to be implemented towards achieving the proposals which have been put forward in the Plan. The area specific programs or actions have been phased accordingly and have indicated the actors who will spearhead the implementation process. The matrix also gives indicative costing for each proposed program or action. It may not have been possible to capture each and every programmer of action in the implementation Matrices but details of these programs and activities are available in the detailed sectoral plans.

EDUCATION													
ACHALLENGES/ POTENTIAL	STRATEGY	PROPOSAL	PROGRAMME ACTION	LOCATION	TIME FRAME	COST (KES) X MILLION	REPSONSIBLE AGENCY	OUTCOME					
Poor basic education	To promote basic education and literacy	Expand the land sizes and classes for the following primary schools Expand the sizes of school	Acquire 0.2Ha next to Marsabit Primary school	Around the Marsabit Primary School	3 yrs. (By June 2019)	0.3	MEST, CEO, CGM,	Marsabit Primary to have 9 Ha up from 8.8					
			Develop 1 blocks each having 8 classrooms in Marsabit Primary School	Marsabit Primary School	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	Marsabit Primary to have 4 stream for all the classes					
			Develop 1 block nursery	Marsabit Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	Marsabit Nursery school					
			Develop 8 staff quarters	Marsabit Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Marsabit primary school					
			Acquire 0.9 Ha next to SKM Primary School	Around SKM primary school	3 yrs. (By June 2019)	1.2	MEST, CEO, CGM,	SKM Primary to have 9 Ha up from 8.1					
			Develop a block of 8 classes & ablution blocks for boys and girls	SKM Primary School	15 yrs. (by June, 2031)	9	MEST, CEO, CGM, Saku NG-CDF,	SKM Primary to have 4 stream for all the classes					
			Develop 8 staff quarters	SKM Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within SKM primary school					
	To promote basic education and literacy	Expand the sizes of school	Expand the sizes of school	Acquire 4 Ha next to Al-Hidaya Primary School	Around Al-Hidaya Primary School	3 yrs. (By June 2019)	3	MEST, CEO, CGM,	Al-Hidaya Primary to have 9 Ha up from				
				Develop 2 blocks of 8 classrooms and separate ablution blocks for boys and girls in Al-Hidaya Primary School	Al-Hidaya Primary School	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	Al-Hidaya Primary to have 4 stream for all the classes				
				Develop 1 block nursery	Al-Hidaya Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	Al-Hidaya Nursery school				
				Develop 8 staff quarters	Al-Hidaya Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Al-Hidaya primary				
				Acquire 3 Ha of land around Saku Primary school	Saku Primary school	3 yrs.	1.5	MEST, CEO, CGM, Saku NG-CDF,	Saku Primary to have 9 Ha from 6				
				Develop 2 blocks of 8 classrooms and separate ablution blocks for boys and girls in Saku Primary School	Saku Primary School	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	Saku Primary to have 4 stream for all the classes				
				Develop 1 block nursery	Saku Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	Saku Nursery school				
		Expand the sizes of school	Expand the sizes of school	Expand the sizes of school	Develop 8 staff quarters	Saku Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Saku primary school			
					Acquire 8 Ha next to Kiwanja Ndege primary school	Around Kiwanja Ndege Primary school	3 yrs. (By June 2019)	6	MEST, CEO, CGM,	Kiwanja Ndege to have 9 Ha from 1			
					Develop 1 blocks each having 8 classrooms in Marsabit Primary	Kiwanja Ndege Primary School	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	Kiwanja Ndege Primary to have 4 stream for all the classes			
					Develop 1 block nursery	Kiwanja Ndege Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	Kiwanja Ndege Nursery school			
					Develop 8 staff quarters	Kiwanja Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Kiwanja Ndege primary school			
					Expand the sizes of school	Expand the sizes of school	Expand the sizes of school	Acquire 8.5 Ha next to Jamia Primary School	Around Jamia Primary School	3 yrs. (By June 2019)	6.3	MEST, CEO, CGM,	Jamia primary to have 9 Ha from 0.5
								Develop 1 blocks each having 8 classrooms in Marsabit Primary School	Marsabit Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	Jamia Primary to have 4 stream for all the classes
	Develop 1 block nursery	Jamia Primary School	15 yrs. (by June, 2031)	3				MEST, CEO, CGM, Saku NG-CDF,	Jamia Nursery school				
	Develop 8 staff quarters	Marsabit Primary School	15 yrs. (by June, 2031)	3				MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Jamia primary school				

		Acquire 9Ha for a primary school	Around Milima Mitatu	3 yrs. (By June 2019)	13.5	MEST, CEO, CGM,	A new site acquired in Milima Mitatu for a new primary school
		Develop 4 blocks each having 8 classrooms (construct a new primary school in) Milima Mitatu	The acquired site in Milima Mitatu	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	Milima Mitatu to have a new primary school
		Develop 1 block nursery	New Milima Mitatu Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	New Milima Mitatu Nursery school
		Develop 8 staff quarters	New Milima Mitatu Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	8 staffs residing within new Milima Mitatu primary school
		Acquire 9Ha for a primary school with ECD attached	The proposed governance center	3	13.5	MEST, CEO, CGM,	9 Ha site acquired for a new primary school
		Develop 4 blocks each having 8 classrooms Milima Mitatu	The acquired site in the proposed governance center	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	The proposed governance center to have a new primary school
		Develop 4 blocks each having 8 classrooms (construct a new primary school in) Governance center	The acquired site in the proposed governance center	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	The proposed governance center to have a new primary school
		Develop 1 block nursery	New Primary School in the proposed governance center	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	New Nursery school in the proposed governance center
		Develop 8 staff quarters	The Primary School in the proposed governance center	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within new primary school in the proposed governance center
		Acquire 9Ha for a primary school	Around Adhi Huka	3 yrs. (by June 2019)	13.5	MEST, CEO, CGM,	Adhi Huka to have a 9 Ha site acquire for a new primary school
		Develop 4 blocks each having 8 classrooms (construct a new primary school in) Adhi Huka	The acquired site Adhi Huka	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	Adhi Huka to have a new primary school
		Develop 1 block nursery	New Primary School in Adhi Huka	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	New Nursery school in Adhi Huka
		Develop 8 staff quarters	The Primary School in Adhi Huka	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within new primary school in Adhi Huka
To improve transition rates, impart technical skills and promote talent development	Expand the sizes of school	Acquire 9 Ha next to Moi Girls High Agricultural demonstration plot & technical workshop block & computer lab & player's theatre	Around Moi Girls Moi Girls Secondary School	15 yrs. (by June, 2031) 15 yrs. (by June, 2031)	6	MEST, CEO, CGM, MEST, CEO, CGM, Saku NG-CDF,	Moi Girls to have 16 ha from 7 Moi Girls to have a demonstration block, technical workshop, computer lab and a player's theatre
		Expand the size of schools	Acquire 9 Ha next to Dakabaricha	Around Dakabaricha Mixed Secondary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM,
		Agricultural demonstration plot & technical workshop block & computer lab & player's theatre	Dakabaricha Mixed Secondary School	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	Moi Girls to have a demonstration block, technical workshop, computer lab and a player's theatre
		2 separate dormitory blocks for boys and girls	Dakabaricha Mixed Secondary School	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	Dakabaricha mixed secondary to have 2 more separate dormitory blocks for girls & boys
		Develop 8 staff quarters	Marsabit Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Marsabit primary school
		Acquire 16 Ha for a secondary school	Around Milima Mitatu	3 yrs. (By June 2019)	5.3	MEST, CEO, CGM,	Milima Mitatu to have a new secondary school of 16 Ha
		Agricultural demonstration plot & technical workshop block & computer lab & player's theatre	In the to be constructed secondary school in Milima Mitatu	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	The secondary school in Milima Mitatu to have demonstration block, technical workshop, computer lab and a player's theatre
		2 separate dormitory blocks for boys and girls	The new secondary school in Milima Mitatu	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	The new Milima Mitatu secondary to have 2 more separate dormitory blocks for girls & boys
	Improve human resource capacity	Acquire 50 Ha for a university facility	Around Milima Mitatu	3 yrs.	40 ²	MEST, CEO, CGM,	50 Ha acquired for a university in M. Mitatu
		Develop a regional university offering technical courses and medicine	Milima Mitatu	15 yrs. (by June, 2031)		MEST, CEO, CGM,	Marsabit town to have university offering technical courses and medicine
Promote information storage & retrieval, reading culture and enhance literacy levels	Acquire 0.25 Ha for library in the CBD of Marsabit Town	Melting Pot CBD	10 yrs.	3	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors, KNLB	Well planned and stocked library with relevant literature	
	Provide an ICT center in Manyatta Jillo for 0.16 Ha	Manyatta Jillo	3 yrs.	2.4	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors		
TOTALS					287.2		

²For the university, the cost of 1 acre is estimated at KES. 322,600

SPORTS AND RECREATION								
ACHALLENGES/ POTENTIAL	STRATEGY	PROPOSAL	PROGRAMME ACTION	LOCATION	TIME FRAME	COST (KES) X MILLION	REPSONSIBLE AGENCY	OUTCOME
	Promote aesthetics, provide green urban breathing spaces and enhance recreation	To develop accessible urban green spaces for public recreation	Acquire 2Ha for a public park in Milima Mitatu	Around Milima Mitatu	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in Milima Mitatu
			Develop scented flower gardens	In the acquired public park in Milima Mitatu	5yrs	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in Milima Mitatu public park
			Develop strategic walkways, shades and sitting areas	In the acquired public park in Milima Mitatu	5 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the Milima Matatu public park
			Plant shady trees and perimeter fence of trees	In the acquired public park in Milima Mitatu	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced public park in Milima Mitatu with shady trees
			Acquire 6 ha for recreational park	Milima Mitatu	3 yrs.	9	CGM, CLMB-NLC, CAM, NGOs & Donors	A 6 Ha accessible recreational park in Milima Mitatu
			Develop flat grounds for organized outdoor sports, arenas for meeting, occasional trade and community association	In the acquired recreational park in Milima Mitatu	10 yrs.	3	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Well planned meeting and exhibition arenas in Milima Mitatu recreational park
			Plant shady trees and perimeter fence of trees	In the acquired recreational park in Milima Mitatu	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced recreational park in Milima Mitatu with shady trees
			Develop strategic bikeways walkways, & running tracks	In the acquired recreational park in Milima Mitatu	5 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned recreational tracks and shaded spectators' sitting areas in the Milima Mitatu recreational park
	Promote aesthetics, provide green urban breathing spaces and enhance recreation	To develop accessible urban green spaces for public recreation	Acquire 2Ha for a public park in Dakabaricha	Around Dakabaricha	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in Dakabaricha
			Develop scented flower gardens	In the acquired public park in Dakabaricha	5yrs	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in Dakabaricha public park
			Develop strategic walkways, shades and sitting areas	In the acquired public park in Dakabaricha	5 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the Dakabaricha public park
			Plant shady trees and perimeter fence of trees	In the acquired public park in Dakabaricha	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced public park in Dakabaricha with shady trees
	Promote aesthetics, provide green urban breathing spaces and enhance recreation	To develop accessible urban green spaces for public recreation	Acquire 2Ha for a public park in proposed Melting Pot CBD	In the Melting Pot CBD	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in the Melting Pot CBD
			Develop scented flower gardens	In the acquired public park in the Melting Pot CBD	5yrs	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in public park in the Melting Pot CBD
			Develop strategic walkways, shades and sitting areas	In the acquired public park in the Melting Pot CBD	5 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the public park in the Melting Pot CBD
			Plant shady trees and perimeter fence of trees	In the acquired public park in the Melting Pot CBD	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced public park in the Melting Pot CBD with shady trees
	Promote community cohesion, identify and develop talent & enhance ICT access and utilization		Acquire 0.5Ha for a community center in existing Marsabit's CBD	Marsabit Town near Canaan Hotel along Shauri Yako Road	5 yrs.	2.5 ³	CGM, CLMB-NLC, CAM, NGOs & Donors	A 0.5 Ha land secured in the Marsabit CBD for a community center
			Develop community meeting, ceremony & conference hall with a restaurant/ canteen		10 yrs.	3	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Well planned Accessible & affordable social hall for community and cultural activities
			Develop cultural player's theatre		15 yrs.	6	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Well planned theatre to showcase cultural and community plays & events
			Develop an ICT hub and training center		10 yrs.	3	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Well-equipped Accessible & affordable public ICT center
			Acquire 0.5Ha for library and museum	Melting Pot CBD	5 yrs.	0.16		
	Promote social cohesion cultural		Acquire 0.25 Ha for a museum in the Melting Pot CBD		10 yrs.	6	CGM, CBOs, CAM, professional Bodies, NGOs & Donors, KNMs	Well planned cultural and anthropological museum

³ An acre of land in the CBD is estimated at KES. 1,000,000

SPORTS AND RECREATION								
ACHALLENGES/ POTENTIAL	STRATEGY	PROPOSAL	PROGRAMME ACTION	LOCATION	TIME FRAME	COST (KES) X MILLION	REPSONSIBLE AGENCY	OUTCOME
	awareness and preservation							
			Develop a museum in the CBD	Melting Pot CBD	15 yrs. (June, 20131)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors, KNMs	
	Promote aesthetics, provide green urban breathing spaces and enhance recreation	To develop accessible urban green spaces for public recreation	Acquire 2Ha for a public park in the proposed governance center	In the proposed governance center	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in the proposed governance center
			Develop scented flower gardens	In the acquired public park in the proposed governance center	5yrs	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in public park in the proposed governance center
			Develop strategic walkways, shades and sitting areas	In the acquired public park in the proposed governance center	5 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the public park in the proposed governance center
			Plant shady trees and perimeter fence of trees	In the acquired public park in the proposed governance center	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced public park in the proposed governance center with shady trees
			Acquire 4Ha for a playground	The proposed governance center	3 yrs.	6	CGM, CLMB-NLC, CAM, NGOs & Donors	A 4 Ha accessible playground in proposed governance center
			Develop scented flower gardens	In the acquired playground in the proposed governance center	5yrs	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in playground in the proposed governance center
			Develop strategic walkways, shades and sitting areas	In the acquired playground in the proposed governance center	5 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the playground in the proposed governance center
			Plant shady trees and perimeter fence of trees	In the acquired playground in the proposed governance center	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced playground in the proposed governance center with shady trees
			Acquire 2Ha for a public park in Manyatta Jillo	In Manyatta Jillo center	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in Manyatta Jillo
			Develop scented flower gardens	In the acquired public park Manyatta Jillo	5yrs	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in Manyatta Jillo public park
			Develop strategic walkways, shades and sitting areas	In the acquired public park in Manyatta Jillo	5 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in Manyatta Jillo public park
			Plant shady trees and perimeter fence of trees	In the acquired public park in Manyatta Jillo	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced public park in Manyatta Jillo center with shady trees
			Acquire 4Ha for a playground in Manyatta Jillo	Manyatta Jillo center	3 yrs.	6	CGM, CLMB-NLC, CAM, NGOs & Donors	A 4 Ha accessible playground in Manyatta Jillo
			Develop scented flower gardens	In the acquired playground in Manyatta Jillo	5yrs	0.1	CGM, CBOs, CAM, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in M. Tatu
			Develop strategic walkways, shades and sitting areas	In the acquired playground in Manyatta Jillo	5 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the playground in in the acquired playground in Manyatta Jillo
			Plant shady trees and perimeter fence of trees	In the acquired playground in in the acquired playground in Manyatta Jillo	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced playground in in the acquired playground in Manyatta Jillo with shady trees
	Promote social cohesion cultural awareness and preservation	To develop accessible urban green spaces for public recreation	Acquire 2Ha for playground park in Dakabaricha	Around Dakabaricha	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in Milima Mitatu
			Develop scented flower gardens	In the acquired public park in Dakabaricha	5yrs	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in Milima Mitatu public park
			Develop strategic walkways, shades and sitting areas	In the acquired public park in Dakabaricha	5 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the Milima Matatu public park
			Plant shady trees and perimeter fence of trees	In the acquired public park in Dakabaricha	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced public park in Milima Mitatu with shady trees
TOTALS						66.7		

PUBLICPURPOSE								
ACHELLENGES/ POTENTIAL	STRATEGY	PROPOSAL	PROGRAMME ACTION	LOCATION	TIME FRAME	COST (KES) X MILLION	REPNONSIBLE AGENCY	OUTCOME
			Acquire 2Ha for high court office	The proposed Governance center	3 yrs. (June,2019)	3	CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for a high court in the proposed Governance center
			Acquire 2Ha for Kadhi court office	The proposed Governance center	3 yrs. (June,2019)	3	CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for a Kadhi court in the proposed Governance center
			Acquire 4Ha for health center with maternity attached	The proposed Governance center	3 yrs. (June,2019)	6	CGM, CLMB-NLC, CAM, NGOs & Donors	4 Ha of land acquired for a health center in the proposed Governance center
			Acquire 2 ha of police station	Manyatta Jillo	3 yrs. (June,2019)	3	CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for a police station in Manyatta Jillo
			Acquire 0.16 Ha for an ICT center	Manyatta Jillo	3 yrs. (June,2019)	2.4	CGM, CLMB-NLC, CAM, NGOs & Donors	0.16 Ha of land acquired for an ICT center in Manyatta Jillo
			Acquire 2Ha for a police station	Dakabaricha	3 yrs. (June,2019)	3	CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for a police station in Dakabaricha
			Acquire 2Ha for a police station	Milima Mitatu	3 yrs. (June,2019)	3	CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for a police station in Milima Mitatu
			Acquire 16 Ha of land for a prison		3 yrs. (June,2019)	15	CGM, CLMB-NLC, CAM, NGOs & Donors	16 Ha of land acquired for a prison in M. Mitatu
			Convert prison to juvenile home and move existing prison a 16-ha site out of town	The current prison	3 yrs. (June,2019)		CGM, CBOs, CAM, Business Community, bodies, NGOs & Donors	The current prison converted into a juvenile home
TOTALS						38.4		
GRAND TOTAL						392.3		

INFRASTRUCTURE SERVICE AND UTILITIES

ENERGY								
ACHALLENGES/ POTENTIAL	STRATEGY	PROPOSAL	PROGRAMME ACTION	LOCATION	TIME FRAME	COST (KES) X MILLION	RESPONSIBLE AGENCY	OUTCOME
	Provide green energy	Develop a wind mill/power generation plants (3 Ha) on Kofia Mbaya hills	Acquire 3 Ha of land for the wind power generation on Kofia Mbaya hills	Kofia Mbaya	3 yrs. (by June, 2019)	4.5	KPLC, ERC, CGM, CLMB-NLC, CAM, NGOs & Donors	3 Ha of land set aside for wind power plant
		Develop a wind mill/power generation plants (3 Ha) on Milima Ote hills	Expand the current wind mill size to 3 Ha	Kofia Mbaya	15 yrs. (by	17	KPLC, ERC, CGM, NGOs & Donors	The wind power generation at Kofia Mbaya expanded to 3 Ha
			Close down the current DBEP plant in the CBD	CBD	5 yrs.	-		
			Connect the Marsabit town to the national electricity grid	Marsabit town	5 yrs.		KETRACO, KPLC, National Gvt.	Marsabit Town connected to the national electricity grid
			Acquire 3 Ha of land for solar power plant around the Kofia Mbaya	Kofia Mbaya	3 yrs.	4.5	CGM, CLMB-NLC, CAM, NGOs & Donors	3 Ha of land acquired for solar power plant
			Develop a solar power generation plants (3 Ha) on Kofia Mbaya	Kofia Mbaya	10 yrs.		KenGen, CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A 3 Ha solar power plant on Kofia Mbaya
			Acquire 3 ha for Geothermal power	Kofia Mbaya	3 yrs.	4.5	CGM, CLMB-NLC, CAM, NGOs & Donors	3 Ha of land acquired for Geothermal power plant
			Develop a solar power generation plants (3 Ha) on Kofia Mbaya hills	Kofia Mbaya	10 yrs.		KenGen, CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A 3 Ha solar Geothermal plant on Kofia Mbaya
WATER AND SANITATION								
	Promoting water supply in the town	Develop water treatment plant	Acquire 2 Ha of land for water treatment plant	Mt. Marsabit Forest	3 yrs.	3	WARMA, NWCP, CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for water treatment plant
			Develop a water administration office and 6000 cubic meters' reservoir	Mt. Marsabit Forest	3 yrs.		WARMA, NWCP, CGM, NGOs & Donors	Water administration office and 6000 cubic meters of water reservoir developed
			Develop water supply reticulation system covering an area of 3112 Ha and serving 23583 households	Marsabit town's core urban area	15 yrs. (by June 2031)		WARMA, NWCP, CGM, NGOs & Donors	Marsabit town's core urban households to have affordable clean water each
	Promote sanitation, aesthetics and enhance the environment	To restrict livestock movement within Marsabit town	Set livestock watering points at 0.1 Ha	Outside Marsabit town core urban area	3 yrs. (by June, 2019)		CGM, CBOs, CAM, Pastoral Community, NLC professional Bodies, NGOs & Donors	Designated cattle watering points outside the Marsabit Town core urban area. No livestock roaming in the town
		To promote solid waste management in Marsabit town	Set up 0.1Ha Solid waste collection points/transfer stations greater than 1km apart.	Marsabit Town CBD	3 yrs. (by June, 2019)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Clean urban areas. Designated solid waste material recovery & recycling points. Designated solid waste collection points for the final unrecoverable materials in Marsabit town
			Set up 0.1Ha Solid waste collection points/transfer stations greater than 1km apart.	Dakabaricha	10 yrs.		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Clean urban areas. Designated solid waste material recovery & recycling points. Designated solid waste collection points for the final unrecoverable materials in Dakabaricha
			Set up 0.1Ha Solid waste collection points/transfer stations greater than 1km apart.	Manyatta Jillo	10 yrs.		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Clean urban areas. Designated solid waste material recovery & recycling points. Designated solid waste collection points for the final unrecoverable materials in Manyatta Jillo
			Set up 0.1Ha Solid waste collection points/transfer stations greater than 1km apart.	Milima Mitatu	15 yrs.		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Clean urban areas. Designated solid waste material recovery & recycling points. Designated solid waste collection points for the final unrecoverable materials in Milima Mitatu
			Set up 0.1Ha Solid waste collection points/transfer stations greater than 1km apart.	The proposed governance center	15 yrs.		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Clean urban areas. Designated solid waste material recovery & recycling points. Designated solid waste collection points for the final unrecoverable materials in proposed governance center
		To develop a sanitary landfill outside Marsabit town	Acquire 4 Ha of land for a sanitary landfill	Outside Marsabit town around	10 yrs.		CGM, NEEMA, CAM, National Gvt.	Sanitary for the disposal of final and unrecoverable solid waste
			Develop public toilets at 100m apart in the town	Marsabit Town	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Public toilets at 100m apart in the town
		Street furniture on A2 and internal roads	Street furniture on A2 and internal roads				CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Street furniture on A2 and internal roads

SAFETY AND DISASTER MANAGEMENT								
	Enhance safety and security		Acquire 0.4 ha for a fire station in the CBD	Melting pot CBD	3 yrs.	0.6	CGM, CLMB-NLC, CAM, NGOs & Donors	0.4 ha for a fire station acquired in the CBD
			Provide for a fire station of 0.4 Ha land size	Melting pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide for a fire station of 0.4 Ha land size
			Set up monumental entry gates at the barriers	Melting pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Two monumental entry gates built at the barriers
	To promote governance, awareness, information flow and enhance innovation	Provide an ICT center in the CBD for 0.16 Ha	Acquire 0.16 Ha in the CBD for an ICT	Melting Pot CBD	3 yrs.	2.4	CGM, CLMB-NLC, CAM, NGOs & Donors	0.16 ha acquired for an ICT center in the CBD
	Promote disaster prevention and management		Develop designated traffic check points and ambulance parking stops	Melting Pot CBD	5 yrs.		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Develop designated traffic check points and ambulance parking stops
	Promote disaster prevention and management		Develop dedicated service lanes for disaster management	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	service lanes dedicated to disaster management
			Develop designated traffic check points	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Traffic check points developed at designated points in the town
			Develop designated ambulance parking spots	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Ambulance parking spots developed at designated points in the town
			Acquire 4 Ha for a light industry in Manyatta Jillo	Manyatta Jillo	3 yrs. (June, 2019)		CGM, CLMB-NLC, CAM, NGOs & Donors	4 ha of land acquired for a light industry in Manyatta Jillo
			Develop a agro based light industrial park in Manyatta Jillo	Manyatta Jillo	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A 4 hectare agro based light industrial park developed in Manyatta Jillo
	Enhance accessibility and modal choice		Expand roads with minimum road width of 15m	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Expand roads with minimum road width of 15m
			Provide for inclusive pedestrians walk ways in the internal road reserves	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide for inclusive pedestrians walk ways in the internal road reserves
			Develop a central integrated transport terminal next to the proposed market	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Develop a central integrated transport terminal next to the proposed market
			Tarmacking all in all the local distributor roads in the town	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tarmacking all in all the local distributor roads in the town
			Provide Street furniture	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide Street furniture
	Improve movement and parking of through traffic		Tarmac the A2 trunk road and the C82 too North Horr carriage way to bitumen standards	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tarmac the A2 trunk road and the C82 too North Horr carriage way to bitumen standards
			Develop 15m wide access roads to activity nodes along the corridor	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Develop 15m wide access roads to activity nodes along the corridor
			Develop a 10-km dual carriage way 100m Ginda too past Jirime hotel and resort	Melting Pot CBD	10 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Develop a 10-km dual carriage way 100m Ginda too past Jirime hotel and resort
			Provide for inclusive cycle lanes (1.5m) along the A2 and C82 roads	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide for inclusive cycle lanes (1.5m) along the A2 and C82 roads
			Develop 3m wide at 100m stretch acceleration and deceleration lanes	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Develop 3m wide at 100m stretch acceleration and deceleration lanes
			Provide bus stops and public vehicle terminus and commercial motorcycle park	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide bus stops and public vehicle terminus and commercial motorcycle park

		Storm water drainage at 1m on the extreme ends of the road reserve	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Storm water drainage at 1m on the extreme ends of the road reserve
Promote trade, industrialization and innovation		Provide 4 Ha for the light industrial activities	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide 4 Ha for the light industrial activities
		Placement of curios shops along the A2 road and the C82 Road to North Horr	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Placement of curios shops along the A2 road and the C82 Road to North Horr
Greening of open spaces		Have a minimum of 0.9 ha of land under trees in the schools Marsabit Primary	Marsabit Primary			CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Have a minimum of 0.9 ha of land under trees in the schools Marsabit Primary
		Have a minimum of 0.9 ha of land under trees in the schools Marsabit Boys High School	Marsabit Boys High School			CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Have a minimum of 0.9 ha of land under trees in the schools Marsabit Boys High School
		Have a minimum of 0.9 ha of land under trees in the schools Moi Girls High School	Moi Girls High School			CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Have a minimum of 0.9 ha of land under trees in the schools Moi Girls High School
		Have at least 0.45 ha under tree cover in the KPLC plot	Melting Pot CBD			CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Have at least 0.45 ha under tree cover in the KPLC plot
		The perimeter of the stadium to have a tree cover of 5m all-round	Melting Pot CBD			CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	The perimeter of the stadium to have a tree cover of 5m all-round

TRANSPORT

ACHALLENGES/POTENTIAL	STRATEGY	PROPOSAL	PROGRAMME ACTION	LOCATION	TIME FRAME	COST (KES) X MILLION	RESPONSIBLE AGENCY	OUTCOME
		Upgrading of roads, inclusion of NMT and promotion of road safety	Widen the Southern Loop Road to 40m	Southern Loop Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 40m major distributor - southern loop road
			Tarmack the Southern Loop Road (40m) and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Southern Loop Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 40m major distributor- southern loop road
		Upgrading of roads, inclusion of NMT and promotion of road safety	Widen the Soko Mjinga Road to 40m	Soko Mjinga Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 40m major distributor- Soko Mjinga Road
			Tarmack the 40m Soko Mjinga Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Soko Mjinga Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 40m major distributor -Soko Mjinga loop road
			Widen the Northern Loop Road to 40m	Northern Loop Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 40m major distributor- Northern Loop Road
			Tarmack the 40m Northern Loop Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Northern Loop Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 40m major distributor - Northern Loop Road
			Develop 3 pairs of bus stops at strategic points along the Northern Loop Road	The proposed Northern Loop Road	10 yrs. (June, 2026)	6 x KES/b. s	CGM, CLMB-NLC, CAM, NGOs & Donors	6 bus stops constructed along the Northern Loop Road
			Widen the Segel Airport Road to 40m	Segel Airport Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 40m major distributor -Segel Airport Road
			Tarmack the 40m Segel Airport Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Segel Airport Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 40m major distributor -Segel Airport Road
		Upgrading of roads, inclusion of NMT and promotion of road safety	Widen the Shauri Yako Road to 30m	Shauri Yako Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - Shauri Yako Road
			Tarmack the 30m Shauri Yako Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Shauri Yako Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - Shauri Yako Road
			Widen the RD001 road to 30m	RD001	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD001 road
			Tarmack the 30m RD001 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD001	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD001 road
			Widen the RD002 road to 30m	RD002	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD002 road

ACHALLENGES/ POTENTIAL	STRATEGY	PROPOSAL	PROGRAMME ACTION	LOCATION	TIME FRAME	COST (KES) X MILLION	REPSONSIBLE AGENCY	OUTCOME
			Tamarack the 30m RD002 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD002	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD002 road
			Widen the RD003 road to 30m	RD003	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD003 road
			Tamarack the 30m RD003 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD003	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD003 road
			Widen the road RD004 30m	RD004	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD004 road
			Tamarack the 30m v RD004road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD004	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD004 road
			Widen the road RD005 to 30m	RD005	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD005 road
			Tamarack the 30m RD005 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD005	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD005 road
			Widen the road RD006 to 30m	RD006	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD006 road
			Tamarack the 30m RD006road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD006	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD006 road
			Widen the road RD007 to 30m	RD007	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD007 road
			Tamarack the 30m RD007 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD007	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD007 road
			Widen the road RD008 to 30m	RD008	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD008 road
			Tamarack the 30m RD008 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD008	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD008 road
			Widen the road RD009 to 30m	RD009	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD009 road
			Tamarack the 30m RD009 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD009	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD009 road
			Widen the Posta Road to 30m	Posta Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - Posta Road
			Tamarack the 30m Posta Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Posta Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - Posta Road
			Widen the road from to 30m	Manyatta Ote Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - Manyatta Ote Road
			Tamarack the 30m road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Manyatta Ote Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - Manyatta Ote Road
			Widen the road from to 30m	Manyatta Jillo Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - Manyatta Jillo Road
			Tamarack the 30m road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Manyatta Jillo Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - Manyatta Jillo Road
			Widen the Sagante Road to 25m	Sagante Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 25m major distributor - Sagante Road
			Tamarack the 25m Sagante Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Sagante Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 25m district distributor - Sagante Road
		Upgrading of roads, inclusion of NMT and promotion of road safety	Widen the Scheme road to 20m	Scheme road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 20m major distributor -Scheme road
			Tamarack the 20m Scheme road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Scheme road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 20m district distributor -Scheme road

ACHALLENGES/ POTENTIAL	STRATEGY	PROPOSAL	PROGRAMME ACTION	LOCATION	TIME FRAME	COST (KES) X MILLION	REPSONSIBLE AGENCY	OUTCOME
			Widen the Court road to 20m	Court road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 20m major distributor -Court road
			Tamarack the 20m Court road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Court road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 20m district distributor --Court road
			Widen the Dub Gobi Road to 20m	Dub Gobi Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 20m major distributor -Dub Goba Road
			Tamarack the 20m road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Dub Goba Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 20m district distributor -Dub Goba Road
			Widen the RD009 road to 20m	RD009 road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 20m major distributor –RD009 Road
			Tamarack the 20m RD009 road and provide drainage systems, pedestrian and cycle lanes & street lights &street beautification	RD009 road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 20m district distributor -RD009 road
		Upgrading of roads, inclusion of NMT and promotion of road safety	Widen the Saku Secondary Sch. Road to 15m	Saku Secondary Sch. Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – Saku Secondary Sch. Road
			Tamarack the 15m Saku Secondary Sch. Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Saku Secondary Sch. Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - Saku Secondary Sch. Road
			Widen the RD15015 road to 15m	RD15015	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15015 Road
			Tamarack the 15m RD15015 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15015	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15015 Road
			Widen the RD15014 road to 15m	RD15014	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15014 Road
			Tamarack the 15m RD15014 road and provide drainage systems, pedestrian and cycle lanes &street lights & street beautification	RD15014	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15014 Road
			Widen the RD15013 road to 15m	RD15013	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15013 Road
			Tamarack the 15m road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15013	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15013 Road
			Widen the RD15012 road to 15m	RD15012	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15012 Road
			Tamarack the 15m RD15012 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15012	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15012 Road
			Widen the RD15011 road to 15m	RD15011	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15011 Road
			Tamarack the 15m RD15011 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15011	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15011 Road
			Widen the RD15010 road to 15m	RD15010	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15010 Road
			Tamarack the 15m RD15010 road and provide drainage systems, pedestrian and cycle lanes &street lights & street beautification	RD15010	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15010 Road
			Widen the RD15009 road to 15m	RD15009	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15009 Road
			Tamarack the 15m RD15009 road and provide drainage systems, pedestrian and cycle lanes &street lights & street beautification	RD15009	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15009 Road
			Widen the RD15008 Road to 15m	RD15008 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15008 Road
			Tamarack the 15m RD15008 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15008 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15008 Road
			Widen the RD15007 Road to 15m	RD15007 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15007 Road

ACHALLENGES/ POTENTIAL	STRATEGY	PROPOSAL	PROGRAMME ACTION	LOCATION	TIME FRAME	COST (KES) X MILLION	REPSONSIBLE AGENCY	OUTCOME
			Tamarack the 15m RD15007 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15007 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15007 Road
			Widen the RD15006 Road to 15m	RD15006 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15006 Road
			Tamarack the 15m RD15006 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15006 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15006 Road
			Widen the RD15005 Road to 15m	RD15005 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15005 Road
			Tamarack the 15m RD15005 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15005 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15005 Road
			Widen the RD15004 Road to 15m	RD15004 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15004 Road
			Tamarack the 15m RD15004 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15004 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15004 Road
			Widen the RD15003 Road to 15m	RD15003 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15003 Road
			Tamarack the 15m RD15003 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15003 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15003 Road
			Widen the RD15002 Road to 15m	RD15002 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15002 Road
			Tamarack the 15m RD15002 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15002 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15002 Road
			Widen the RD15001 Road to 15m	RD15001 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15001 Road
			Tamarack the 15m RD15001 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15001 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15001 Road
			Widen the Nyayo Road to 15m	Nyayo Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – Nyayo Road
			Tamarack the 15m Nyayo Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Nyayo Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - Nyayo Road
			Widen the Mosque Road to 15m	Mosque Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – Mosque Road
			Tamarack the 15m Mosque Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Mosque Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - Mosque Road
			Widen the Manyatta Daaba Road to 15m	Manyatta Daaba Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – Manyatta Daaba Road
			Tamarack the 15m Manyatta Daaba Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Manyatta Daaba Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - Manyatta Daaba Road
			Widen the KARI Road to 15m	KARI Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – KARI Road
			Tamarack the 15m KARI Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	KARI Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - KARI Road

SHORT TERM INVESTMENT PLANS (immediate actions)

Table 15.1: Capital Investment Plan

Source: EPK

PROPOSAL	Mitatu	LOCATION	TIME FRAME	COST (KES) X MILLION	RESPONSIBLE AGENCY	OUTCOME
Expand the size of schools	Acquire 0.2Ha next to Marsabit Primary school	Around the Marsabit Primary School	3 yrs. (By June 2019)	0.3	MEST, CEO, CGM,	Marsabit Primary to have 9 Ha up from 8.8
	Acquire 0.9 Ha next to SKM Primary School	Around SKM primary school	3 yrs. (By June 2019)	1.2	MEST, CEO, CGM,	SKM Primary to have 9 Ha up from 8.1
	Acquire 4 Ha next to Al-Hidaya Primary School	Around Al-Hidaya Primary School	3 yrs. (By June 2019)	3	MEST, CEO, CGM,	Al-Hidaya Primary to have 9 Ha up from
	Acquire 3 Ha of land around Saku Primary school	Saku Primary school	3 yrs.	1.5	MEST, CEO, CGM, Saku NG-CDF,	Saku Primary to have 9 Ha from 6
	Acquire 8 Ha next to Kiwanja Ndege primary school	Around Kiwanja Ndege Primary school	3 yrs. (By June 2019)	6	MEST, CEO, CGM,	Kiwanja Ndege to have 9 Ha from 1
	Acquire 8.5 Ha next to Jamia Primary School	Around Jamia Primary School	3 yrs. (By June 2019)	6.3	MEST, CEO, CGM,	Jamia primary to have 9 Ha from 0.5
Increase literacy levels & transition to higher education levels	Acquire 9Ha for a primary school	Around Milima Mitatu	3 yrs. (By June 2019)	13.5	MEST, CEO, CGM,	A new site acquired in Milima Mitatu for a new primary school
	Acquire 9Ha for a primary school with ECD attached	The proposed governance center	3	13.5	MEST, CEO, CGM,	9 Ha site acquired for a new primary school
	Acquire 9Ha for a primary school	Around Kofia Mbaya	3 yrs. (by June 2019)	13.5	MEST, CEO, CGM,	Adhi Huka to have a 9 Ha site acquire for a new primary school
	Acquire 9 Ha next to Moi Girls High	Around Moi Girls	3 yrs. (By June 2019)		MEST, CEO, CGM,	Moi Girls to have 16 ha from 7
To improve human resource capacity	Acquire 16 Ha for a secondary school	Around Milima Mitatu	3 yrs. (By June 2019)		MEST, CEO, CGM,	Milima Mitatu to have a new secondary school of 16 Ha
Promote information storage & retrieval, reading culture and enhance literacy levels	Acquire 50 Ha for a university facility	Around Milima Mitatu	3 yrs.	40	MEST, CEO, CGM,	50 Ha acquired for a university in M. Mitatu
	Provide an ICT center in Manyatta Jillo for 0.16 Ha	Manyatta Jillo	3 yrs.	2.4	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide an ICT center in Manyatta Jillo for 0.16 Ha
RECREATION						
To develop accessible urban green spaces for public recreation	Acquire 2Ha for a public park in Milima Mitatu	Around Milima Mitatu	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in Milima Mitatu
	Acquire 6 ha for recreational park	Milima Mitatu	3 yrs.	9	CGM, CLMB-NLC, CAM, NGOs & Donors	A 6 Ha accessible recreational park in Milima Mitatu
	Acquire 2Ha for a public park in Dakabaricha	Around Dakabaricha	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in Dakabaricha
	Acquire 2Ha for a public park in proposed Melting Point CBD	In the Melting Point CBD	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in the Melting Point CBD
	Acquire 2Ha for a public park in the proposed governance center	In the proposed governance center	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in the proposed governance center
	Acquire 4Ha for a playground	The proposed governance center	3 yrs.	6	CGM, CLMB-NLC, CAM, NGOs & Donors	A 4 Ha accessible playground in proposed governance center
	Acquire 2Ha for a public park in Manyatta Jillo	In Manyatta Jillo center	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in Manyatta Jillo
	Acquire 4Ha for a playground in Manyatta Jillo	Manyatta Jillo center	3 yrs.	6	CGM, CLMB-NLC, CAM, NGOs & Donors	A 4 Ha accessible playground in Manyatta Jillo
	Acquire 2Ha for playground park in Dakabaricha	Around Dakabaricha	3 yrs.	3	CGM, CLMB-NLC, CAM, NGOs & Donors	A 2 Ha accessible public park in Milima Mitatu
PUBLIC PURPOSE						
	Acquire 2Ha for high court office	The proposed Governance center	3 yrs. (June,2019)	3	CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for a high court in the proposed Governance center
	Acquire 2Ha for Kadhi court office	The proposed Governance center	3 yrs. (June,2019)	3	CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for a Kadhi court in the proposed Governance center
	Acquire 4Ha for health center with maternity attached	The proposed Governance center	3 yrs. (June,2019)	6	CGM, CLMB-NLC, CAM, NGOs & Donors	4 Ha of land acquired for a health center in the proposed Governance center
	Acquire 2 ha of police station	Manyatta Jillo	3 yrs. (June,2019)	3	CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for a police station in Manyatta Jillo
	Acquire 0.16 Ha for an ICT center	Manyatta Jillo	3 yrs. (June,2019)	2.4	CGM, CLMB-NLC, CAM, NGOs & Donors	0.16 Ha of land acquired for an ICT center in Manyatta Jillo
	Acquire 2Ha for a police station	Dakabaricha	3 yrs. (June,2019)	3	CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for a police station in Dakabaricha
	Acquire 2Ha for a police station	Milima Mitatu	3 yrs. (June,2019)	3	CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for a police station in Milima Mitatu
	Acquire 16 Ha of land for a prison		3 yrs. (June,2019)	15	CGM, CLMB-NLC, CAM, NGOs & Donors	16 Ha of land acquired for a prison in Milima Mitatu
ENERGY						
Develop a wind mill/power generation plants (3 Ha) on Milima Ote hills	Acquire 3 Ha of land for the wind power generation on Milima Ote	Milima Ote	3 yrs. (by June, 2019)	4.5	KPLC, ERC, CGM, CLMB-NLC, CAM, NGOs & Donors	3 Ha of land set aside for wind power plant
	Acquire 3 Ha of land for solar power plant around the Milima Ote	Milima Ote	3 yrs. (June, 2019)	4.5	CGM, CLMB-NLC, CAM, NGOs & Donors	3 Ha of land acquired for solar power plant

PROPOSAL	Mitatu	LOCATION	TIME FRAME	COST (KES) X MILLION	REPSONSIBLE AGENCY	OUTCOME
	Acquire 3 ha for Geothermal power	Milima Ote	3 yrs. (June, 2019)	4.5	CGM, CLMB-NLC, CAM, NGOs & Donors	3 Ha of land acquired for Geothermal power plant
	Develop a geothermal power plant for energy production	The acquired site for geothermal power	15 yrs. (June, 2031)		KenGen, CGM	Geothermal power plant
WATER AND SANITATION						
Develop water treatment plant	Acquire 2 Ha of land for water treatment plant	Mt. Marsabit Forest	3 yrs. (June, 2019)	3	WARMA, NWCP, CGM, CLMB-NLC, CAM, NGOs & Donors	2 Ha of land acquired for water treatment plant
	Develop a water administration office and 6000 cubic meters' reservoir	Mt. Marsabit Forest	3 yrs. (June, 2019)		WARMA, NWCP, CGM, NGOs & Donors	Water administration office and 6000 cubic meters of water reservoir developed
To restrict livestock movement within Marsabit town	Set livestock watering points at 0.1 Ha	Outside Marsabit town core urban area	3 yrs. (by June, 2019)		CGM, CBOs, CAM, Pastoral Community, NLC professional Bodies, NGOs & Donors	Designated cattle watering points outside the Marsabit Town core urban area. No livestock roaming in the town
To promote solid waste management in Marsabit town	Set up 0.1Ha Solid waste collection points/transfer stations greater than 1km apart.	Marsabit Town CBD	3 yrs. (by June, 2019)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Clean urban areas. Designated solid waste material recovery & recycling points. Designated solid waste collection points for the final unrecoverable materials in Marsabit town
	Acquire 0.4 ha for a fire station in the CBD	Melting pot CBD	3 yrs.	0.6	CGM, CLMB-NLC, CAM, NGOs & Donors	
Provide an ICT center in the CBD for 0.16 Ha	Acquire 0.16 Ha in the CBD for an ICT	Melting Pot CBD	3 yrs.	2.4	CGM, CLMB-NLC, CAM, NGOs & Donors	0.16 ha acquired for an ICT center in the CBD
	Acquire 4 Ha for a light industry in Manyatta Jillo	Manyatta Jillo	3 yrs. (June, 2019)	6	CGM, CLMB-NLC, CAM, NGOs & Donors	4 ha of land acquired for a light industry in Manyatta Jillo
Promote trade, industrialization and innovation	Provide 4 Ha for the light industrial activities	Melting Pot CBD	5 yrs. (June, 2021)	6	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	
TRANSPORT						
Upgrading of roads, inclusion of NMT and promotion of road safety	Widen the Southern Loop Road to 40m	Southern Loop Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 40m major distributor - southern loop road
	Widen the Soko Mjinga Road to 40m	Soko Mjinga Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 40m major distributor- Soko Mjinga Road
	Widen the Northern Loop Road to 40m	Northern Loop Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 40m major distributor- Northern Loop Road
	Widen the Segel Airport Road to 40m	Segel Airport Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 40m major distributor -Segel Airport Road
	Widen the Shauri Yako Road to 30m	Shauri Yako Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - Shauri Yako Road
	Widen the RD001road to 30m	RD001	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD001 road
	Widen the RD002 road to 30m	RD002	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD002 road
	Widen the RD003 road to 30m	RD003	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD003 road
	Widen the road RD004 30m	RD004	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD004 road
	Widen the road RD005 to 30m	RD005	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD005 road
	Widen the road RD006 to 30m	RD006	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD006 road
	Widen the road RD007 to 30m	RD007	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD007 road
	Widen the road RD008 to 30m	RD008	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD008 road
	Widen the road RD009 to 30m	RD009	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - RD009 road
	Widen the Posta Road to 30m	Posta Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - Posta Road
	Widen the road from to 30m	Manyatta Ote Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - Manyatta Ote Road

PROPOSAL	Mitatu	LOCATION	TIME FRAME	COST (KES) X MILLION	RESPONSIBLE AGENCY	OUTCOME
	Widen the road from to 30m	Manyatta Jillo Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 30m district distributor - Manyatta Jillo Road
	Widen the Sagante Road to 25m	Sagante Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 25m major distributor - Sagante Road
	Widen the Scheme road to 20m	Scheme road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 20m major distributor -Scheme road
	Widen the Court road to 20m	Court road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 20m major distributor -Court road
	Widen the Dub Goba Road to 20m	Dub Goba Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 20m major distributor -Dub Goba Road
	Widen the RD009 road to 20m	RD009 road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 20m major distributor –RD009 Road
	Widen the Saku Secondary Sch. Road to 15m	Saku Secondary Sch. Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – Saku Secondary Sch. Road
	Widen the RD15015 road to 15m	RD15015	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15015 Road
	Widen the RD15014 road to 15m	RD15014	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15014 Road
	Widen the RD15013 road to 15m	RD15013	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15013 Road
	Widen the RD15012 road to 15m	RD15012	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15012 Road
	Widen the RD15011 road to 15m	RD15011	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15011 Road
	Widen the RD15010 road to 15m	RD15010	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15010 Road
	Widen the RD15009 road to 15m	RD15009	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15009 Road
	Widen the RD15008 Road to 15m	RD15008 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15008 Road
	Widen the RD15007 Road to 15m	RD15007 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15007 Road
	Widen the RD15006 Road to 15m	RD15006 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15006 Road
	Widen the RD15005 Road to 15m	RD15005 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15005 Road
	Widen the RD15004 Road to 15m	RD15004 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15004 Road
	Widen the RD15003 Road to 15m	RD15003 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15003 Road
	Widen the RD15002 Road to 15m	RD15002 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15002 Road
	Widen the RD15001 Road to 15m	RD15001 Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – RD15001 Road
	Widen the Nyayo Road to 15m	Nyayo Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – Nyayo Road
	Widen the Mosque Road to 15m	Mosque Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – Mosque Road
	Widen the Manyatta Daaba Road to 15m	Manyatta Daaba Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – Manyatta Daaba Road
	Widen the KARI Road to 15m	KARI Road	3 yrs. (June, 2019)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	A 15m major distributor – KARI Road
MEDIUM TERM INVESTMENT PLANS						
To develop accessible urban green spaces for public recreation	Develop scented flower gardens	In the acquired public park in Milima Mitatu	5yrs (June, 2021)	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in Milima Mitatu public park
	Develop strategic walkways, shades and sitting areas	In the acquired public park in Milima Mitatu	5yrs (June, 2021)	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the Milima Matatu public park
	Develop strategic bikeways walkways, & running tracks	In the acquired recreational park in Milima Mitatu	5yrs (June, 2021)	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned recreational tracks and shaded spectators' sitting areas in the Milima Mitatu recreational park

PROPOSAL	Mitatu	LOCATION	TIME FRAME	COST (KES) X MILLION	RESPONSIBLE AGENCY	OUTCOME
To develop accessible urban green spaces for public recreation	Develop scented flower gardens	In the acquired public park in Dakabaricha	5yrs (June, 2021)	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in Dakabaricha public park
	Develop strategic walkways, shades and sitting areas	In the acquired public park in Dakabaricha	5yrs (June, 2021)	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the Dakabaricha public park
	Develop scented flower gardens	In the acquired public park in the Melting Pot CBD	5yrs (June, 2021)	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in public park in the Melting Pot CBD
	Develop strategic walkways, shades and sitting areas	In the acquired public park in the Melting Pot CBD	5yrs (June, 2021)	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the public park in the Melting Pot CBD
	Acquire 0.5Ha for a community center in existing Marsabit's CBD	Marsabit Town near Canaan Hotel along Shauri Yako Road	5yrs (June, 2021)	2.5	CGM, CLMB-NLC, CAM, NGOs & Donors	A 0.5 Ha land secured in the Marsabit CBD for a community center
	Acquire 0.5Ha for library and museum	Melting Pot CBD	5yrs (June, 2021)	0.5	CGM, CLMB-NLC, CAM, NGOs & Donors	A 0.5 Ha land secured in the Marsabit CBD for a library & museum
	Develop scented flower gardens	In the acquired public park in the proposed governance center	5yrs (June, 2021)	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in public park in the proposed governance center
	Develop strategic walkways, shades and sitting areas	In the acquired public park in the proposed governance center	5yrs (June, 2021)	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the public park in the proposed governance center
	Develop strategic walkways, shades and sitting areas	In the acquired playground in the proposed governance center	5yrs (June, 2021)	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the playground in the proposed governance center
	Develop scented flower gardens	In the acquired public park Manyatta Jillo	5yrs (June, 2021)	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in Manyatta Jillo public park
	Develop strategic walkways, shades and sitting areas	In the acquired public park in Manyatta Jillo	5yrs (June, 2021)	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in Manyatta Jillo public park
	Develop scented flower gardens	In the acquired playground in Manyatta Jillo	5yrs (June, 2021)	0.1	CGM, CBOs, CAM, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in M. Tatu
	Develop strategic walkways, shades and sitting areas	In the acquired playground in Manyatta Jillo	5yrs (June, 2021)	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the playground in in the acquired playground in Manyatta Jillo
Develop scented flower gardens	In the acquired public park in Dakabaricha	5yrs (June, 2021)	0.1	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A protected landscaped sweet-smelling botanical garden in Milima Mitatu public park	
Develop strategic walkways, shades and sitting areas	In the acquired public park in Dakabaricha	5yrs (June, 2021)	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Planned walkable pathways and shaded sitting areas in the Milima Matatu public park	
Develop a wind mill/power generation plants (3 Ha) on Milima Ote hills	Close down the current DBEP plant in the CBD	CBD	5yrs (June, 2021)			
	Connect the Marsabit town to the national electricity grid	Marsabit town	5yrs (June, 2021)		KETRACO, KPLC, National Gvt.	Marsabit Town connected to the national electricity grid
To develop a sanitary landfill outside Marsabit town	Develop public toilets at 100m apart in the town	Marsabit Town	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Develop public toilets at 100m apart in the town
Enhance safety and security	Provide for a fire station of 0.4 Ha land size	Melting pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide for a fire station of 0.4 Ha land size
	Set up monumental entry gates at the barriers	Melting pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Two monumental entry gates built at the barriers
Promote disaster prevention and management	Develop designated traffic check points and ambulance parking stops	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	
	Develop dedicated service lanes for disaster management	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	service lanes dedicated to disaster management

PROPOSAL	Mitatu	LOCATION	TIME FRAME	COST (KES) X MILLION	RESPONSIBLE AGENCY	OUTCOME
	Develop designated traffic check points	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Traffic check points developed at designated points in the town
	Develop designated ambulance parking spots	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Ambulance parking spots developed at designated points in the town
	Develop a agro based light industrial park in Manyatta Jillo	Manyatta Jillo	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A 4 hectare agro based light industrial park developed in Manyatta Jillo
Enhance accessibility and modal choice	Expand roads with minimum road width of 15m	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Expand roads with minimum road width of 15m
	Provide for inclusive pedestrians walk ways in the internal road reserves	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide for inclusive pedestrians walk ways in the internal road reserves
	Develop a central integrated transport terminal next to the proposed market	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Develop a central integrated transport terminal next to the proposed market
	Tarmacking all in all the local distributor roads in the town	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tarmacking all in all the local distributor roads in the town
	Provide Street furniture	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide Street furniture
Improve movement and parking of through traffic	Tarmac the A2 trunk road and the C82 too North Horr carriage way to bitumen standards	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tarmac the A2 trunk road and the C82 too North Horr carriage way to bitumen standards
	Develop 15m wide access roads to activity nodes along the corridor	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Develop 15m wide access roads to activity nodes along the corridor
	Provide for inclusive cycle lanes (1.5m) along the A2 and C82 roads	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide for inclusive cycle lanes (1.5m) along the A2 and C82 roads
	Develop 3m wide at 100m stretch acceleration and deceleration lanes	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Develop 3m wide at 100m stretch acceleration and deceleration lanes
	Provide bus stops and public vehicle terminus and commercial motorcycle park	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide bus stops and public vehicle terminus and commercial motorcycle park
	Storm water drainage at 1m on the extreme ends of the road reserve	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Storm water drainage at 1m on the extreme ends of the road reserve
	Provide 4 Ha for the light industrial activities	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide 4 Ha for the light industrial activities
	Placement of curios shops along the A2 road and the C82 Road Too North Horr	Melting Pot CBD	5 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Placement of curios shops along the A2 road and the C82 Road Too North Horr
To develop accessible urban green spaces for public recreation	Plant shady trees and perimeter fence of trees	In the acquired public park in Dakabaricha	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced public park in Dakabaricha with shady trees
	Develop a 10-km dual carriage way 100m Ginda too past Jirime hotel and resort	Melting Pot CBD	10 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Develop a 10-km dual carriage way 100m Ginda too past Jirime hotel and resort
	Plant shady trees and perimeter fence of trees	In the acquired public park in the Melting Pot CBD	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced public park in the Melting Pot CBD with shady trees
	Develop community meeting, ceremony & conference hall with a restaurant/ canteen		10 yrs.	3	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Well planned Accessible & affordable social hall for community and cultural activities
	Develop an ICT hub and training center		10 yrs.	3	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Well-equipped Accessible & affordable public ICT center

PROPOSAL	Mitatu	LOCATION	TIME FRAME	COST (KES) X MILLION	RESPONSIBLE AGENCY	OUTCOME
	Acquire 0.25 Ha for a m		10 yrs.	6	CGM, CBOs, CAM, professional Bodies, NGOs & Donors, KNMs	Well planned cultural and anthropological museum
To develop accessible urban green spaces for public recreation	Plant shady trees and perimeter fence of trees	In the acquired public park in the proposed governance center	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced public park in the proposed governance center with shady trees
	Plant shady trees and perimeter fence of trees	In the acquired playground in the proposed governance center	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced playground in the proposed governance center with shady trees
	Plant shady trees and perimeter fence of trees	In the acquired public park in Manyatta Jillo	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced public park in Manyatta Jillo center with shady trees
	Plant shady trees and perimeter fence of trees	In the acquired playground in the acquired playground in Manyatta Jillo	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced playground in the acquired playground in Manyatta Jillo with shady trees
	Plant shady trees and perimeter fence of trees	In the acquired public park in Dakabaricha	10 yrs.	0.2	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Tree-fenced public park in Milima Mitatu with shady trees
Provide green energy	Develop a solar power generation plants (3 Ha) on Milima Ote hills	Milima Ote	10 yrs.		KenGen, CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A 3 Ha solar power plant on Milima Ote
	Develop a solar power generation plants (3 Ha) on Milima Ote hills	Milima Ote	10 yrs.		KenGen, CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	A 3 Ha solar Geothermal plant on Milima Ote
Promote sanitation, aesthetics and enhance the environment	Set up 0.1Ha Solid waste collection points/transfer stations greater than 1km apart.	Dakabaricha	10 yrs.		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Clean urban areas. Designated solid waste material recovery & recycling points. Designated solid waste collection points for the final unrecoverable materials in Dakabaricha
	Set up 0.1Ha Solid waste collection points/transfer stations greater than 1km apart.	Manyatta Jillo	10 yrs.		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Clean urban areas. Designated solid waste material recovery & recycling points. Designated solid waste collection points for the final unrecoverable materials in Manyatta Jillo
To develop a sanitary landfill outside Marsabit town	Acquire 4 Ha of land for a sanitary landfill	Outside Marsabit town around	10 yrs.		CGM, NEEEMA, CAM, National Gvt.	Sanitary for the disposal of final and unrecoverable solid waste
Improve movement and parking of through traffic	Develop a 10-km dual carriage way 100m Ginda too past Jirime hotel and resort	Melting Pot CBD	10 yrs. (June, 2021)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Develop a 10-km dual carriage way 100m Ginda too past Jirime hotel and resort
Upgrading of roads, inclusion of NMT and promotion of road safety	Tamarack the Southern Loop Road (40m) and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Southern Loop Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 40m major distributor- southern loop road
	Tamarack the 40m Soko Mjinga Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Soko Mjinga Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 40m major distributor -Soko Mjinga loop road
	Tamarack the 40m Northern Loop Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Northern Loop Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 40m major distributor - Northern Loop Road
	Develop 3 pairs of bus stops at strategic points along the Northern Loop Road	The proposed Northern Loop Road	10 yrs. (June, 2026)	6 x KES/b. s	CGM, CLMB-NLC, CAM, NGOs & Donors	6 bus stops constructed along the Northern Loop Road
	Tamarack the 40m Segel Airport Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Segel Airport Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 40m major distributor -Segel Airport Road
	Tamarack the 30m Shauri Yako Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Shauri Yako Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - Shauri Yako Road
	Tamarack the 30m RD001 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD001	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD001 road
Tamarack the 30m RD002 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD002	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD002 road	

PROPOSAL	Mitatu	LOCATION	TIME FRAME	COST (KES) X MILLION	REPSONSIBLE AGENCY	OUTCOME
	Tamarack the 30m RD003 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD003	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD003 road
	Tamarack the 30m v RD004road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD004	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD004 road
	Tamarack the 30m RD005 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD005	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD005 road
	Tamarack the 30m RD006road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD006	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD006 road
	Tamarack the 30m RD007 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD007	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD007 road
	Tamarack the 30m RD008 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD008	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD008 road
	Tamarack the 30m RD009 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD009	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - RD009 road
	Tamarack the 30m Posta Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Posta Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - Posta Road
	Tamarack the 30m road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Manyatta Ote Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - Manyatta Ote Road
	Tamarack the 30m road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Manyatta Jillo Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 30m district distributor - Manyatta Jillo Road
	Tamarack the 25m Sagante Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Sagante Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 25m district distributor - Sagante Road
	Tamarack the 20m Scheme road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Scheme road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 20m district distributor -Scheme road
	Tamarack the 20m Court road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Court road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 20m district distributor --Court road
	Tamarack the 20m road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Dub Goba Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 20m district distributor -Dub Goba Road
	Tamarack the 20m RD009 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD009 road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 20m district distributor -RD009 road
	Tamarack the 15m Saku Secondary Sch. Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Saku Secondary Sch. Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - Saku Secondary Sch. Road

PROPOSAL	Mitatu	LOCATION	TIME FRAME	COST (KES) X MILLION	REPSONSIBLE AGENCY	OUTCOME
	Tarmack the 15m RD15015 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15015	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15015 Road
	Tarmack the 15m RD15014 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15014	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15014 Road
	Tarmack the 15m road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15013	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15013 Road
	Tarmack the 15m RD15012 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15012	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15012 Road
	Tarmack the 15m RD15011 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15011	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15011 Road
	Tarmack the 15m RD15010 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15010	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15010 Road
	Tarmack the 15m RD15009 road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15009	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15009 Road
	Tarmack the 15m RD15008 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15008 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15008 Road
	Tarmack the 15m RD15006 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15006 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15006 Road
	Tarmack the 15m RD15005 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15005 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15005 Road
	Tarmack the 15m RD15004 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15004 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15004 Road
	Tarmack the 15m RD15003 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15003 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15003 Road
	Tarmack the 15m RD15002 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15002 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15002 Road
	Tarmack the 15m RD15001 Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	RD15001 Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - RD15001 Road
	Tarmack the 15m Nyayo Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Nyayo Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - Nyayo Road
	Tarmack the 15m Mosque Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Mosque Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - Mosque Road

PROPOSAL	Mitatu	LOCATION	TIME FRAME	COST (KES) X MILLION	RESPONSIBLE AGENCY	OUTCOME
	Tarmack the 15m Manyatta Daaba Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	Manyatta Daaba Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - Manyatta Daaba Road
	Tarmack the 15m KARI Road and provide drainage systems, pedestrian and cycle lanes & street lights & street beautification	KARI Road	10 yrs. (June, 2026)	Distance (km) x KES/km	CGM, CLMB-NLC, CAM, NGOs & Donors	Well tarmacked 15m district distributor - KARI Road
Develop a geothermal power plant for energy production	The acquired site for geothermal power		15 yrs. (June, 2031)		KenGen, CGM	Geothermal power plant
	Develop a geothermal power plant for energy production	The acquired site for geothermal power	15 yrs. (June, 2031)		KenGen, CGM	Geothermal power plant
Expand the land sizes and classes for the following primary schools Expand the sizes of school	Develop 1 blocks each having 8 classrooms in Marsabit Primary School	Marsabit Primary School	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	Marsabit Primary to have 4 stream for all the classes
	Develop 1 block nursery	Marsabit Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	Marsabit Nursery school
	Develop 8 staff quarters	Marsabit Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Marsabit primary school
	Develop a block of 8 classes & ablution blocks for boys and girls	SKM Primary School	15 yrs. (by June, 2031)	9	MEST, CEO, CGM, Saku NG-CDF,	SKM Primary to have 4 stream for all the classes
	Develop 8 staff quarters	SKM Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within SKM primary school
	Develop 2 blocks of 8 classrooms and separate ablution blocks for boys and girls in Al-Hidaya Primary School	Al-Hidaya Primary School	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	Al-Hidaya Primary to have 4 stream for all the classes
	Develop 1 block nursery	Al-Hidaya Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	Al-Hidaya Nursery school
	Develop 8 staff quarters	Al-Hidaya Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Al-Hidaya primary
	Develop 2 blocks of 8 classrooms and separate ablution blocks for boys and girls in Saku Primary School	Saku Primary School	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	Saku Primary to have 4 stream for all the classes
	Develop 1 block nursery	Saku Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	Saku Nursery school
	Develop 8 staff quarters	Saku Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Saku primary school
	Develop 1 blocks each having 8 classrooms in Marsabit Primary	Kiwanja Ndege Primary School	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	Kiwanja Ndege Primary to have 4 stream for all the classes
	Develop 1 block nursery	Kiwanja Ndege Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	Kiwanja Ndege Nursery school
	Develop 8 staff quarters	Kiwanja Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Kiwanja Ndege primary school
	Develop 1 blocks each having 8 classrooms in Marsabit Primary School	Marsabit Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	Jamia Primary to have 4 stream for all the classes
	Develop 1 block nursery	Jamia Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	Jamia Nursery school
	Develop 8 staff quarters	Marsabit Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Jamia primary school
	Develop 4 blocks each having 8 classrooms (construct a new primary school in) Milima Mitatu	The acquired site in Milima Mitatu	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	Milima Mitatu to have a new primary school
	Develop 1 block nursery	New Milima Mitatu Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	New Milima Mitatu Nursery school
	Develop 8 staff quarters	New Milima Mitatu Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	8 staffs residing within new Milima Mitatu primary school
	Develop 4 blocks each having 8 classrooms Milima Mitatu	The acquired site in the proposed governance center	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	The proposed governance center to have a new primary school

PROPOSAL	Mitatu	LOCATION	TIME FRAME	COST (KES) X MILLION	RESPONSIBLE AGENCY	OUTCOME
	Develop 4 blocks each having 8 classrooms (construct a new primary school in) Governance center	The acquired site in the proposed governance center	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	The proposed governance center to have a new primary school
	Develop 1 block nursery	New Primary School in the proposed governance center	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	New Nursery school in the proposed governance center
	Develop 8 staff quarters	The Primary School in the proposed governance center	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within new primary school in the proposed governance center
	Develop 4 blocks each having 8 classrooms (construct a new primary school in) Manyatta Karats	The acquired site in Adhi Huka	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	Adhi Huka to have a new primary school
	Develop 1 block nursery	New Primary School in Adhi Huka	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	New Nursery school in Adhi Huka
	Develop 8 staff quarters	The Primary School in Adhi Huka	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within new primary school in Adhi Huka
	Acquire 9 Ha next to Moi Girls High	Around Moi Girls	15 yrs. (by June, 2031)		MEST, CEO, CGM,	Moi Girls to have 16 ha from 7
	Agricultural demonstration plot & technical workshop block & computer lab & players' theatre	Moi Girls Secondary School	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	Moi Girls to have a demonstration block, technical workshop, computer lab and a player's theatre
	Acquire 9 Ha next to Dakabaricha	Around Dakabaricha Mixed Secondary School	15 yrs. (by June, 2031)		MEST, CEO, CGM,	Dakabaricha Mixed Secondary School to have 16 Ha from 7
	Agricultural demonstration plot & technical workshop block & computer lab & player's theatre	Dakabaricha Mixed Secondary School	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	Moi Girls to have a demonstration block, technical workshop, computer lab and a player's theatre
	2 separate dormitory blocks for boys and girls	Dakabaricha Mixed Secondary School	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	Dakabaricha mixed secondary to have 2 more separate dormitory blocks for girls & boys
	Develop 8 staff quarters	Marsabit Primary School	15 yrs. (by June, 2031)	3	MEST, CEO, CGM, Saku NG-CDF,	At least 8 staffs residing within Marsabit primary school
	Agricultural demonstration plot & technical workshop block & computer lab & player's theatre	In the to be constructed secondary school in Milima Mitatu	15 yrs. (by June, 2031)	6	MEST, CEO, CGM, Saku NG-CDF,	The secondary school in Milima Mitatu to have demonstration block, technical workshop, computer lab and a player's theatre
	2 separate dormitory blocks for boys and girls	The new secondary school in Milima Mitatu	15 yrs. (by June, 2031)	12	MEST, CEO, CGM, Saku NG-CDF,	The new Milima Mitatu secondary to have 2 more separate dormitory blocks for girls & boys
	Develop a regional university offering technical courses and medicine	Milima Mitatu	15 yrs. (by June, 2031)		MEST, CEO, CGM,	Marsabit town to have university offering technical courses and medicine
	Acquire 0.25 Ha for library in the CBD of Marsabit Town	Melting Pot CBD	10 yrs.	3	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors, KNLB	Well planned and stocked library with relevant literature
	Provide an ICT center in Manyatta Jillo for 0.16 Ha	Manyatta Jillo	10yrs.	2.4	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Provide an ICT center in Manyatta Jillo for 0.16 Ha
Promote community cohesion, identify and develop talent & enhance ICT access and utilization	Develop cultural player's theatre		15 yrs.	6	CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Well planned theatre to showcase cultural and community plays & events
Promote social cohesion cultural awareness and preservation	Develop a museum the CBD in	Melting Pot CBD	15 yrs. (June, 20131)		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors, KNMs	Develop a museum the CBD in
Develop a wind mill/power generation plants (3 Ha) on Milima Ote hills	Expand the current wind mill size to 3 Ha	Milima Ote	15 yrs. (by	17	KPLC, ERC, CGM, NGOs & Donors	The wind power generation at Milima Ote expanded to 3 Ha
Develop water treatment plant	Develop water supply reticulation system covering an area of 3112 Ha and serving 23583 households	Marsabit town's core urban area	15 yrs. (by June 2031)		WARMA, NWCP, CGM, NGOs & Donors	Marsabit town's core urban households to have affordable clean water each
	Set up 0.1Ha Solid waste collection points/transfer stations greater than 1km apart.	Milima Mitatu	15 yrs.		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Clean urban areas. Designated solid waste material recovery & recycling points. Designated solid waste collection points for the final unrecoverable materials in Milima Mitatu
	Set up 0.1Ha Solid waste collection points/transfer stations greater than 1km apart.	The proposed governance center	15 yrs.		CGM, CBOs, CAM, Business Community, professional Bodies, NGOs & Donors	Clean urban areas. Designated solid waste material recovery & recycling points. Designated solid waste collection points for the final unrecoverable materials in proposed governance center

Chapter 16 : CAPITAL INVESTMENT PLAN

16.1 INTRODUCTION

Capital planning and budgeting is central to the implementation of the project and the general development of the town in terms of infrastructure facilities; transportation, communication, delivery of other essential services, and environmental management and quality of life. This Capital Investment Plan documents the details of projected spending for the purchase of land and construction projects over the next 10 – 15 years. It thus provides the different actors and policymakers in the county with the opportunity to finance projects, coordinate the needs of the town, and plan for future risks and needs. The CIP is categorized into sectors into order to provide a detailed budget for the county departments thus enabling them to plan their projects and to streamline their goals with the master plan.

EDUCATION

Almost all the existing schools both primary and secondary schools need more land for expansion as well as development of accommodation facilities for students and staff. There is also proposed establishment of university at Milima Mitatu and medical college in the same region. Estimated cost of land is Kshs. 322,000 per acre. The existing schools need addition of classrooms, addition of staff there are some and construction of new staff quarter there are non-as well as setting up co-curricular activities structures and fields.

Six primary schools need expansion of their pieces of land to attain a recommended 9ha size for a primary school. They in total require 20.7ha of land that is estimated at Kshs. 16,470,562. Three primary schools are proposed that require a total of 27ha at a cost of Kshs. 21,483,341. The construction cost of a new three streamed primary school is estimated at Kshs. 5,000,000. Thus, the three new schools are estimated to cost Kshs. 15,000,000. Additional structures needed in the existing primary schools are estimated to cost Kshs. 9,000,000.

Two secondary schools require additional land to attain the 16ha of land needed for a three-streamed secondary school. The total additional land needed is 9ha that is estimated to cost Kshs. 7,161,113. The plan proposes establishment a secondary school at Milima Mitatu. The secondary school requires 16ha of land that would cost Kshs. 12,730,869. The existing secondary schools need expansion of facilities such as classrooms, dormitories, and staff quarters among other structures that are estimated to cost Kshs. 35,000,000.

A university has been allocated a land size of 50ha and the college a land size of 14ha. These two are estimated to cost Kshs. 50,923,477. There is also proposal to establish information communication Technology centers in the various proposed town centers. The ICT centers require a land size of 0.16ha. A library and museum in the CBD is proposed which requires 0.25ha of land. The total land for library and museum is estimated to cost Kshs. 326,228.

SPORTS AND RECREATION

The plan proposes range of recreational service in all centers of agglomeration. There are proposed green spaces in Manyatta Jillo center (2ha), Dakabaricha (2ha), old CBD (2ha), Governance Centre (2ha), and Milima Mitatu (2ha). Other

recreational facilities include community center in the CBD (0.5ha), Playground in the Governance center (4ha) and museum in the CBD (0.25ha). In total, they require land size of 14.75ha. These pieces of land are estimated to cost Kshs. 11,736,270. The proposed green spaces are supposed to be fenced all round, landscaped with flower gardens, strategic walkways, tree shades and sitting areas, among other facilities. Some of these green spaces are existing but need improvement to be better refreshing sites. The estimated cost of improving and landscaping new public spaces is Kshs. 2,000,000 while construction of community center and museum are estimated to cost Kshs. 7,000,000 in

PUBLIC PURPOSE

Service access in Marsabit town has been organized in a clustered conceptual manner. Related services have been proposed to be in a central area. This aims at minimizing travel time for search for services. The Governance center has been proposed as the major administrative and justice service center. It harbors the county executive offices, High court (2ha), Kadhi court (2ha), police headquarters (2ha), and a maternity hospital (4ha). There is also proposed public purpose at Manyatta Jillo center such as police station (2ha) and ICT (0.16ha). The plan also proposes relocation of the current prison to outside the town. This requires a land size of 16ha. It has also provided space for private as well as non-government organization offices. Services have also been distributed to other parts of the town. Milima Mitatu center houses the proposed national referral hospital, the current county hospital is in the CBD, Manyatta Jillo has a health center, while all the current dispensaries are supposed to be upgraded to health centers. The total land required for provision of these services is 30ha estimated to cost Kshs. 23,870,379 as per the prevailing current market prices. Some of the services will take some time before they are actualized but it is prudent for the respective actors to bank the land before soaring of prices.

ENERGY

Marsabit town relies majorly on diesel generated electricity power. The town is strategically located to harness wind power, solar energy and geothermal power. A land size of 3ha has been proposed at the Kofia Mbaya hill for setting up wind turbines, 3ha for solar power and 3ha for geothermal power plant. It is estimated to cost Kshs. 7,161,113 at the current market price.

WATER AND SANITATION

The plan proposes expansion of the existing water reservoir and treatment piece of land to 2ha. This land size puts into consideration future expansion of the activities at the site including expansion of reservoir tanks. 0.1Ha is proposed to be allocated for solid waste collection in a distant not less than 1km from the town. Each major center; CBD, Milima Mitatu, Manyatta Jillo, Governance center should have a solid waste collection point not less than 1km from it. 4ha for landfill is proposed outside the town where all the solid waste should be dumped for other actions to be performed. Acquisition of all those land pieces is approximated to Kshs. 4,853,643 at the current market price.

SAFETY AND DISASTER MANAGEMENT

Safety of Marsabit town is heightened by proposing various basic actions in the town. There are proposed monumental entry gates along the A2 road at strategic

locations. The gates will be mega security check points for all entrants into and out of the town. Inside the town is also proposed ambulance parking stops. There is proposed fire station in the CBD that requires a land size of 0.4ha. These proposals are supposed to be implemented in a period of five years. The estimated cost to acquire the needed land is 2.4 million Kenya shillings at the current market price.

TRANSPORT

Several programs have been proposed to upgrade the state of Marsabit town roads. Almost all roads in the town need to be widened to be able to accommodate ancillary services such as sewer lines, storm water drain channels, street furniture etc. it is proposed that the minimum road size within the CBD to be not less than 15 meters wide. The total length for proposed 15m wide roads to be tarmacked is 34,563 meters. This is estimated to cost The total length for the 30m wide roads to be tarmacked is 33,723 meters. This is approximated to cost the total length for the 40m wide roads to be tarmacked is 61,167 meters. This is estimated to cost the roads are proposed to be completed in a period of fifteen years with precedence given to town center to minimize effect of dust.

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ANNEXES

Annex 1: Terms of reference

PREPARATION OF THE MARSABIT TOWN INTEGRATED STRATEGIC URBAN PLAN
CITIZEN PARTICIPATION

LIST OF DATA COLLECTORS		
NO.	NAME	ROLE
1	DAVID MATHENEGE	TEAM LEADER
2	JOAKIN NYARANGI	TEAM LEADER
3	ROBERT ONYANDO	TEAM LEADER
4	MAUREEN MUTHONI	TEAM LEADER
5	VICTOR SULE	TEAM LEADER
6	MBUVI KAMANDA	TEAM LEADER
7	MRIAM OMAR DAWE	MAPPER
8	FATUMA GUYO	ENUMERATOR
9	HABIBA DULACHA	ENUMERATOR
10	GUYO SHIBIA	MAPPER
11	ABDI AILA	ENUMERATOR
12	OGE GINA	ENUMERATOR
13	HUSSEIN ABDULACHA	ENUMERATOR
14	BORU DIBA	MAPPER
15	ADAN NUNO	MAPPER
16	SHUKE SHUNA	ENUMERATOR
17	LULAH ABDI	COMMUNITY ELDER
18	HANNAH CHIRI	ENUMERATOR
19	SABALIS BOCHA	ENUMERATOR
20	KABALE HALAKE	ENUMERATOR
21	ASHA ISACKO	ENUMERATOR
22	GOLICHA ROBA BARILE	ENUMERATOR
23	MOHAMED IBRAHIM	ENUMERATOR
24	ARUPE NAMWENI LOCHUCH	ENUMERATOR
25	NICHOLAS LEBA	ENUMERATOR
26	GUMAADI GAALBORAEN	MAPPER
27	ISACKO ABUDHO	ENUMERATOR
28	KOJE GOBE KOJE	ENUMERATOR
29	CHRIS ORRE	ENUMERATOR
30	IRINE GUMATHO EKALO	ENUMERATOR
31	ABDIRAHMAN HUSSEIN	ENUMERATOR
32	OSMAN WARIO TACHE	ENUMERATOR
33	DAVID MARTIN	ENUMERATOR
34	SABIR SHEIKH	ENUMERATOR
35	AMINA ROBA	MAPPER
36	ABUBAKAR ROBA	ENUMERATOR
37	ABDI ALI KALA	ENUMERATOR
38	ISSACK DEBAN	ENUMERATOR
39	SIKO HIRBO	COMMUNITY ELDER
40	GALMO HALAKHE	ENUMERATOR
41	BOSCO GOBANAI	ENUMERATOR
42	HASSAN DUMA BORU	ENUMERATOR
43	ALI ISACKO	MAPPER
44	STEPHEN BARAKO BOR	ENUMERATOR
45	BONAYA ABDUB BOWESA	MAPPER
46	SAMSON EWOI	ENUMERATOR
47	CHARLES MUTHAURA	COMMUNITY ELDER
48	BARAKO KATELO	ENUMERATOR
49	GANGES DAYO	COMMUNITY ELDER
50	DUBA HUKA	COMMUNITY ELDER
51	YUHANIS HUNQE	COMMUNITY ELDER
52	GOLICHA ROBA	ENUMERATOR
53	HUSSEIN MOHAMED	COMMUNITY ELDER
54	RABLE NAIDA	COMMUNITY ELDER
55	ABRAHAM	DATA CLERK
56	EMMANUEL	DATA CLERK
57	RAHMA	DATA CLERK
58		DATA CLERK

Annex 3: List county executive validation presentation participants

DRAFT MASTER PLAN PRESENTATION TO THE EXECUTIVE, COUNTY GOVERNMENT OF MARSABIT ON 16TH AUGUST 2016

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NO.	NAME	DESIGNATION	PHONE NO.	EMAIL ADDRESS
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PREPARATION OF MARSABIT TOWN INTEGRATED MASTER PLAN 2015-2030 DRAFT MASTER PLAN PRESENTATION TO THE TECHNICAL TEAM OF PLANNING MARSABIT COUNTY ON 16TH AUGUST 2016

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9.						
10.						
11.						
12.						

Annex 4: List public stakeholder's validation presentation participants

PREPARATION OF MARSABIT TOWN INTEGRATED MASTER PLAN 2015-2030

DRAFT MASTER PLAN VALIDATION WORKSHOP

PUBLIC STAKEHOLDER CONSULTATION ON WEDNESDAY, 17TH AUGUST 2016.

ATTENDANCE LIST.

NO.	NAME	ID NO.	LOCATION	DESIGNATION	PHONE NO.	SIGNATURE
1	Sales Karibala	0597615	Buhia	Village Elder		
2	Maha Adam	20919501	Mountain		0723915520	
3	Sulaiman Alan	2025191	Nogaiya		0729919416	
4	Adam Liche	20946303	Mountain		0705355300	
5	Mario Kuraki	2059902	Mountain	MEDIA	0702490391	
6	Gabale Bow	23052428	Nogaiya	community member	0712381805	
7	Iyo Mache	1243202	Dakabancha	Resident	0725287730	
8	Josoo Ginda	0071056	Nogaiya	Resident	0700219782	
9	Abab Miko	12355921	Dakabancha	Resident	071618020	
10	Alan Kalo	12355823	Dakabancha	Ass. Chief	0730248502	
11	Diane Aste	-	Sixime	Spouse Guard	-	
12	Golo Dala	0632556	Nogaiya	community member	0723215572	
13	Fahim Nare	0725922	Nogaiya	Ass. Chief	0725745400	
14	Pus Abul	0597506	Nogaiya	Business man	0725783500	
15	Dala Rigatu	0529044	Sixime	Farmer	072309204	

PREPARATION OF MARSABIT TOWN INTEGRATED MASTER PLAN 2015-2030

DRAFT MASTER PLAN VALIDATION WORKSHOP

PUBLIC STAKEHOLDER CONSULTATION ON WEDNESDAY, 17TH AUGUST 2016.

ATTENDANCE LIST.

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2	Mohamed Alan	161600305	Sixime	community member	0710373709	
3	Sambel Sike	29923828	Nogaiya	University Student	0711000001	
4	Sima Gori	2135450	Mountain	Electrician	0711520528	
5	Ali. D. Farode	9559027	Mountain	Chief	0730801301	
6	Mama Hirbo	000024	Mountain	community member	0725590500	
7	Halima Hussein	2735101	Mountain	community member	0725574577	
8	Hezbon Sama	12515287	Mountain	Electrician	0728023008	
9	Sulaiman Sama	0027785	Mountain	Retired teacher	0727900101	
10	IR RATHUM NBI	5764335	NAGAYO	Chief	0721365491	
11	Enoch Kalo	1329899	Sixime	CHIEF	0702387482	
12	Halima Molla	21519420	Sixime	Housewife	0714152309	
13	Fahima Salani	2482479	Sixime	community member	0715040220	
14	Abdula Umuro	2430188	Mountain	Word Association	0723202000	
15	Abraham Saa	3259340	Mountain	Student	0702071006	

PUBLIC STAKEHOLDER CONSULTATION ON WEDNESDAY, 17TH AUGUST 2016.

ATTENDANCE LIST.

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1	Robe Shilo	0598023	Dakabancha	Farmer	-	
2	Rahma Aido	34164124	Dakabancha	Subnetive	0701028122	
3	Kabale Isako	22541044	Mountain	Farmer	0729924491	
4	Gloina Tolari	1255527	Sixime	Farmer	-	
5	Makale Miko	0022117	Mountain	Farmer	-	
6	Macas Malcha	21065171	Meta-arba	Bl man	0721308837	
7	Omav J. Sige	2205275	Dakabancha	Archief	0722553407	
8	Lelo Halima Jirno	2521664	Mountain	Bl lady	0725327131	
9	Simon Lkuul	24490502	Mountain	Farmer	0727764657	
10	Yon Matayo Walye	9558370	Dakabancha	Priest	0725222071	
11	Yusuf K. Bore	22004207	Dakabancha	Youth leader	0723373309	
12	KURFA ELG	22869465	Nogaiya	Social worker	0725736505	
13	Shake Abudho	21516940	Nogaiya	Housewife	0724441131	
14	Nawani Isach	0520980	Nogaiya	Ass. Chief	0725719000	
15	Misi CHARFI	20204354	Mountain	Village Elder	0724310200	

NO.	NAME	ID NO.	LOCATION	DESIGNATION	PHONE NO.	SIGNATURE
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2	Dika Issack	0071037	Nogaiya	R.T.S/Sec	0727863325	
3	Roba Dabano	0213495	Nogaiya	MUKULIMA	0722239103	
4	SORI SORA	0210863	NAGAYO		0729144491	
5	Christine Guyatu	32579491	Nogaiya		0710844100	
6	Samir ANWAR	28918527	Nogaiya		0713959847	
7	Daniel Hirbo	28920980	Mountain		0715028177	
8	JERRY OLUORI	26176476	Mountain		0726262119	
9	Kaduro Abadi	3251083	Mountain	Student	0711510076	
10						
1	Charles Muthaura	16121836	Sixime	Poster	072827805	
2	Hirbo Gale	0631323	Wabera	Farmer	0729421301	
3	Nache ADO	0020636	Dakabancha			
4	MARIA WAMUTU GITHU	29836532	Mountain		0705274574	
5	ORGE G. BASSI	23314602	SARU	NSA-SARU	0721062107	
6	SIKO HIRBO	0597930	Dakabancha	Elder	0727715774	
7	Kabale Sille	2475217	Mountain	ELDER	072406020	

Annex 5: List county assembly validation presentation participants

MARSABIT INTEGRATED MASTER PLAN
PRESENTATION TO THE COUNTY ASSEMBLY OF MARSABIT
VENUE: SILVIA INN HOTEL MARSABIT
DATE: THURSDAY, 18TH AUGUST 2016

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13	Hon. MARK EKALE	MCA	0726368576	Markokale@yahoo.com
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Annex 6: Concepts, Strategies and Proposals

CONCEPT	AREA	STRATEGY	PROPOSALS		
MELTING POT CBD	EXISTING CBD FORMER CBD MILIMA TATU DAKABARICHA WABERA NYAYO RAOD	* To promote cultural cohesion by providing housing to 77.4% of the projected Marsabit town core urban population (18,253 people)	* Provide 27.61 Ha (High density - 80%) * Provide 5 Ha for special density residential * Provide 13.19 Ha for medium density residential (50%) * Provide 9.5 Ha for low density residential (90%) * Set up the county assembly and offices for the members of the county assembly * Identify 44.25 Ha for Primary with ECD attached		
		* Promote basic education and literacy	Expansion of the following existing primary schools: * Marsabit Primary (0.2Ha) * SKM (0.9 Ha) * Al-Hidaya (4 Ha) * Saku (7.5 Ha) * Kiwanja Ndege (8 Ha) * Jamia 8.5 Ha * Expand the following secondary schools: * Moi Girls - 9 Ha * Dakabaricha -13.5 Ha * Makabil - 10.5 Ha		
		* Promote sanitation, aesthetics and recreation	* Establish a public park in Milima Mitatu 2Ha, Dakabaricha 2Ha & in Town 2Ha * Establish 0.5 Ha for social hall and .5 Ha for library and museum. * Provide Street furniture on internal roads * Convert prison to juvenile home and move existing prison a 16-ha site out of town * Provide public toilets at 100m apart in the town * Set up 0.1Ha Solid waste collection points/transfer stations greater than 1km apart.		
		* Enhance safety and security	* Provide for a fire station of 0.4 Ha land size * Set up police stations in Dakabaricha and Milima Mitatu		
		* Enhance access to health services	* Upgrade dispensaries (Dakabaricha and Milima Mitatu) to health centers of 4 ha each with maternity wing attached		
		* To promote governance, awareness, information flow and enhance innovation	* Provide an ICT center in the CBD for .16 Ha * Provide access to free Wi-Fi to the public at: Dakabaricha, Milima Mitatu and CBD * Provide sub county headquarters at Dakabaricha and Milima Mitatu		
		* Enhance accessibility and modal choice	* Expand roads with minimum road width of 15m * Provide for inclusive pedestrians walk ways in the internal road reserves * Tarmacking all in all the internal roads in the town * Provide for traffic lights and signage in town, Dakabaricha and Milima Tatu. * Provide for inclusive cycle lanes		
		*To promote agriculture	* A minimum land size of 0.1 ha in Dakabaricha and Manyatta Jillo * Provide a market for the agro-based production * Set livestock watering points at 0.1 ha		
		UNIVERSITY HUB	(Towards Milima Tatu), MAJENGO JIRIME	* To bring the different communities together	* 7 Ha for high density (20%) * 50 Ha for the university * Provide 2.3 ha for a modern covered market around the university * Develop a central integrated transport terminal at 15 ha next to the proposed modern covered market * Provide 20.5 ha for arise office buildings * Provide 3.2 ha for a light industry * Develop a shopping mall at 5.4 ha * Develop a wholesale and retail market * Provide a recreational park of 6 ha * 74.44 ha for medium density residential * Provide 14 ha for Kenya Medical Training Center next to the KARI center.
				* Improve human resource capacity	* Reserve 16 Ha for a secondary school at Milima Mitatu * Reserve 9 Ha for a primary school at Milima Mitatu * Develop 9 Ha primary school at Adhi Huka
* Enhance accessibility and modal choice	* Expand roads with minimum road width of 15m * Provide for inclusive pedestrians walk ways in the internal road reserves * Develop a central integrated transport terminal next to the proposed market				

CONCEPT	AREA	STRATEGY	PROPOSALS
			<ul style="list-style-type: none"> * Tarmacking all in all the local distributor roads in the town * Street furniture * Provide three pairs bus stops on both sides of the proposed northern loop road
		* Enhance access to health services	<ul style="list-style-type: none"> * Provide a health center attached to the university * Provide 20 ha for a national (Marsabit referral hospital)
TRANSPORT CORRIDOR	A buffer of 500 m on both sides of the A2 trunk road	* Aesthetics, cultural heritage and tourist expression	<ul style="list-style-type: none"> * Develop a culture and heritage museum * Set up monumental entry gates at the barriers * Allow development of touristic hotels and cultural restaurants * At least 3 meters on each side of the major road for trees and flowers Street furniture on A2 and internal roads * Expand the C82 road reserve to 40m
		* Improve movement and parking of through traffic	<ul style="list-style-type: none"> * Tarmac the A2 trunk road and the C82 to North Horr carriage way to bitumen standards * Provide 15m wide access roads to activity nodes along the corridor * Provide for a lorry park at the current Marsabit airstrip * No direct entry into the main trunk road (A2) * Provide two overpass over the A2 road opposite Marsabit Primary and another at Nomads Trail Hotel * Develop a 3m wide service lane at a 100m stretch to join the overpass at MP school * Develop a 30m connector road from Nomads Trail Hotel to join the A2 road * Provide for inclusive pedestrians walk ways * Provide for pedestrian crossing and traffic control lighting * Provide street lighting * Develop 3m wide at 100m stretch acceleration and deceleration lanes * Provide for inclusive cycle lanes (1.5m) along the A2 and C82 roads * Provide bus terminal at the current market * Provide for bicycle parking * Tarmacking all in all the internal roads in the town * Provide bus stops and public vehicle terminus and commercial motorcycle park * Storm water drainage at 1m on the extreme ends of the road reserve
		Improve access to the development corridor	<ul style="list-style-type: none"> * Develop a 30m connector road from opposite Marsabit primary to Nomads Trail Hotel
		Provide for mass transit in the town	<ul style="list-style-type: none"> * Reserve 5m along the A2 road for mass transit * Reserve 5m along the link roads road for mass transit
		Promote trade, industrialization and innovation	<ul style="list-style-type: none"> * Provide 4 Ha for the light industrial activities * Placement of curios shops along the A2 road and the C82 Road to North Horr
		To promote disaster prevention and management	<ul style="list-style-type: none"> * Allow security check up points at the gates * Provide water hydrants 100m apart * Provide for dedicated service lanes for disaster management * Provide for designated traffic check points and ambulance parking stops
GOVERNANCE CENTER		Promote accessible governance	<ul style="list-style-type: none"> * Provide 2 ha and 4 ha for public park and playground respectively * Set up the county executive offices (20Ha) * Set up the offices for high courts (2Ha) * Set up the offices for Kadhi courts (2Ha) * Provide a 4Ha for police headquarters and station * Provide 0.55 ha for a category D market⁴ * Provide 6 ha for business stalls
		Enhance accessibility and modal choice	<ul style="list-style-type: none"> * Expand roads with minimum road width of 15m * Provide for inclusive pedestrians walk ways in the internal road reserves * Tarmacking all in all the internal roads in the town * Provide for traffic lights and signage in town, Dakabaricha and Milima Tatu. * Provide for inclusive cycle lanes * Develop for a 1.21 ha bus park

⁴ Refer to physical planning handbook pg. 82

CONCEPT	AREA	STRATEGY	PROPOSALS
		Promoting sustainable mixed development	* 7.91 Ha for medium density (30%) * Minimum land size for medium density to be 0.05 ha
		Enhance access to health services	* Provide a health center with maternity attached (4Ha) * Provide for 9 Ha for a Primary school with ECD attached
			* Light industry of .59 ha
WATER TOWER AND SANCTUARY	Area around the forest	Promoting residential afforestation	* Set up the official governor's residence in the Mt. Marsabit Forest 8 Ha * Provide 1.06 Ha for low density residential (10%) * The minimum land size plots is 0.45 ha within a range of 500m from the gazette Marsabit Forest * Every plot to have an of 0.045 under tree cover * Fencing the protected and Gazetted forest
		Greening of open spaces	* Have a minimum of 0.9 ha of land under trees in the schools; Marsabit Primary, Marsabit Boys High School and Moi Girls High School * Have at least 0.45 ha under tree cover in the KPLC plot * The perimeter of the stadium to have a tree cover of 5m all-round
		Promote access and recreation	* Tarmac the road to the Catholic shrine * Tarmac the roads going the park * Road reserve to the forest set to be 15m * Tarmacking all in all the internal roads in the town * Provide for inclusive pedestrians walk ways in the internal road reserves
		Promoting water supply in the town	* Provide 4 ha for water treatment plant and 6000 cubic meters' water tank
BREAD BASKET	MOUNTAIN AREA DAKABARICHA MANYATTA JILLO	Enhancing food security	* Every plot to have a 3m tree coverage at the perimeter /fence * Minimum land size for these plots is 0.45 ha * Provide 1 ha of locational offices
		Provide an efficient service provision and service delivery	* 5.28 Ha for medium density residential (20%) in Manyatta Jillo * Provide 2 Ha for public park and playground in Manyatta Jillo * Sizeable farming lands (2.5 Hectares)
		Enhance safety and security	* Provide for 2 ha of police station at Manyatta Jillo
		Enhance access to health services	* Attach a maternity wing to the existing Manyatta Jillo health center
		To promote information flow and enhance innovation	* Provide an ICT center in Manyatta Jillo for 0.16 Ha * Provide access to free Wi-Fi to the public at: Manyatta Jillo * Provide a sub county headquarter at Manyatta Jillo
		Promote marketing of agro-produce	* Make Manyatta Jillo as wholesale market with an area of 0.4 ha * Agro-production industrial zone for value addition
		Promote accessibility and movement	* Provide 15m wide access roads to activity nodes along the corridor * Provide for inclusive pedestrians walk ways * Provide street lighting

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APPENDICES

Appendix 1: Notice of intention to plan on the local dailies

Appendix 2: Notice of completion of the plan

Appendix 3: Household survey questionnaire