

GAROWE

URBAN PROFILE

Working Paper and Spatial Analyses for
Urban Planning Consultations
and Strategic Spatial Planning



JPLG
UN Joint Programme on
Local Governance and Decentralised
Service Delivery



UN HABITAT
FOR A BETTER URBAN FUTURE

Garowe Urban Profile
Working Paper and Spatial Analyses for Urban Planning Consultations and Strategic Spatial Planning - May 2019

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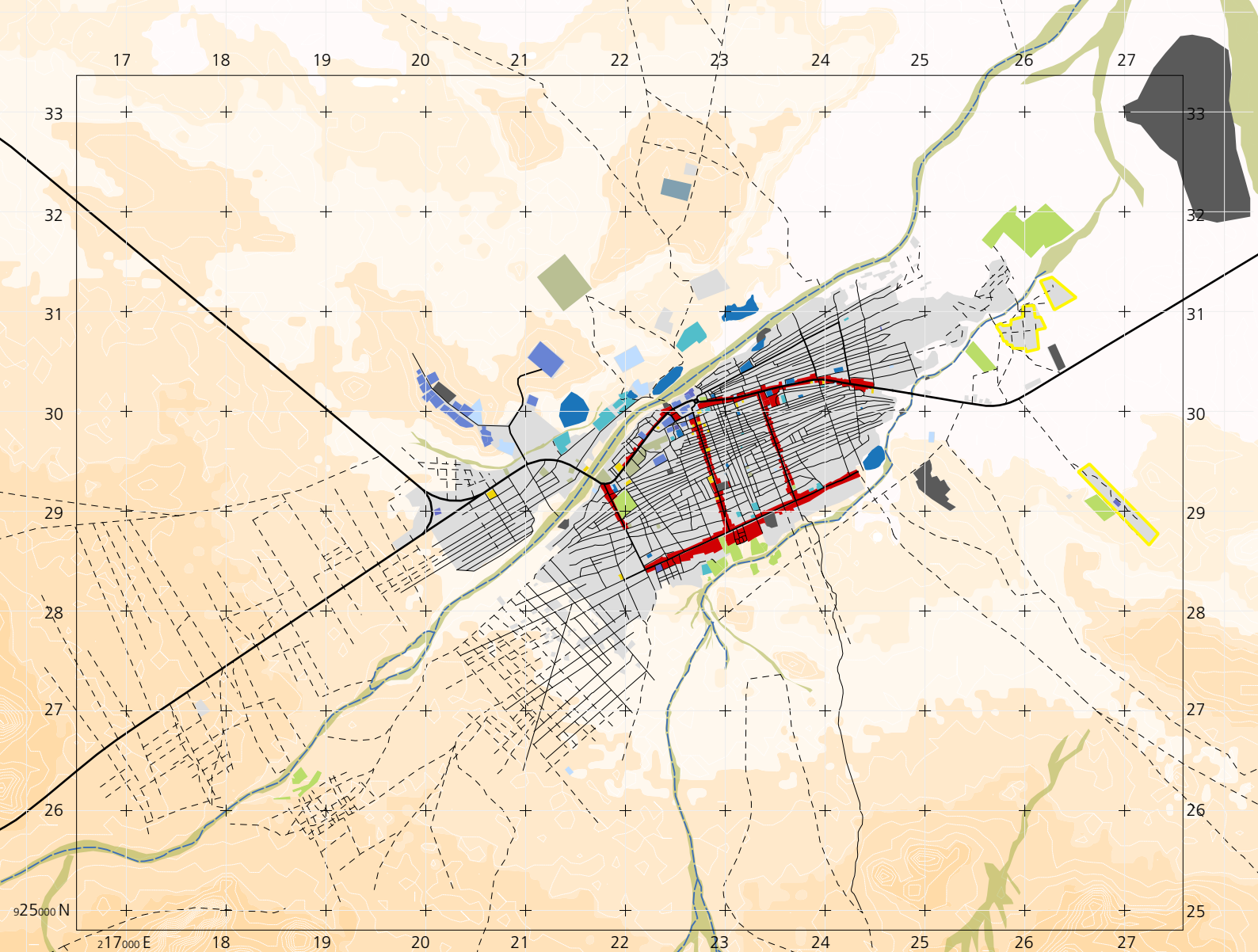
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|---------------------------------|--|----------------------|--|
| Built-up Area | | Commerce | |
| Agriculture | | Tourism | |
| Education | | Sport and Recreation | |
| Health | | Special Area | |
| Social and Religious Facilities | | Industrial | |
| Administration | | Utility | |
| Other Public Facilities | | IDP Settlement | |

500 0 500 1,000 1,500 2,000 m

⌚ scale 1:60,000

Coordinate System: WGS 1984 UTM Zone 39N
 Projection: Transverse Mercator
 Datum: WGS 1984
 Units: Meter

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1. INTRODUCTION



The central square of Garowe

The city of Garowe has been undertaking, in collaboration with UN-Habitat, a series of steps towards a balanced urban development.

In 2008, under the Urban Development Programme for the Somali Region, a publication called “**Garowe: First Steps Towards Strategic Urban Planning**” highlighted concrete challenges and priority areas of intervention, and proposed a strategic urban development plan.

The **Garowe Urban Planning Stakeholder Forum** in 2010 reviewed the plan and discussed ideas for finance of projects with local budget and their cost consequence for the community.

Even with some modification, this plan was able to guide the growth of the city for the last nine years in an orderly fashion.

The last decade has seen the town growing at a remarkable pace. Taking into consideration the dynamism of Garowe and Puntland’s context, due to changing trends in the economic, social and environment sectors, the need and urgency for a new strategical discussion on the future of the city is indisputable.

The past years have also marked significant steps in the formalisation of planning processes in Puntland.

The **Urban Regulatory Framework for Puntland (URF)** was developed through a consultative process throughout 2014, in collaboration with the Ministry of Public Works and Transport, and supported by the Joint Programme on Local Governance and Decentralised Service Delivery (JPLG).

It provides the principles for the sustainable development and management of all land, and it is binding for public and private land within urban areas, for estate development to be developed in new areas, and for any investment projects, public institutional, tourist, public space, urban renewal and any servicing projects

Furthermore the **Urban Land Management Law (ULML)**, under final approval process as of May 2019, will specify the required activities for the development and approval of an Urban Master Plan and any planning process, their content and the principles and objectives lying behind.

This working paper tries to capture the main settlement topics, linking them to the demands of the various communities living in town (including returnees, IDPs and host community), and contextualize them within the new policy framework of the country.

A team from UN-Habitat in consultation with Puntland MoPW&T and Garowe Municipality has summarized in this document major aspects of an urban analysis (profile) from the spatial prospective. That includes considerations to the development potentials and constraints with a time horizon of five to ten years.

The paper outlines proposals to combine planned city extensions and transformations with development initiatives and align them with local and national priorities, in a way that all residents benefit from the improved living conditions, better access to urban services and job opportunities.

It is hoped that this working paper contributes to the necessary public discussion on Garowe’s future development and facilitates decision making by state and local authorities in the interest of all.

The purpose of the working paper is also to present the outcomes of the City Consultation and Rapid Urban Planning exercise held between 26 and 28 September 2017.

The consultation brought together all the urban development actors of the town, including local authorities, local NGOs, elders, religious leaders, women’s groups and the private sectors. Together, they discussed, shared points of view, deepened their understanding, explored solutions and together drafted the new **Garowe Strategic Urban Development Plan** linked to the review of the **District Development Framework (DDF)** and the World Bank **Somali Urban Investment Planning Project**.

In particular, the plan will have to support the district council in their preparation, identification and approval of district investments and projects for the new period covered by the DDF, in order to effectively move the city and the district towards their development vision.

The workshop was part of the 2017 Workplan of JPLG in partnership with the Government of Puntland Garowe Municipality, and the World Bank, .



A view of the main road leading leading to the city

Dowladda hoose ee Garowe oo kaashanaysa hay'adda UN-Habitat ayaa ku dhaqaaqday tillaabooyin isku xigxiga oo lagu higsanayo horumar magaalada oo isku dheeli tiran.

2008 dii, barnaamijka horumarinta magaalooyinka soomaaliyeed ayaa soo saaray qoraal loogu magacdaray "**Garowe: tillaabooyinka ugu horreeya ee lagu gaari karo qorshaha istiraatiijiyadeed ee magaalada**". Wuxuuna hoosta ka xariiqay caqabadaha jira iyo kala mudnaansiinta baahiyaha. Wuxuuna soo jeediyay in la diyaariyo qorshe istiraatiijiyadeed oo lagu horumarinayo magaalada. Inkastoo aan qorshahaas sidiisii loo raacin haddana wuxuu awood u yeeshay inuu hago koritaanka magaalada 9 kii sanoo ugu danbeeyay qaab nidaamsan.

10 kii sanoo ugu danbeeyay, magaalada Garowe waxaa ku dhacay isbadal ballaaran. Iyadoo la tixgalinayo maqaanka Garowe iyo Puntlandba arrintaas waxaa u sabab ah isbadalka dhaqan dhaqaale iyo deegaan, sidaas awgeed ayaa in magaaladu qorshe istiraatiijiyadeed oo fog yeelato ay noqotay arrin aan muran ka taagnayn.

Sanadihii ugu danbeeyay sidoo kale waxaa la qaaday tilabooyin muhiima oo lagu dajinayo siyaasada iyo habraacyada qorshaynta magaalooyinka.

Xeernidaamiyaha Magaalooyinka Puntland (XNM) ayaa la diyaariyay 2014 kii wadatashiyo badan ka bacdi, howshaas oo ay dawr wayn ka qaadatay wasaaradda hawlaha guud iyo gaadiidka uuna taageeray mashruuca wadaaga ah ee dowladaha hoose iyo daadajinta maamulka (JPLG). Xeernidaamiyuhu wuxuu hagayaa horumarinta waarta ee dhulalka oo dhan hadduu yahay dan guud iyo dangaaraba, qorshaynta dhulka cusub ee magaalada, qorshaynta mashaariicda maalgashiga, xarumaha maamulka, dalxiiska, danta guud, dib u habaynta malaadii hore iwm.

Waxaa intaas dheer diyaarinta **Xeerka Maamulka Dhulka Magaalooyinka** oo uu heer gababo ah marayo ansixintiisa May 2019, wuxuuna xadidi doona tillaabooyinkaay tahay in la qaado marka la dajinayo ama la ansixinayo nashqadda guud ee magaalooyinka iyo habraacca jaangoynkasta oo la samaynayo, waxay ka koobantahay iyuujeeddada ka danbaysa ee looga golleeyahay.

Qoraalkani wuxuu iskudayaya in uu soo koobo mowduucyada ugu muhiimsan ee deegsiimada, wuxuuna ku xirayaa baahiyaha bulshooyin kala duwan oo ku nool magaalada sida (dadka soo laabanaya ,barakayaasha iyo bulshada martida loo yahay) waxaana la waafajinayaa siyaasadaha cusub ee lagu hagayo dalka.

Koox ka tirsan UN-Habitat oo talo wadaag la ah Wasaaradda hawlaha guud iyo dawladda hoose ee Garowe ayaa kusoo koobay qoraalkaan qaybaha ugu muhiimsan ee qaab dhismeedka magaalada (xog) iyadoo laga eegayo qaab dhismeedka dhulka. Taas waxaa weheliya tixgalinta horumarka suurta galka ah iyo caqabadaha inta lagu jiro mudda xilliyeed 5 ilaa 10ka sanoo soo socda.

Buuggaani wuxuu sidoo soo jeedinayaa in lagu xiro qorshaha fidinta magaalada iyo isbadalka mashaariic horumarineed laguna saleeyo qorshayaasha heer qaran, heer gobol iyo heer degmoba si faaiidadiisu u gaarto dhamaan bulshada, xaaladooda nololeedna u hagaagto, una helaan adeegyada danta guud iyo fursado shaqa.

Waxaa la rajaynayaa in warqaddaani wax badan kubiiriso muhiimadda ay leedahay in ay dadka Garowe ka tashadaan aayahooda horumarineed iyo inay sidoo kale fududeeyso habka go'aan qaadashada ee dhammaan daneeyayaasha heer degmo ilaa ilaa heer dowlad dhexe.

Ujeeddada buuggan ayaa ah in la soo bandhigo waxyaalihii kasoo baxay wadatashiga qorshaha fiditaanka magaalada oo Garowe lagu qabtay 26kii ilaa 28 dee.

Shirka wadatashiga magaaladu wuxuu isu keenay dhammaan daneeyayaasha horumarinta magaalada oo ay ka mid yihiin dowladda hoose, Ururada maxalliga ah, odayaasha dhaqanka, culimaa'udiinka, ururrada haweenka, iyo shirkadaha gaarka loo leeyahay. Dhammaan daneeyayaashu way doodeen ,aaraa' bay wadaageen, fahankooday kordhiyeen, xuluulna waa soo jeediyeen, waxayna si wadajir ah u sameeyeen qabyo qoraaleedka qorshaha istiraatiijiyadeed ee horumarinta magaalada oo waafaqsan **Qorshaha Horumarinta Degmada (DDF)** xiriirna la leh mashruuca qorshaynta **maalgashiga magaalooyinka somaliyeed** ee uu wado Bangiga adduunka.

Si gaara, qorshahaani wuxuu ka gacan siinayaa golaha deegaanka diyaarinta, go'aaminta iyo ansixinta mashaariicda maalgashiga degmada eek u xusan qorshaha horumarinta degmada, si magaalada iyo degmada ay ugu sahlayaanto gaaridda yoolka horumarineed si sugan.

Buuggan waa qayb ka midah qorshe hawleed mashruuca bahwadaagta dowlada hoose ee JPLG isagoo wadashaqayn dhow la leh dowladda hoose Garowe, Dowladda Puntland iyo Bangiga adduunka.

2. GAROWE CITY INFORMATION

LOCATION AND REGIONAL CONTEXT

Garowe city is the capital of the Puntland State of Somalia and one of the four districts in the Nugaal region in Puntland. It is located North-East of the intersection of Puntland, Southern Somalia, Somaliland and Ethiopia and has a transverse North-South highway connecting major cities in northern and southern Somalia: Bossaso, major port on the Gulf of Aden, Galkayo, capital of Mudug region, and Mogadishu, the main national urban centre.

Garowe city is the administrative capital of Puntland as well as the seat of the executive, parliament and judiciary branches of the government. It remains a key part of the region and continues to provide fairly good health, education, water and electricity services.

GOVERNANCE AND ADMINISTRATION

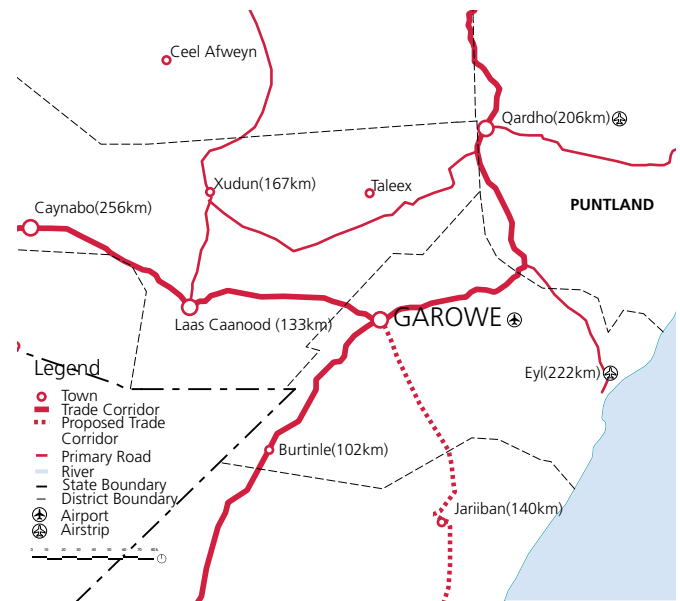
An armonised structure for local government has been endorsed by the Ministry of Interior but not yet fully implemented. Once in place, as a district A Garowe will have a structure of departments and units as shown below.

Garowe district consist of thirty one administrative villages. Nine of these are located within the capital of Garowe. The local administration comprises the Mayor, Deputy Mayor, Local Council, Executive Secretary (appointed by the Ministry of Interior) and departments. The Mayor Ahmed Said Muse was elected by city councillors on August 29, 2018.

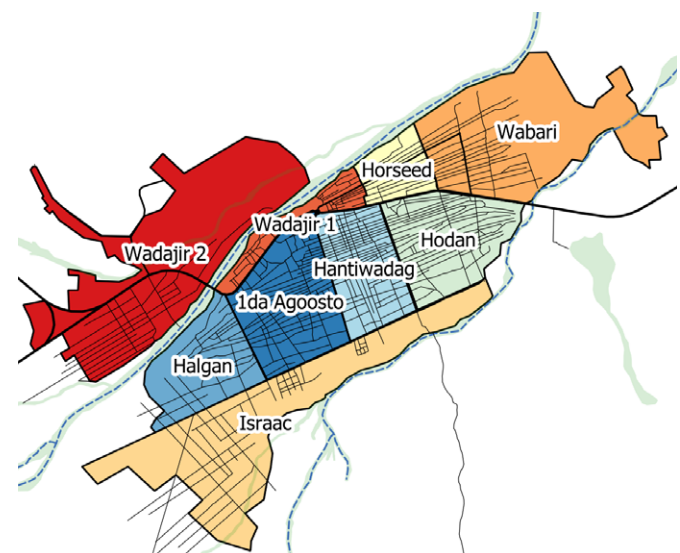
The Local Council is elected by clan elders, and performs the mandated constitutional authorities, duties and responsibilities as per Law No.7 of 18th September 2003 on the Laws of the District Councils of the Puntland State of Somalia.

The council is guided by the District Development Framework (DDF) – a 5-year plan developed in consultation with the Joint Programme on Local Governance and Decentralised Service Delivery (JPLG). The DDF process has been supported by UNDP and is linked to a participatory process to bring together local communities with their accountable governments and agencies.

The municipality has tried to establish boundaries for the urban area of the city, in order to clearly define areas for development and protect grazing lands. However the definition of the boundary requires a more precise survey, to link it to existing landmarks and recognisable features and nor arbitrary points hardly recognisable without a map.



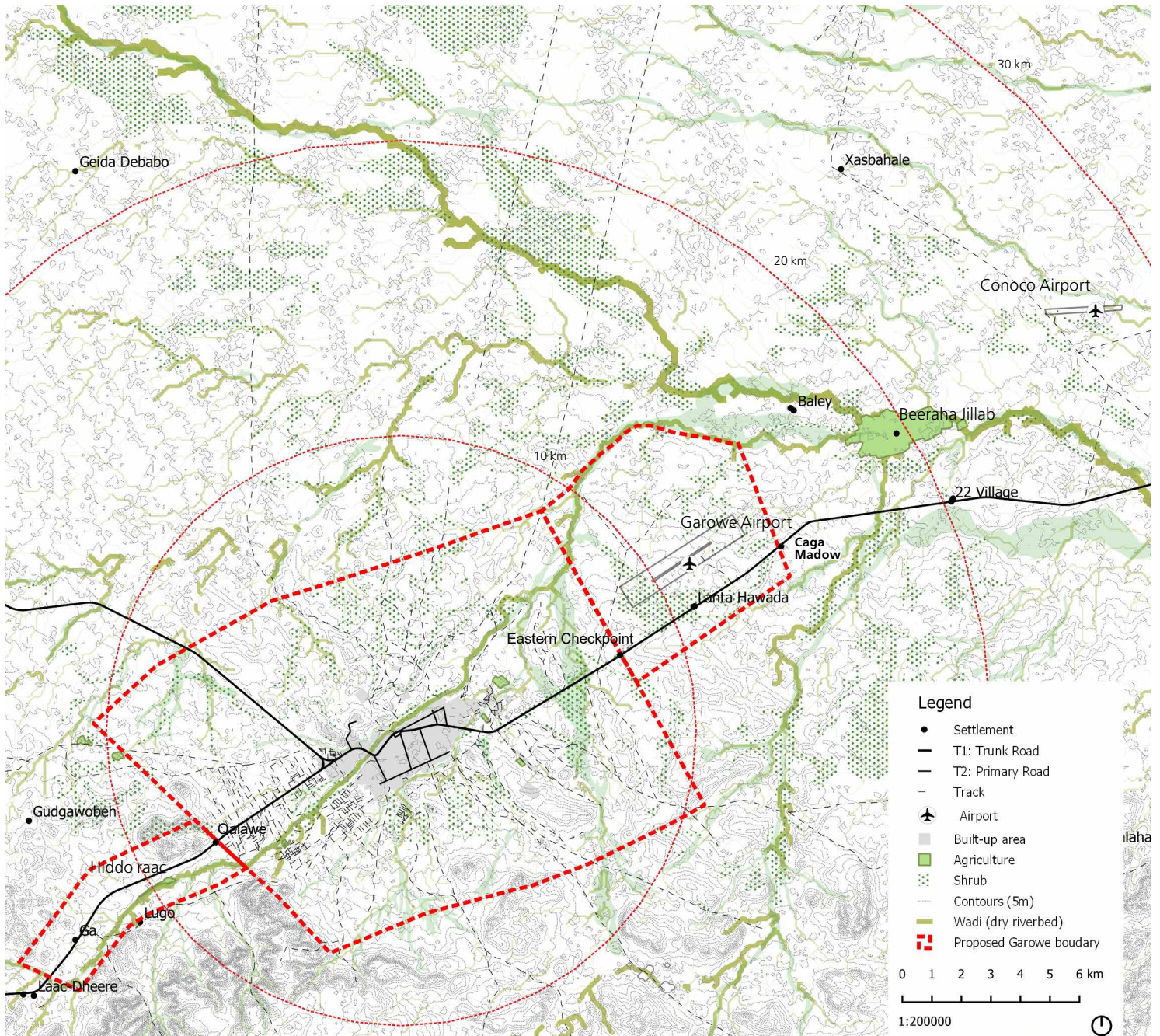
Garowe's Regional Context



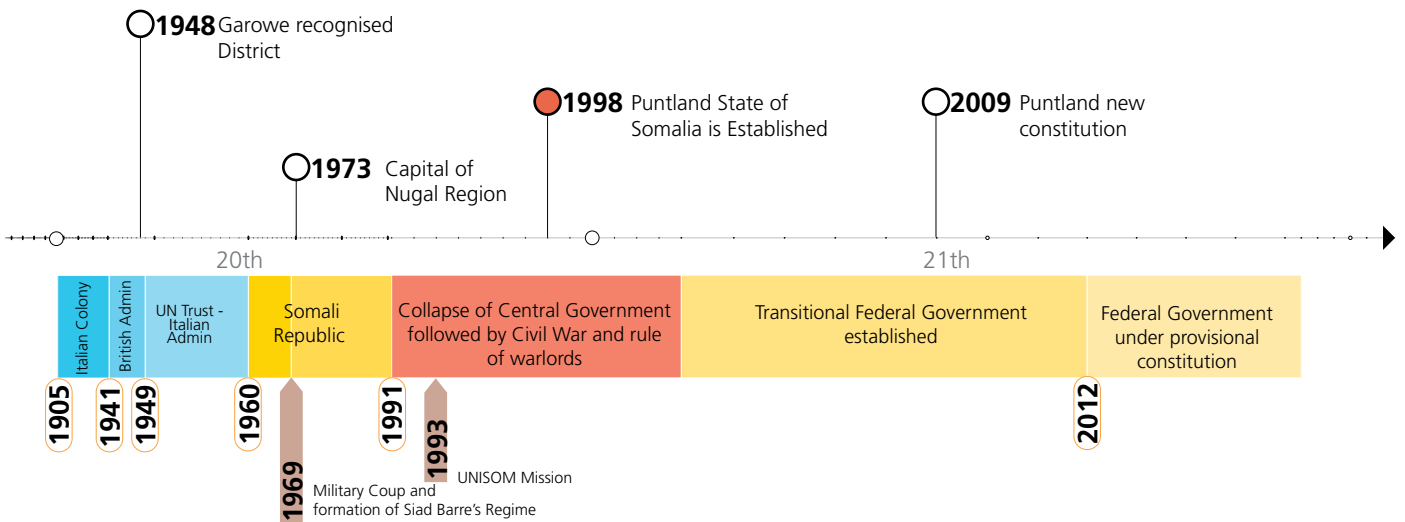
Garowe Administrative Villages

Mayor																																							
V. Mayor																																							
Executive Secretary		Internal Audit																																					
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District A Harmonized Structure



Garowe and its hinterland, with the boundaries of the city as approved by the district council



Timeline of significant event of Garowe between 20th and 21st century

3. URBAN GROWTH AND DEMOGRAPHICS

PEOPLE AND DEMOGRAPHIC TRENDS

The population of Garowe has been steadily growing, due to stability in the region. There are a large numbers of IDPs and returnees, who fled conflict in other parts of Somalia, as well as large number of Ethiopian and Yemeni refugees who settled in Garowe, pursuing employment opportunities and a better lifestyle.

Nugaal Region has a low urbanization rate. Rural areas are scarce, and as a result rural settlements are rare. The biggest percentage of the population maintains a nomadic life. However, Nugaal urban centres, and especially Garowe, have steadily grown in the past years.

The United Nations Population Fund (UNFPA) estimated in 2014 the urban population of Garowe District to be around 100,000.¹ Garowe city's Local Government suggests a slightly larger number, of up to 150,000 people. In comparison with data from UNDP 2005 the population has more than doubled in less than 10 years.²

It is important to note that winter and summer population differs since many people from coastal regions with hot summer temperatures and high humidity spend some months inland.

POPULATION ESTIMATION OF NUGAAL REGION 2014

Urban Population	138,929	35.4%
Male pop.	68,300	49.2%
Female pop.	70,629	50.8%
Households:	23,110	
Household size:	6.0 (national average: 6.4)	
Rural Population	31,047	7.9%
Male pop.	15,249	9.1%
Female pop.	15,798	50.9%
Households:	4,658	
Household size:	6.3 (national average: 5.8)	
Nomadic Population	213,227	54.3%
Male pop.	111,469	52.3%
Female pop.	101,758	47.7%
Households:	33,367	
Household size:	6.4 (national average: 6.5)	
IDP:	9,495	2.4%
Male pop.	4,653	49.0%
Female pop.	4,842	51.0%
Households:	1,800	
Household size:	5.3 (national average: 3.7)	
Total:	392,697	

POPULATION ESTIMATION OF GAROWE DISTRICT 2014 - 2005

Urban Population	99,581	40.3%
	38,994	
Rural&Nomadic Population	137,626	55.8%
	39,328	
IDP:	9,495	3.8%
	n.a.	
Total:	246702	
	78,322	
Absolute growth:	168,380	
Growth 2005-2014:	155%	
Annual average urban growth 2005-2014:	10.98%	

URBAN GROWTH

Garowe city has been experiencing rapid urban growth since the collapse of the central government in 1991, taking advantage also of its status as a political and administrative capital.

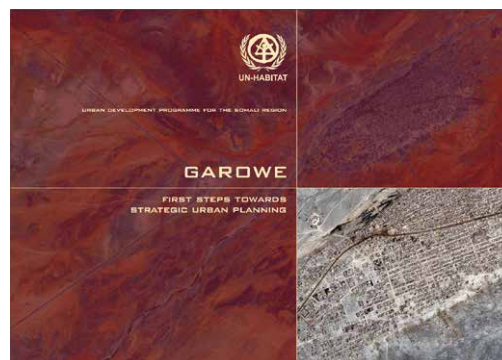
The population influx in the early 1990's and the return of IDPs returnees who fled conflict have led to continuous population growth in the district.

The city is known for its good hierarchy of roads and is characterized by a compact form, with an average density of roughly 80-100 people/ha.

In 2008 UN-Habitat supported the development of the first Spatial Strategic Plan of the city, within the framework of the "Urban Development Programme for the Somali Region". In a series of public consultation the city identified challenges, priorities and areas of intervention, and outlined a vision for the future of Garowe:

"A city with well developed social services, good environment and infrastructure, and successful business and industry."

Even with some modification, this plan was able to guide the growth of the city for the last nine years, and contributed to the creation of a compact city, accomodating new expansions in the vacant space of the consolidated urban fabric and allowing for a cost-efficient maintenance of the urban services and infrastructure. New demarcations have followed the existing grid south of the city and can provide an ordered structure for the city expansion.



Garowe: First Steps Towards Strategic Urban Planning

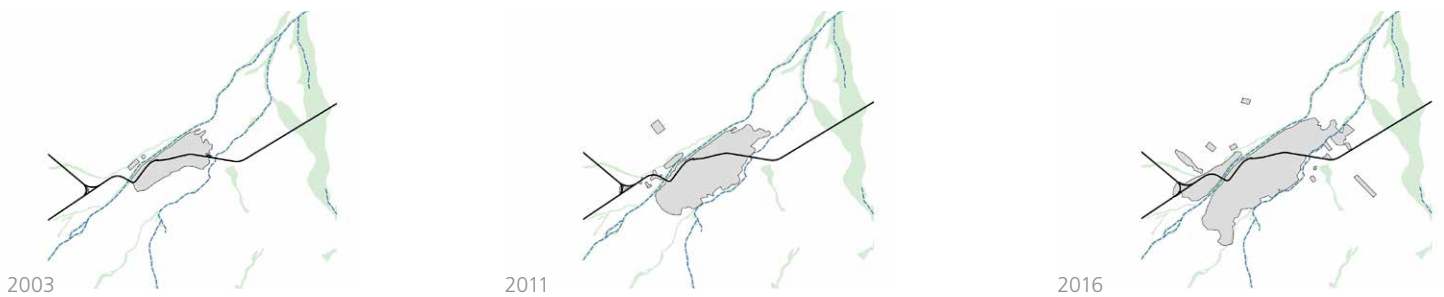
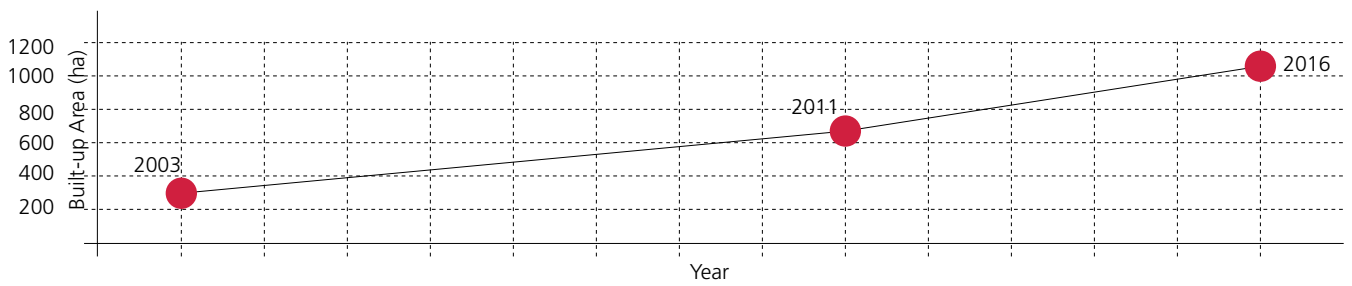
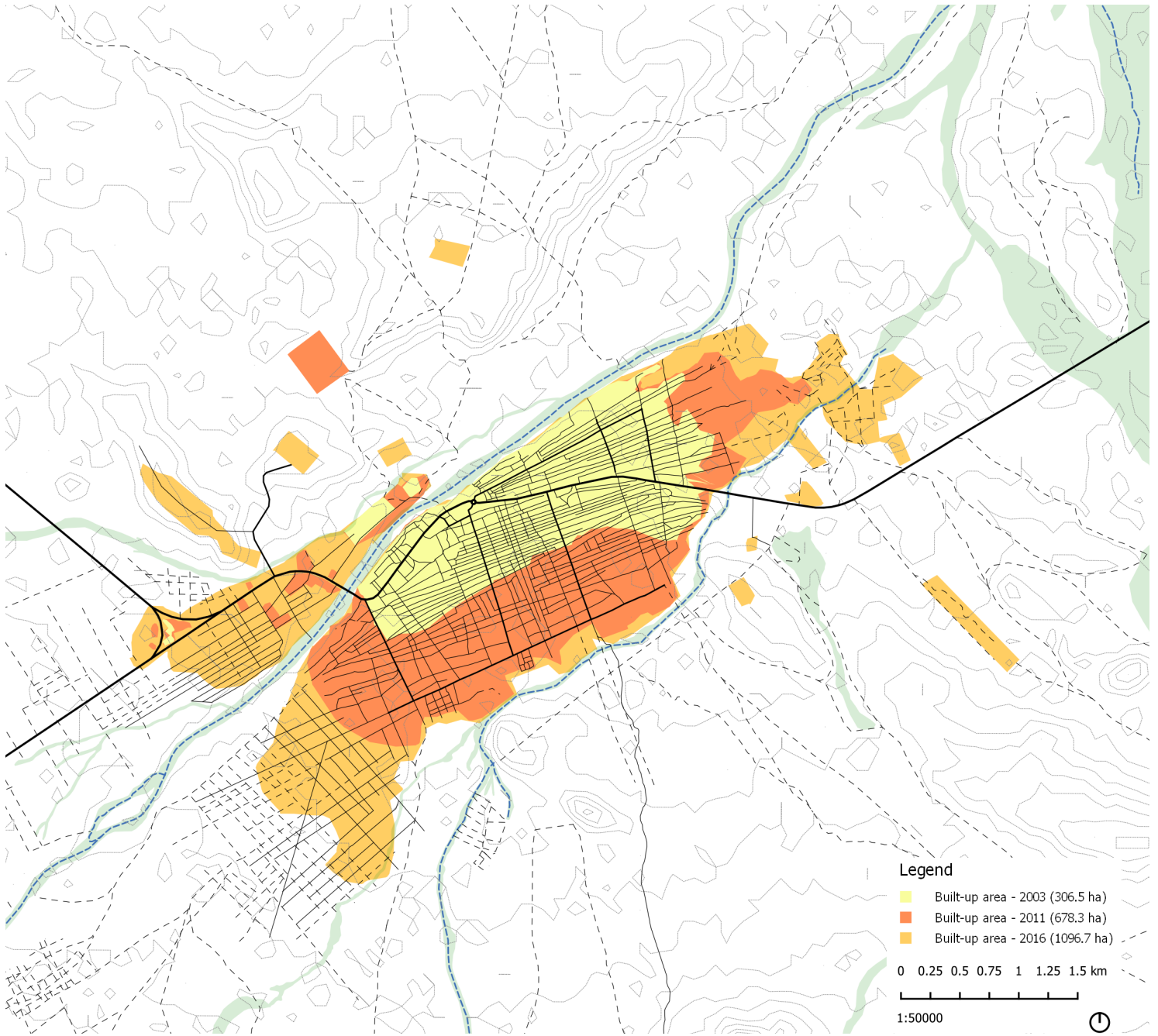
However, the city has already surpassed the extent of that plan, and construction have spread in direction which were not foreseen by the document.

The governmental zone, on the northern side of Togga Garowe, has grown in a more organic way, partially also for the orography which in that area presents a few hills.

Due to a lack of capacity, commitment and enforced regulations, the latest development has been more organic, especially the new governmental zone north of Togga Garowe, and the South-West new constructions in Halgan and Israac.

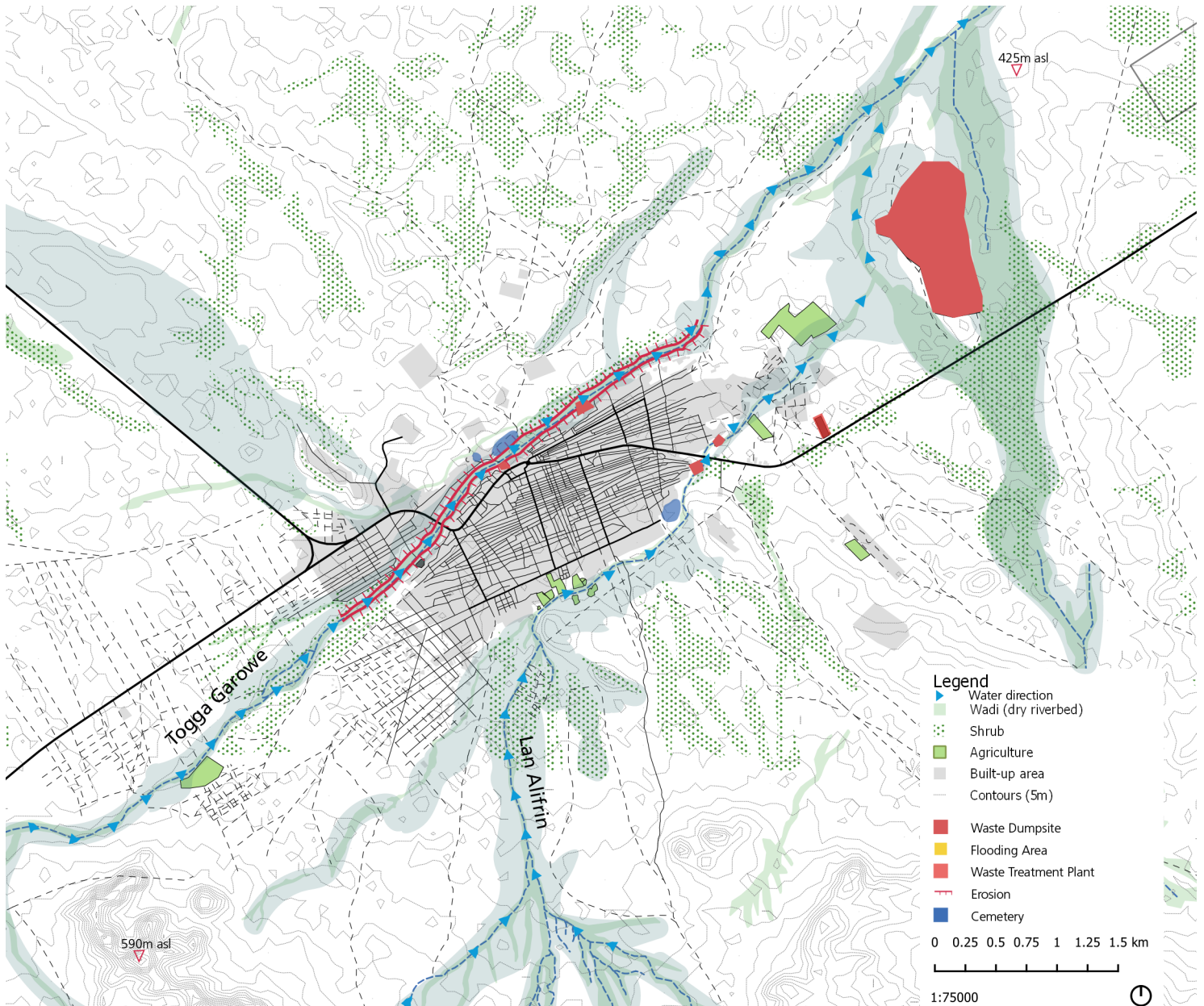
Urbanisation has also followed more informal patterns in the east of town, in the Wabari district, where most of the IDPs have settled.

Most of the land formally allocated by the government for the development of IDP settlement is located in the South-East part of the city, and still lack a proper connection with the urban fabric.



Garowe Urban Growth

4. LAND USE PATTERNS AND ENVIRONMENTAL CONSTRAINTS



Garowe Environmental Map

The climate of Garowe is arid. The highest rainfall received in Garowe town averages 51mm and occurs in May. Mean annual rainfall is estimated at 108mm. The city lies at an elevation of 450 m above sea level. Temperatures range from 14°C to 34°C.

Garowe city is located between two *wadis* -ephemeral riverbeds that contains water only during rainy seasons - *Deyr* (October to November) and *Gu* (April to June).

The Togga Garowe, to the north, is the larger river, and it is visible for some part of the year during rains. With steep, high banks it has traditionally constituted the limit of the urbanized area, but in the last five years development has progressed also on its northern side. The new area is connected to the rest of the town by only one bridge. It presents some topographical relieves, and many ministries have been clustered on the top of a hill.

The other dry riverbed, Lan Alifrin, forms the southern limit of the built-up area. The zone between the two *wadis* is relatively flat and construction has grown in time in a orderly manner.

The dry soil that characterizes the area, with poor absorption ability, cause the runoff of heavy rains to collect in gullies and streams and, as they join to form larger volumes, often form a fast flowing front of water and debris. Over the past decade, the steady development of the town especially around the Lan Alifirin stream have altered considerably the natural waterways, which are no longer draining storm water to traditional outlets.

Given this condition, and the continuous urbanisation that is undergoing in Garowe, the city faces a significant risk due to a number of environmental threats, which are summarized in the following page. The implementation of strategies to uphold resilience is essential.

Water scarcity and flood risk

Due to unregulated and uncontrolled pumping of groundwater there is a high risk for ground water table and regeneration of aquifer resources. More indepth studies are required to address this challenge.

Given the mostly unpaved roads and being the urban area mostly composed of large plots only partially build, Garowe has very limited impevious surfaces. However, urban development is reducing ground permeability and results in increased storm water runoff volume and peak discharge, which is evidenced by chronic flooding and degraded water quality.

As the runoff flows over the land or impervious surfaces (paved streets, parking lots, and building rooftops), it accumulates debris, chemicals, sediment or other pollutants that could adversely affect water quality if the runoff is discharged immediately or left untreated.

There is no proper drainage network plan other than the natural streams which conflict with the road infrastructure at some points. This results in directly flood related problems. at multiple locations

In addition to the direct flood related problems, a solid waste management system should go hand in hand with the sustainable operation and maintenance of drainage systems and their hydraulic structures to prevent any risk of blockages.

Agricultural land and soil contamination

The main vegetation in the Nugaal region consists of grasslands, shrubs, Acacia trees and native grasses. The valley is fertile and rich in local endemics as well as succulent flora.

There are hardly any farmlands in Garowe, and the few present are subject to seasonality. However some agricultural uses can be found along the southern riverbed, and a large agricultural area is present about 20km east of town.

Agricultural land should be viewed as an asset instead of a constraint limiting the urban growth. Its relevance lies upon its contribution to the local economy, and the long term food security of Garowe.

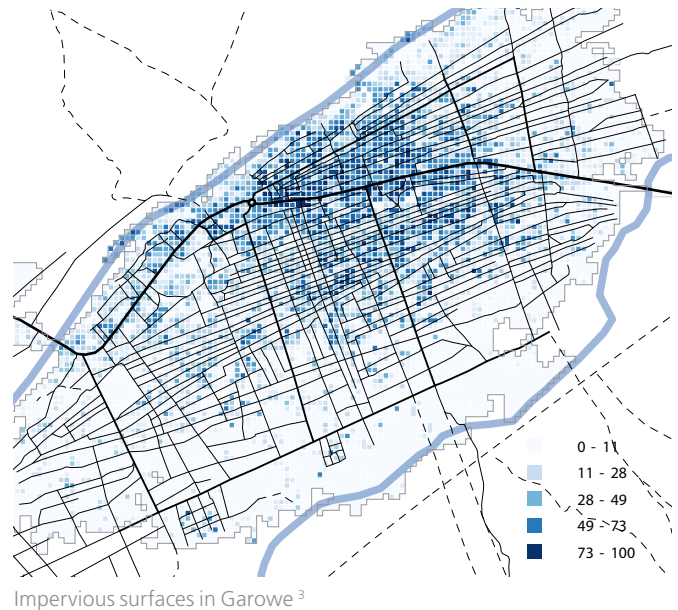
However, built up area is encroaching on fertile land, and waste collection points and landfill in close proximity to the riverbed and water resources are likely to contaminate this valuable resource.

Erosion

Fencing and vegetation clearing by overgrazing have a negative environmental impact which in turn affects the farming and grazing land as it causes soil erosion, deforestation, reduced rain fall, and droughts.

As a result, exposed and loosened soils can be washed downstream, resulting in gully formation and badlands.

Erosion of the Togga Garowe is becoming critical in many points and constitute a hazard for the structure along the riverbed banks which must be addressed urgently.

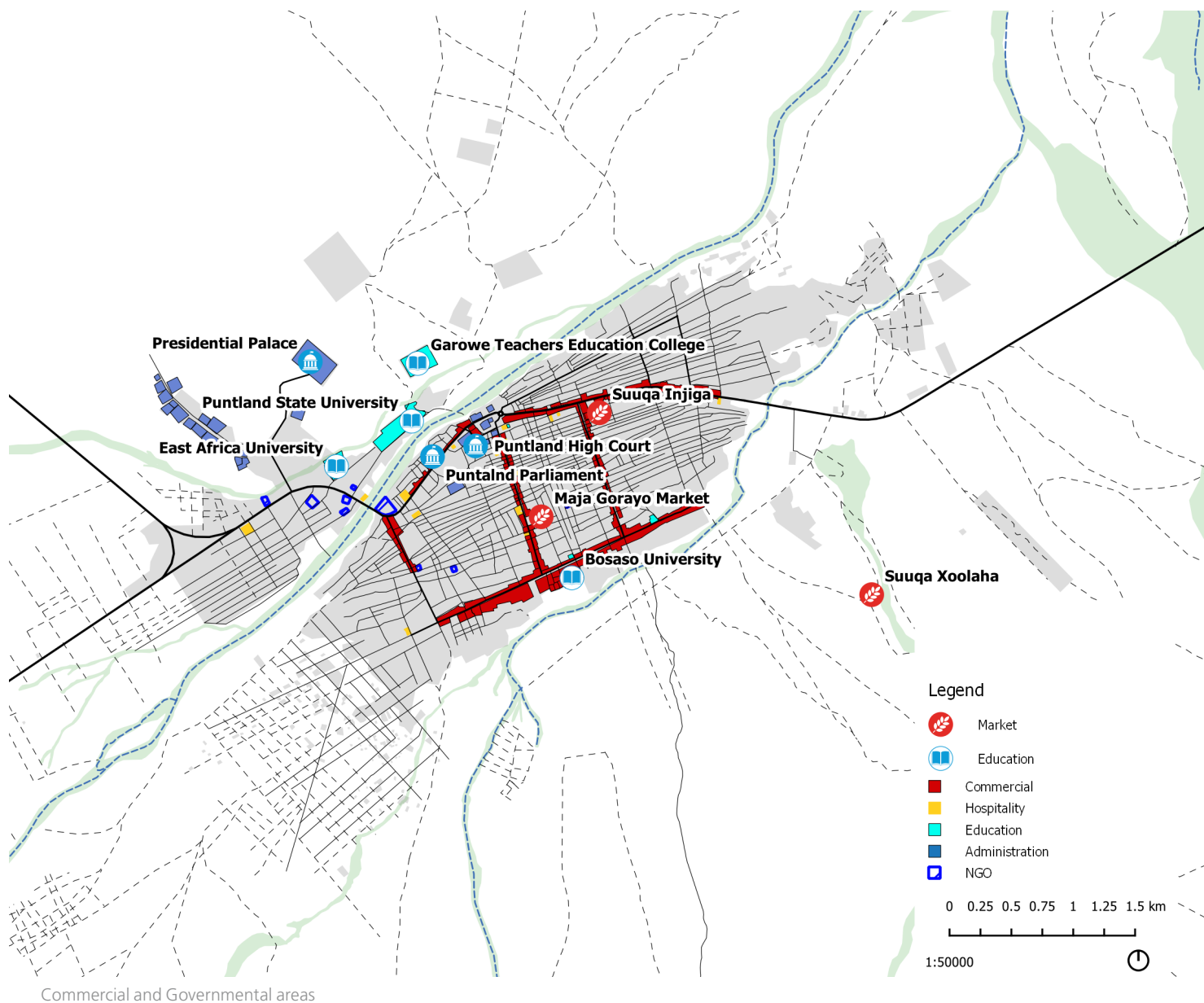


A flooded street after the first rains of Deyr in 2017



Erosion along the Togga Garowe with the remaining water after the rains of Gu in 2017

5. URBAN AND RURAL ECONOMY - DEVELOPMENT POTENTIAL



LOCAL LABOUR MARKET

Garowe town has shown positive levels of economic growth, with an average growth rate of 6% between 2012 and 2017, effectively making Garowe the fastest growing urban Centre in the Puntland region.⁴

Nonetheless, lack of business skills and access to capital are a huge challenge. Research shows that most start-up businesses cease to exist within their first four years of existence. This creates strange job creation and job destruction patterns.⁵

Education and research institutions still don't offer technical and management skills to enable youth to work out of unemployment, which stands at 39%. This creates an over supply of labor, which in turn affect wage levels.

The situation is worsened by the continued influx of IDPs from southern Somalia and the general poor economic state, combined with livestock workers moving to urban areas for the harsh climate combined with effects of global warming.⁶

KEY SECTORS

Government, international organisations and higher learning

Garowe city is the political seat of the State, and the centre of many Government and Non-Government Organisations (NGOs), as well as UN agencies. It host as well anumber of university and higher learning facilities (see later). This helps generate employment opportunities and more income for the district.

Livestock

Livestock trade and distribution remains the main economic activity, but currently there are no proper facilities for animal breeding and meat processing. The slaughterhouse constructed with the contribution of UN-Habitat in 2008 has never been operational and after years of neglect would need deep maintenance. Private investors are considering the construction of a new structure, and a big animal holding ground is planned next to the new airport.

Trading activities take place mainly in two markets. Suuqa Xoolaha, the older market, is located outside the town and is the main camel and cattle trading. A second market, Suuqa Injiga, is used for the sale of small ruminants. Its location in the centre of the city poses health and hygiene issues. There are other informal places of livestock trade, mostly for export of quality sheep and goats.⁷

Livestock export volume in Garowe town, as in whole Somalia, fluctuates mainly due two factors. On one hand, demand, drastically influenced by Saudi Arabia and Gulf States as the main importers. Demand usually spikes during Hajj and the holy month of Ramadan, when especially small animals are sacrificed as part of the traditional rituals.

At the same time, repeated import bans imposed by Arab countries on livestock originated from Somalia due to suspicion of Rift Valley fever (RVF) especially affect trade.⁸ The recent war in Yemen as also depressed commerce.⁹

On the other hand, seasonal fluctuations and climate change. Droughts in 2011–12 and in 2017 severely depleted herds, while rains in 2018 (though better than in recent years) have not yet enabled a rebound.

As the main activity in the region, any fluctuation can have severe socio-economic consequences. The combined effect of export bans (now lifted) and drought have drive many pastoralists off the land and into urban centers, contributing to Garowe growth.

Industry

Industry in Garowe is at an early stage of development, and it is mainly composed of recently established, small-scale, privately owned manufacturing and construction enterprises.

The Real Estate sector has been thriving due to investment by diaspora. This has resulted in land banking and speculation, that can be seen throughout the city; for example along the main highway and around the new international airport.

Many enterprises prefer to form partnership, which help pooling resources. Cooperatives form a sizeable 23% of all businesses in the district.¹⁰

Services and other sectors

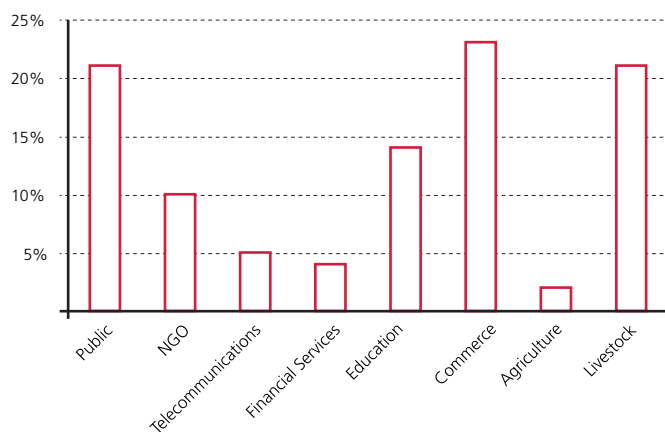
Private business, in particular telecommunications and financial services, has thrived, despite the economic situation in Garowe.

Hospitality is a sector in continuous expansion, with more than twenty hotels through out the city. Many new structures are under construction in the city, especially along the National Road and beside the administrative district, North-West of the City.

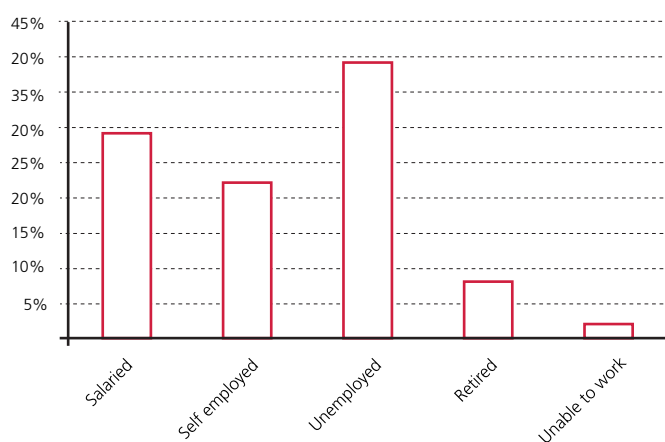
Other economic activities in the district include:

- Remittance from the Somalia diaspora
- Energy (import and distribution of petrol)
- Khat market
- Small scale enterprise services (welding, carpentry, vehicle repair etc.)

However, the informal sector remains the major driver of the Garowe's economy, employing over 69% of the district's residents.¹¹



Employment by Sector



Employment Status for Garowe Population

LED STRATEGIES

Within the framework of UN JPLG, ILO has supported Ministry of Interior (MoI) and local government of Garowe, among other, to build up a comprehensive view of Local Economic Development (LED) process.

Public-private dialogues on the state of the local economies were initiated, LED Strategies were developed, and institutional structures including LED forums were formulated and adopted. Partnerships with the private sector to support local initiatives were also established. This was guided by local economy assessment reports and other labour market information collected by ILO from the districts.

The implementation of LED projects in the districts has also shown a positive signal of creating and supporting business opportunities, employment and income generating activities at the local level.

6. BASIC URBAN SERVICES

SAFETY AND SECURITY

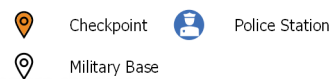
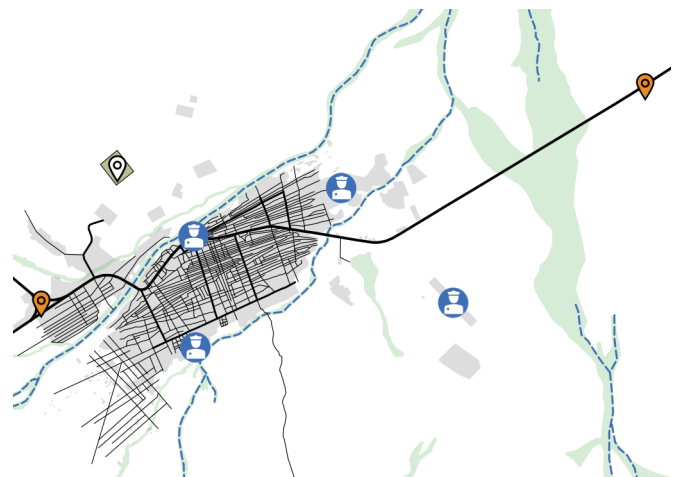
Garowe has a fairly stable security in comparison to other parts of the country. Being the administrative capital of the state and seat of many international organisations makes it a target of terrorism, and related incidents have shown a steady increase over the years.

The formal security apparatus, police and Ministry of Security, is considered sufficiently operational and regarded as legitimate.¹²

Maintaining peace, managing security, and restoring law are attributed to relevant government institutions, as well as the community. Religious and community leaders as well as the youth and community at large, engage in mediation and reconciliation talks when required. A large number of the municipality revenue is collected by the local police in order to reduce criminal activity.

Safety is a common concern.¹³ While the presence of police post and regular patrols have contributed to decrease crime and violence¹⁴, the perception is still low, especially among women. This is also caused by the built environment, where most streets have no illumination and no appropriate space for pedestrian.

There are no fire fighting station, which raises issues in case of fire, as highlighted by a serious incident involving a petrol station in January 2018.¹⁵



Waste disposal vehicle in the main landfill of Garowe

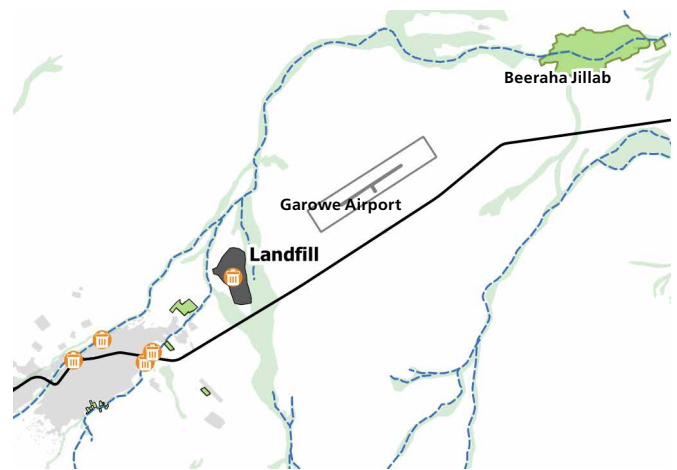
WASTE MANAGEMENT

For solid waste management, a private company has been contracted by the municipality. If we consider half a kg/capita/day, the amount of waste can be approximately 50-60 metric tonnes per day.

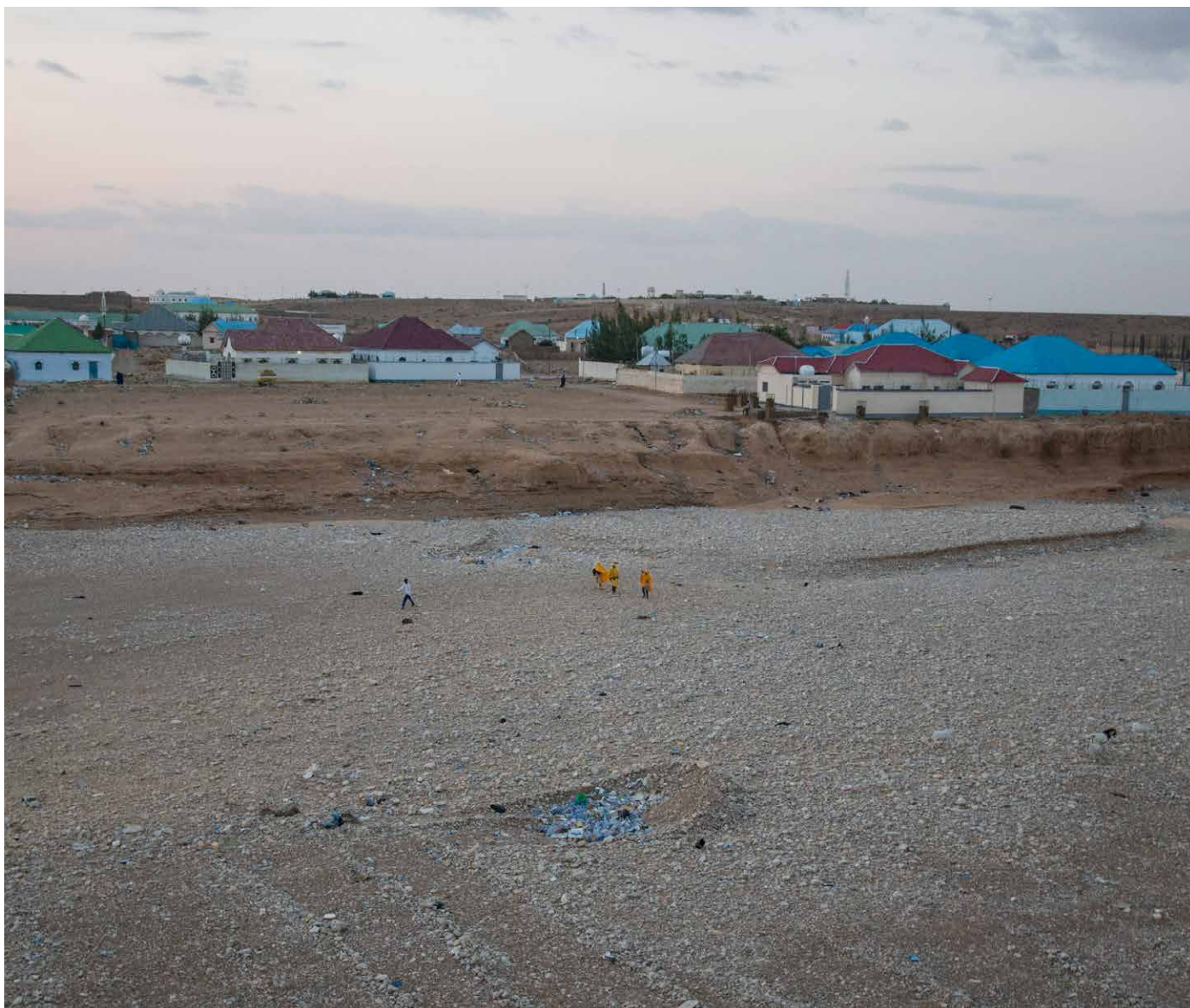
The few waste collection sites in Garowe are located in close proximity to the riverbeds, This could easily cause contamination in times when the seasonal rivers are full, affecting water resources and Beerab Jillab, the agricultural land located along the riverbeds.

The main landfill site is located north of the town along the National Road, approximately 4km from the new airport. The potential hazard that bird wildlife attracted by organic waste may cause to aircraft operation must be addressed in order to assess the suitability of this location.

Targeting key locations for waste collection and waste management facilities would have the potential to have a positive effect on the socio-economic conditions in addition to the environmental factors.



Location of waste collection points and landfill in relation to wadis and agricultural land



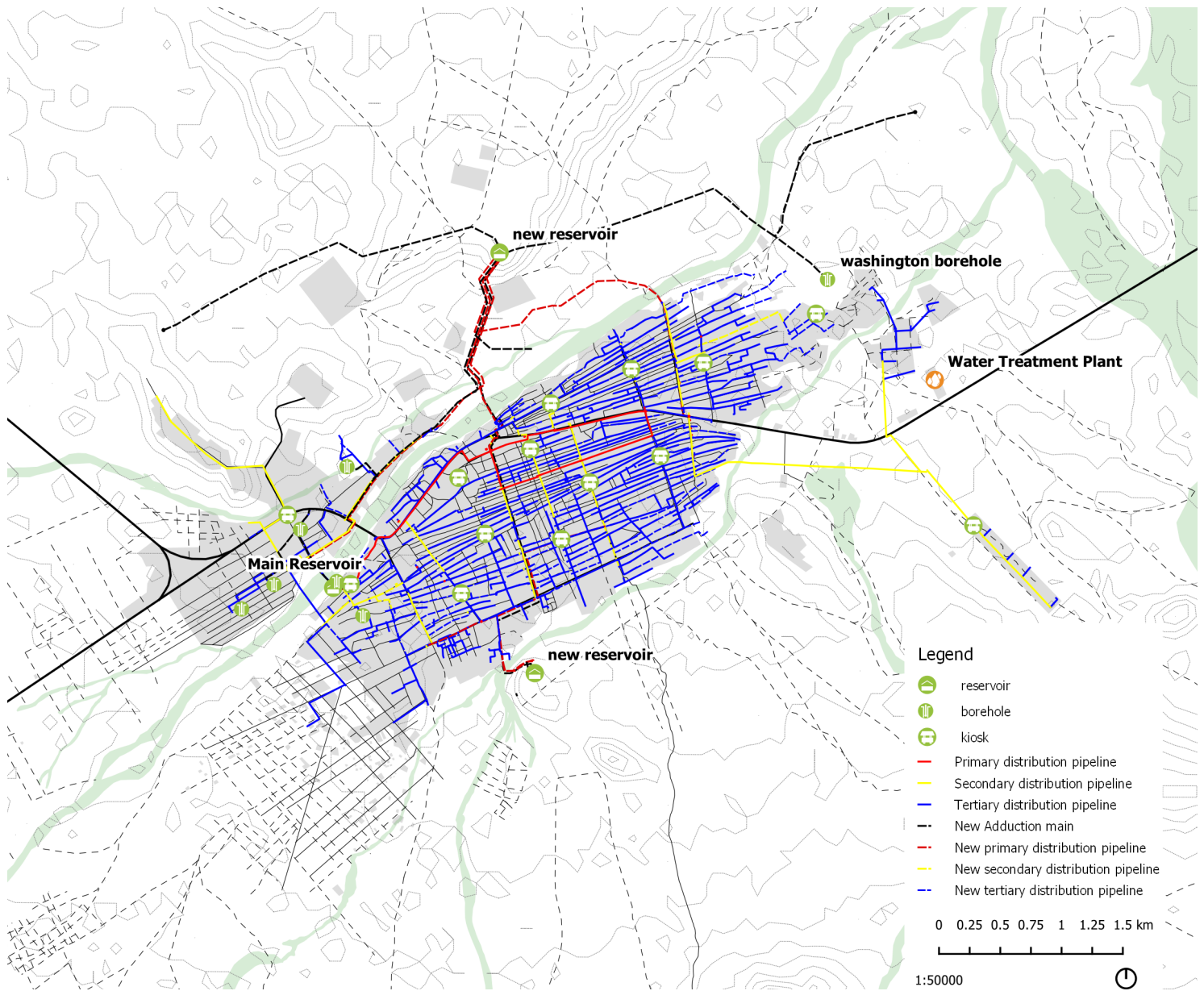
The riverbed of the Togga Garowe is used during dry season as an open space, a pedestrian connection, and a dumping site

ACCESS TO PUBLIC SPACE

The provision of public spaces in Garowe city is largely insufficient. Some existing public spaces are not used or well maintained. An improvement of accessibility will contribute to less pollution, congestion and encourage walk-ability and equivalent conditions for urban dwellers.

The issue of public space availability could be matched with the protection and enhancement of natural resources, matching environmental protection and naturalisation strategies of the town's wadis with the realisation of open spaces serving the city and its inhabitants. Many of such spaces are already used as "temporary recreational areas".

At the same time, many underused public property and their surroundings could be converted to serve other purposes. One example is the former presidential palace



Garowe Water Piping Network

WATER SUPPLY

Garowe does not receive much rainfall and hence benefits less from perennial surface water sources. Togga Garowe and Lan Alifirin seasonal streams receive water during the rainy season and this provides water for domestic use.

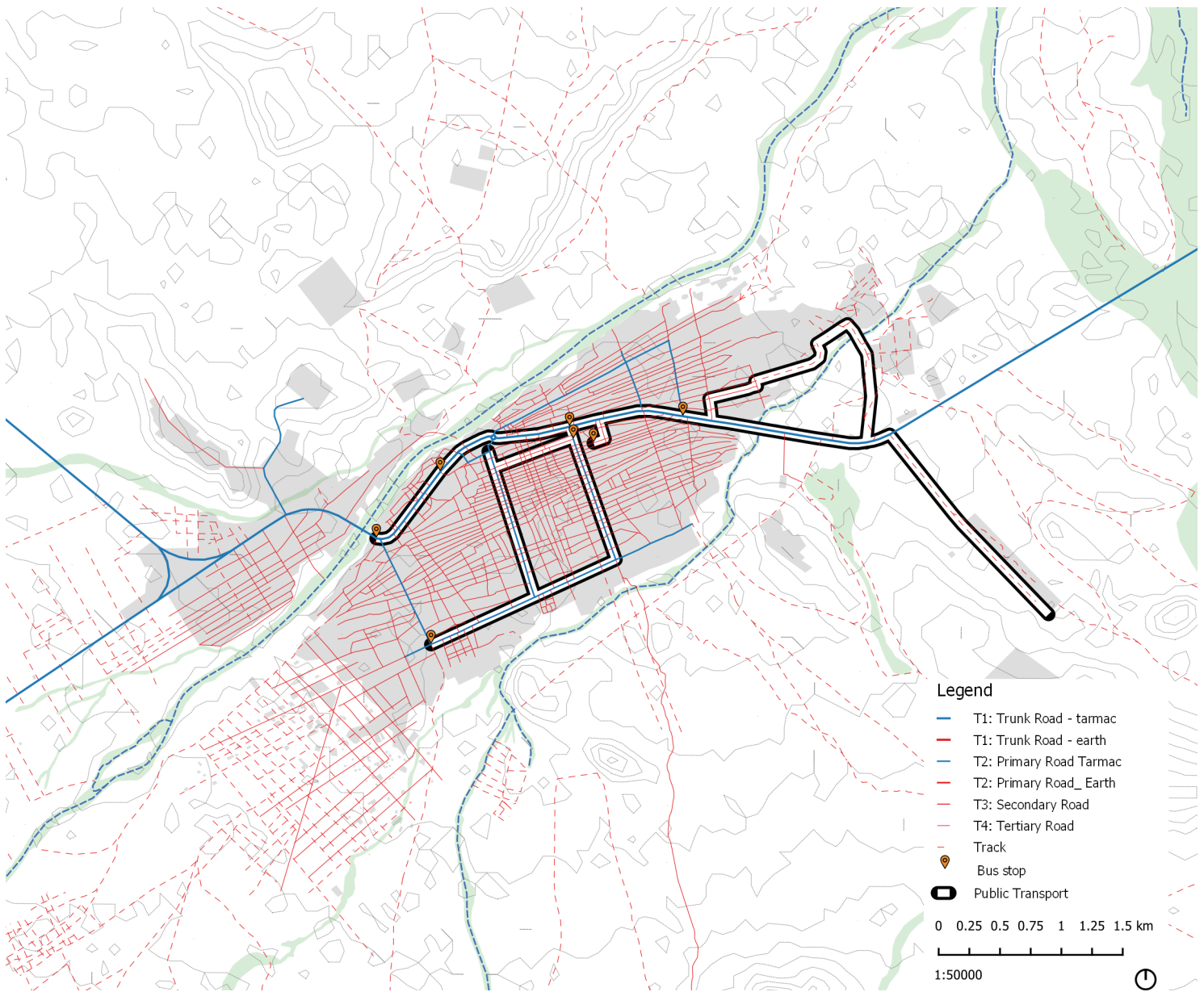
Puntland State Agency for Water (PSAWEN) is the lead agency for the sector. The town has a piped water system managed by Nugal Water Company (NUWACO) through a Public Private Partnership (PPP) model, extracting water from 5 boreholes in and around town. Pipes draw water from a reservoir of about 650 m³, and cover around 90% of the urbanized area, and there are number of kiosks scattered at different points of the town. Residents in the town also rely on hand dug shallow wells and berkads. However, water is generally saline and falls below WHO standards.¹⁶ Even though accurate measures on water production are difficult, given the lack of proper meters, current daily supply per capita is estimated at 11.9 L,¹⁷ about three meter lower than the minimum level considered in humanitarian relief.¹⁸

To balance this capacity deficit, PSAWEN and NUWACO have conducted hydrological studies to identify further areas for potential ground water extraction. Plans include also increasing the piping network to catch up with the

increasing build up area, the construction of three additional water reservoirs to increase supply of pressurized water, and a desalination plant. However, the high investment required is made problematic by low bill collection rates combined with high operating costs.¹⁹

SANITATION

There is no reliable sewage or biomedical management system in place so far. In this regards, it has been noted that an increased water supply for an increasing population imply mental and health impacts, for the additional wastewater generated. Toilets either discharge to a septic tank and absorption field or directly to the drainage network, allowing contamination of berkads, shallow wells and ground water, therefore a likely predisposing source of water related diseases.²⁰



Garowe Road Network

TRANSPORT AND TRANSPORT MANAGEMENT

Garowe is at the intersection of three main commercial, high traffic corridors: the 130km *Garowe-Laascaanood*, the 240km *Garowe-Galkayo* and the 410km *Garowe- Bossaso* (National Road). All of them are paved but, according to the Somalia Transport Sector Needs Assessment, only the latter is in fair condition however reaching the end of its design life. The Somalia Transport Sector Needs Assessment contains a detailed account of the road network condition and the strategic interventions needed. The poor state of the road hampers economic development as it affects transportation of goods to the markets- which reduces the districts' ability to maximize potential for economic growth.

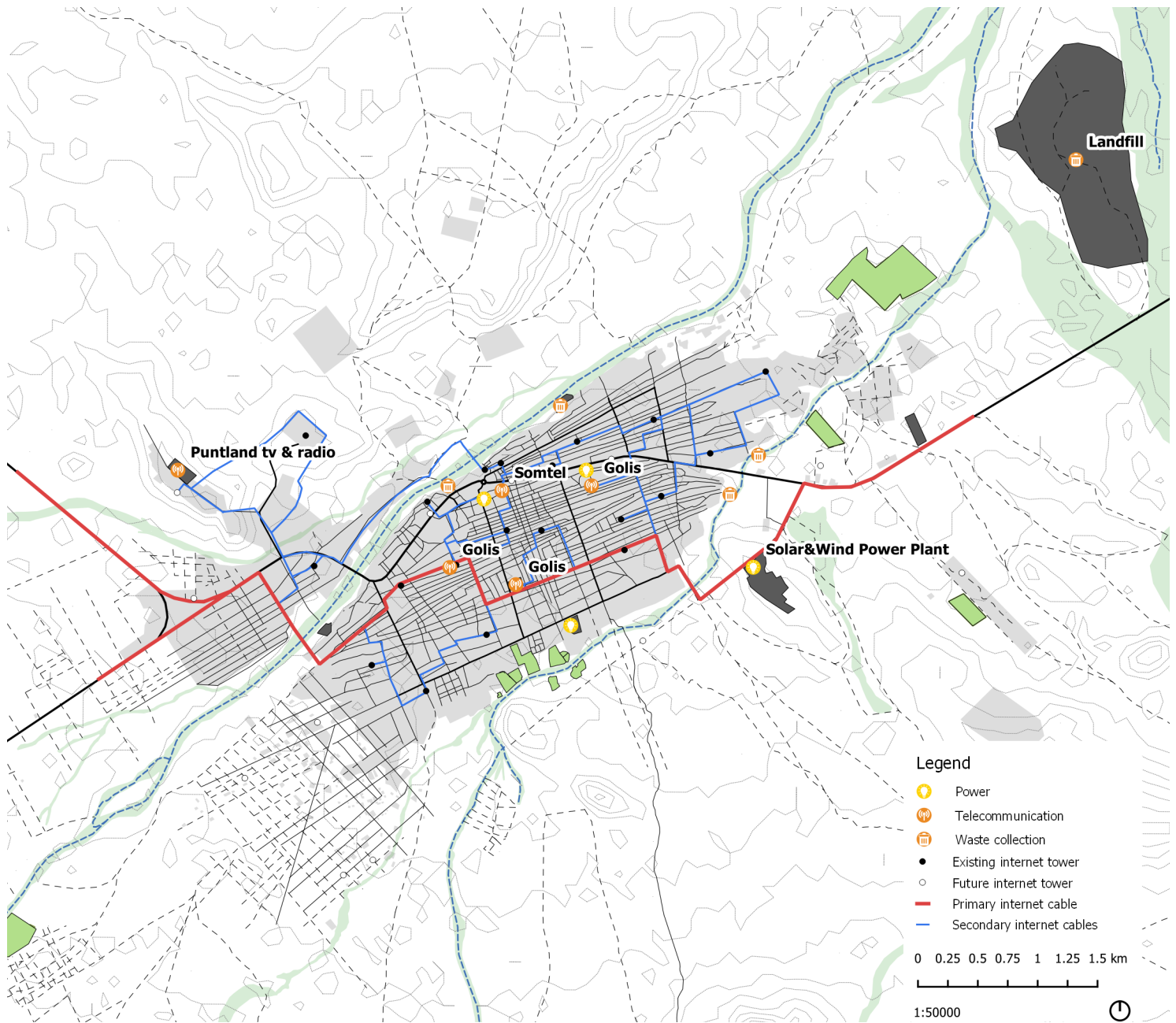
GIZ in collaboration with the Puntland High Authority (PHA) began rehabilitation works to the main Garowe-Galkayo road. In recent years, the UN-Habitat as well as ILO and other international organizations, have supported local road projects. Plans are also underway by the World Bank to construct 20km of tarmac roads as part of a Somalia Urban Investment Planning Project in an effort to enhance the economic development and urban mobility in the town.²¹

The National Road cuts the town into two sections. The growth of Garowe and its activities have transformed this

road from a mere transit route into the principal town road, where congestion affects the flow of both goods and people. Inside town there are only a few tarmac roads, but the overall structure is well planned and in good condition. There are no designated walkways, or parking spaces around businesses and as a result, vehicles share the streets with small vendors and pedestrians. In 2016, street lights were installed and have contributed to higher security and promotion of economic activities in the evening hours.

There is no government owned public transport system in Garowe. All the intra-city and inter-city transportation is privately owned. Taxis are available for people to use for transportation within the city.

A new airport, Garowe International Airport, situated about 12km from the city centre. It features a paved runway, terminal, air traffic control tower, and lighting. It is currently being completed along the corridor towards Bossaso, just north of the city, was officially opened by the President of Puntland in January 2018. This substitute the former Conoco airstrip, about 35km from Garowe, for many years the main aviation infrastructure of the capital.



Garowe Power and Telecommunications

POWER AND TELECOMMUNICATIONS

Garowe still relies mostly on imported diesel for its power production, making electricity very expensive by international standard, around 0.79 USD/kWh. Power supply is fair in the urban area, where around 11500 households (60% to 70% of the total) have access to electricity, and insufficient in rural areas.²²

In February 2016 National Electric Corporation of Somalia (NECSOM) launched a hybrid plant combining solar and wind energy and has since then been operational. The plant produces around 3.5 MW of energy, covering more than 25% of the city's energy need, providing the local population with clean energy and a more reliable system and helping it reduce their energy bill by 17%.²³

The town has a fairly good mobile phone service provision. Within the urban areas landlines and internet provision is fast growing. Companies in the private sector such as Golis Telecommunication Company is implementing high speed internet lines by fibre optic means via Djibouti.

There are many local radio stations broadcasting in Garowe and the surrounding areas, such as Radio Daljiir, Radio SBC, and Radio Garowe. The independent news website GaroweOnline.com is also based in town.

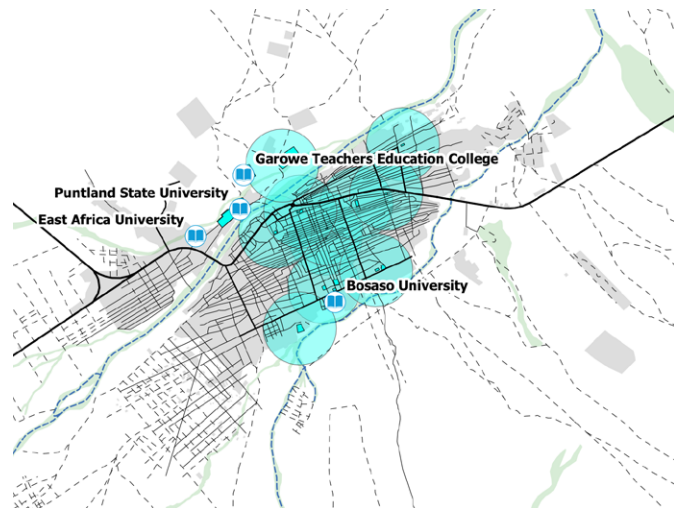
EDUCATION

Garowe has several academic institutions. According to the Puntland Ministry of Education, there are 37 primary schools in the Garowe District; eleven of them are located in the urban area.

There are 5 Secondary schools in the area including Alwaha, Gambol, Nawawi and Nugaal High school and Daawad secondary school.

Higher learning in the city includes Puntland State University's main campus, Bosaso university campus, East Africa University (EAU) and Garowe Teachers Education College (GTEC).

The image to the right shows the distribution of educational facilities highlighting the 500m catchment zone prescribed by Puntland's Urban Regulatory Framework (URF) for primary schools. The peripheral districts of Wadair 2, Halgan, Israaac and Wabari appear to be under-served. Considering demographic growth will most likely happen in these areas in the fore-coming years, an appropriate provision of educational facilities needs to be taken into account for these districts.

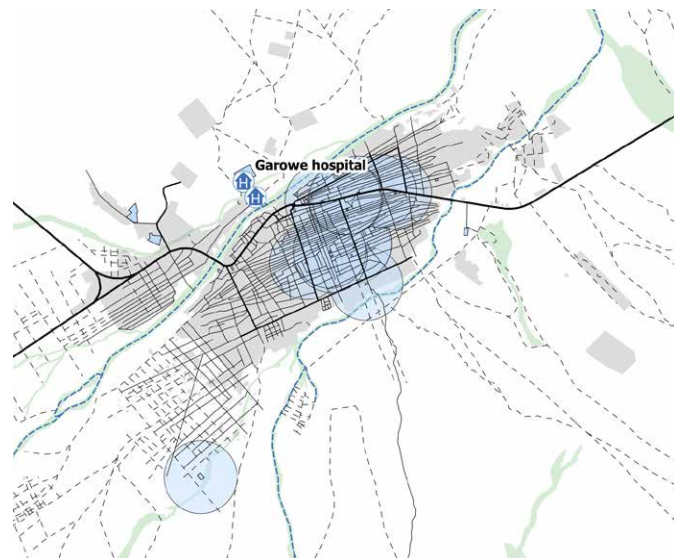


Educational facilities in Garowe, with 500m catchment area for primary schools

HEALTH

The condition of health services in Garowe city is insufficient. Most of the rural areas lack health services and rely on the urban centre, aggravating the load on the existing facilities. There are tangible efforts by the Ministry of Health and international NGOs in the health sector to improve primary and community care management systems, but still the WHO minimum standard for help care services (20 physicians per 100,000 people) is not met, and numerous clinics are forced to close.²⁴

Within Garowe town, too, there are under-served areas. The image to the right shows the distribution of educational facilities highlighting the 500m catchment zone prescribed by Puntland's URF for health post. Similar to education, while central areas are well covered, expansion areas are in need of intervention.



Health facilities in Garowe, with 500m catchment area for health posts

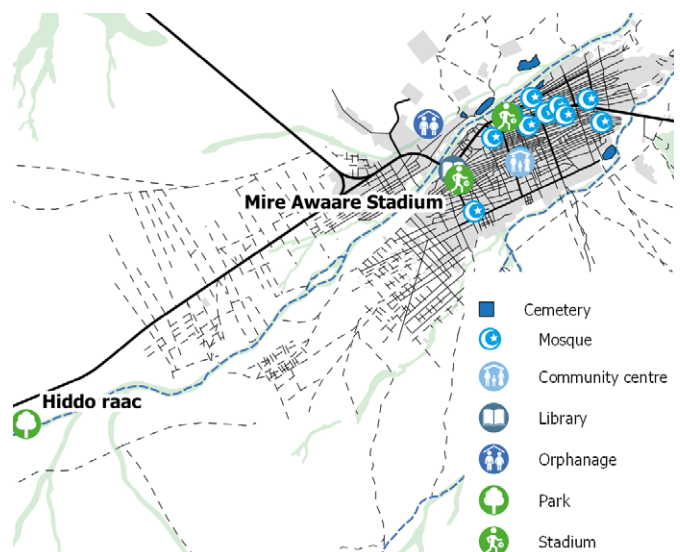
SOCIAL AND RELIGIOUS SERVICES

Mire Awaare Stadium hosts many national soccer games and athletics. Private sector started investing in sport by developing smaller playing grounds and fitness centers which can be operational in the evening and mostly used by adults.

Few community centers exist in the town. The town however suffers from a shortage of public recreation and community centers. For recreation purposes the residents occasionally go to a small park called "Hiddo raac" around 9 km west of the city.

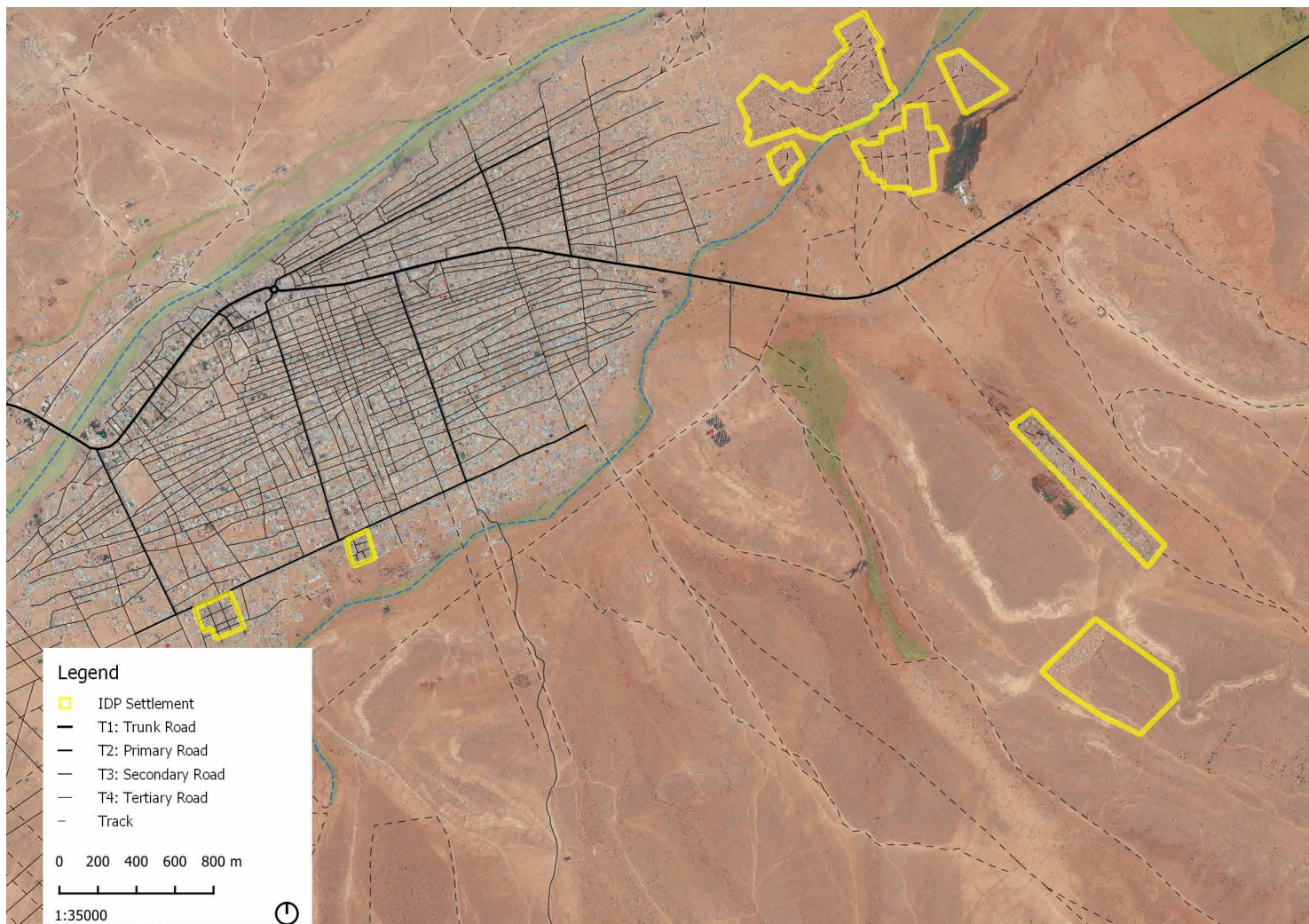
Garowe city has various mosques and religious centers that serve as both worshipping and religious studies centers. There are various madrasa and Quranic schools available in the town.

Cemeteries of the various sizes are located in five areas at the periphery of the town, but they are currently at capacity. New land will have to be allocated for this use in the immediate future.



Garowe Social and Religious Services

7. HOUSING, LAND AND PROPERTY RIGHTS



IDP Settlements in Garowe

Land is an important part of the Somali fabric, and has deep familial and social meaning. Because of this, the use, transfer and ownership of land have become a rather contentious issue. The institutional collapse resulting from the civil conflict has abolished local authorities' ability to implement and control land management processes.

Garowe increase in urbanization has made land a highly valuable and contested commodity. Land tenure in Garowe, and Puntland State in general, has become highly insecure. Land grabbing, lack of official documentation, displacement and returnees of diaspora have contributed to mismanagement and lack of tenure security.

Protecting Housing, Land and Property rights for the residents of Puntland is an important priority. With the great urban growth, the needs of the city must be balanced with an equally emphasized approach to strengthening institutions and enhancing their response to urbanization. The local administration must prioritize land administration, management and governance not only to simplify and promote the urban planning goals of the region, but also to enhance equality and protection for vulnerable groups. The most exposed to this situation are IDPs, that cannot possess a land.

Due to the rapid urbanization and weak institutional control over land matters, disputes and conflicts around land ownership and use are not uncommon in Garowe city. As such, one of the priorities of the local administration is to

promote the use of dispute resolution mechanisms. Dispute resolution of land in Somalia is not limited to the formal sector. Rather, people rely heavily on informal and customary methods of dispute resolution. While respecting the role of traditional legal mechanisms, strengthening the formal law will help create more options and opportunities for dispute resolution.

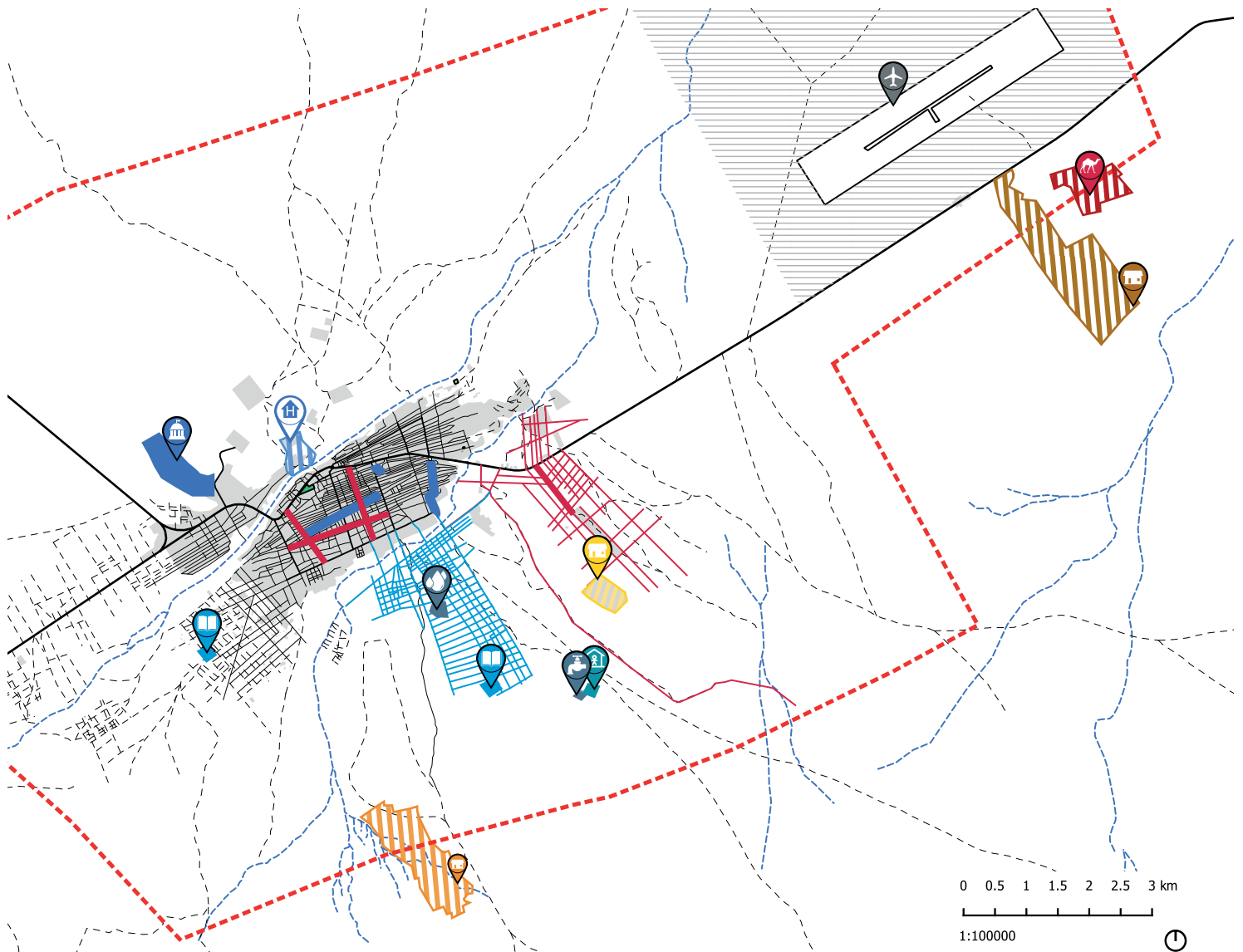
In light of this, Land Dispute Tribunals, an administrative body designed to settle urban land disputes at the district level are being established. Along with the drafting of the Urban Land Management Law (ULML), investing in the development of legal frameworks is essential to land reform efforts in Puntland. The establishment of formal justice institutions is an important aspect to attaining full protection of housing, land and property rights.

URBAN PROPERTIES

The municipality has started collecting property taxation in 2013 with the goal of using it to generate municipal revenue for public works and basic services. Although the system is far from efficient, property taxes have covered 14.96% of the total district revenue in 2016.

The number of properties registered for taxation has increased from 8100 to 9838 from 2013 to 2016. This also shows that the construction sector is expanding and private investment confidence is high, both for individuals and for real estate speculative development.

8. RECENT URBAN PROJECTS AND URBAN DEVELOPMENT CHALLENGES



Recently completed

-  Development of Governmental Quarter
-  Garowe International Airport
-  Water treatment plant
-  Water tank
-  250 permanent shelters by UNHCR and NRC
-  Orphanage
-  School

Ongoing and Planned

-  Priority area 1* - road alignment
-  Priority area 2* - road alignment
-  Garowe General Hospital rehabilitation and extension
-  Amal Bank reas estate development
-  Golis real estate development
-  Animal Holding Ground

World Bank Somali Urban Investment Planning Project

-  Road construction and rehabilitation

UN Joint Programme for Local Governance (JPLG)

-  Road construction and rehabilitation

* see p. 29

Based on the analysis presented above the following urban challenges can be summed up. Some of them call for instant measures in terms of a mandatory risk prevention plan. However, short, medium and long term priorities are equally important, as a well-managed growth guided by future-proof infrastructure investments contributes to sustainable urbanisation.

Puntland URF and ULML already provide a good framework for planning processes, but in the absence of development guidelines and implementation mechanism tailored for Garowe city, private developments are expected to contribute little to the public realm, for example on the provision of services for all residences.

SAFE WATER, SANITATION AND WASTE MANAGEMENT



Water supply is overstretched in most urban areas due to a growing urban population and increasing demand. As a result, people suffer from insufficient water supply and rely on aging and inadequate water sources to meet their needs. Uncontrolled and informal exploitation of the aquifer threatens sustainability, safety and access to water supplies in the city.

The lack of an adequate sewage system, the insufficient waste collection and the mislocation of the dumping sites further threatens water resources, health and hygiene within the population.



Beeraha Jillab, agricultural village north of town

CONNECTIVITY AND CONGESTION OF KEY ROADS



Currently, the *Garowe-Galkayo-Bossaso* corridor is the lifeline of Garowe. However, with only two lanes these roads have limited capacity and are likely to further congest as development of the city progresses further.

As hinterland linkages pass through the urban core, freight transport and local traffic are mutually constrained. To unlock the hinterland for urban expansion, and at the same time free the city centre from transportation movements, a concerted effort of infrastructure investment is required.

ECONOMIC DEVELOPMENT AND JOB CREATION



Unemployment is extremely high, due to limited job opportunities and a constantly growing population. Urban planning and development projects should give due consideration on promoting economic activities and sustaining livelihoods.

The livestock sector is in dire need of proper facilities for animal breeding and meat processing.

At the same time, areas along the Galkayo-Garowe-Bossaso Corridor should be preserved for industrial development, in connection with the airport.

ACCESS TO PUBLIC SPACE



The provision of public spaces in Garowe city is largely insufficient. Some existing public spaces are not used or well maintained. An improvement of accessibility will contribute to less pollution, congestion and encourage walk-ability and equivalent conditions for urban dwellers.

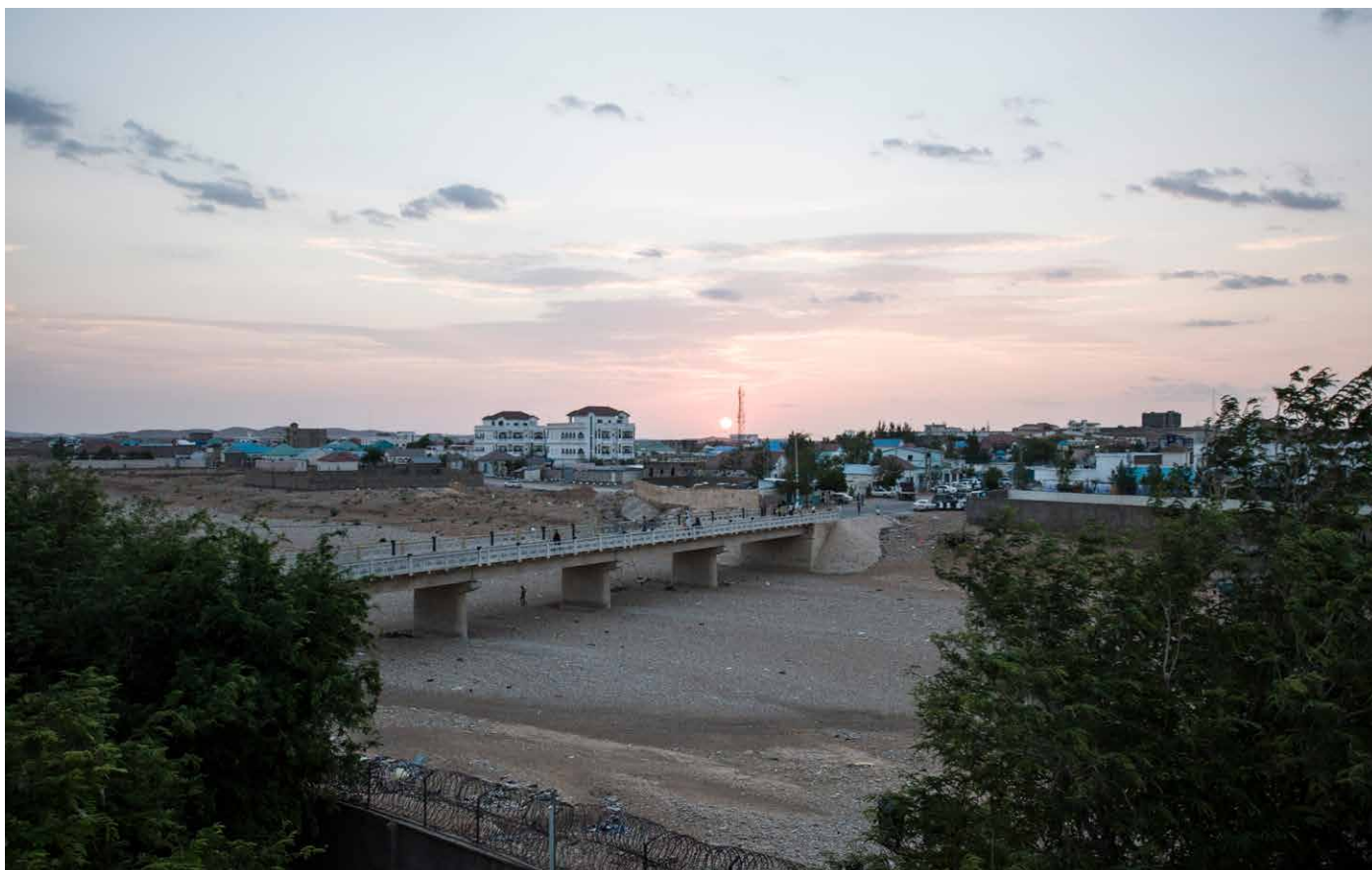
The issue of public space availability could be matched with the protection and enhancement of natural resources, matching environmental protection and naturalisation strategies of the town's wadis with the realisation of open spaces serving the city and its inhabitants.

ACCESS TO PUBLIC FACILITIES



The newly developed parts of Garowe city are deprived of public utilities, especially in the southern part of town, in Wabari, Halgan, and Israac. A provision of services in these emerging growing neighborhoods is essential so that they cover the needs of the residents. Public facilities should be easily accessible by all and inhabitants should not travel for long distances to reach them.

Urban planning and development projects should give due consideration to promoting easy access to health and educational facilities as part of the impoverishment reversal process.



Togga Garowe at sunset

VULNERABILITY TO CLIMATE CHANGE



Garowe city has few options for natural drainage of excess precipitation during rainy seasons. Due to the absence of a drainage network and the increasing urbanisation, flooding could affect more and more of those living in town, and have drastic consequences for the urban poor and IDPs.

Urbanization and economic activities also slowly reduce permeable soil and rural areas and cause removal of vegetation. This provokes erosion as well as maceration of the soil, posing additional environmental threats. Furthermore, reduction of green areas has a deep social and health impact.

Garowe and its hinterland also face severe environmental challenges, associated with poverty and vulnerability because of recurring drought and desertification.

Moreover climate change affects food security, especially in time of drought. Facilitation of trade is therefore of vital importance to increase food security.

A SEGREGATED IDP COMMUNITY



In recent times, IDP's have been relocated from various locations within the city to its periphery on the South-West of the city, in dedicated settlements supported by international aid.

While this is a significant improvement compared to improvised camps in inappropriate location, it could also exacerbate segregation and poverty. Priority should be given to programs that integrate IDPs with the existing city, for example through urban infill programs.

SAFETY AND SECURITY

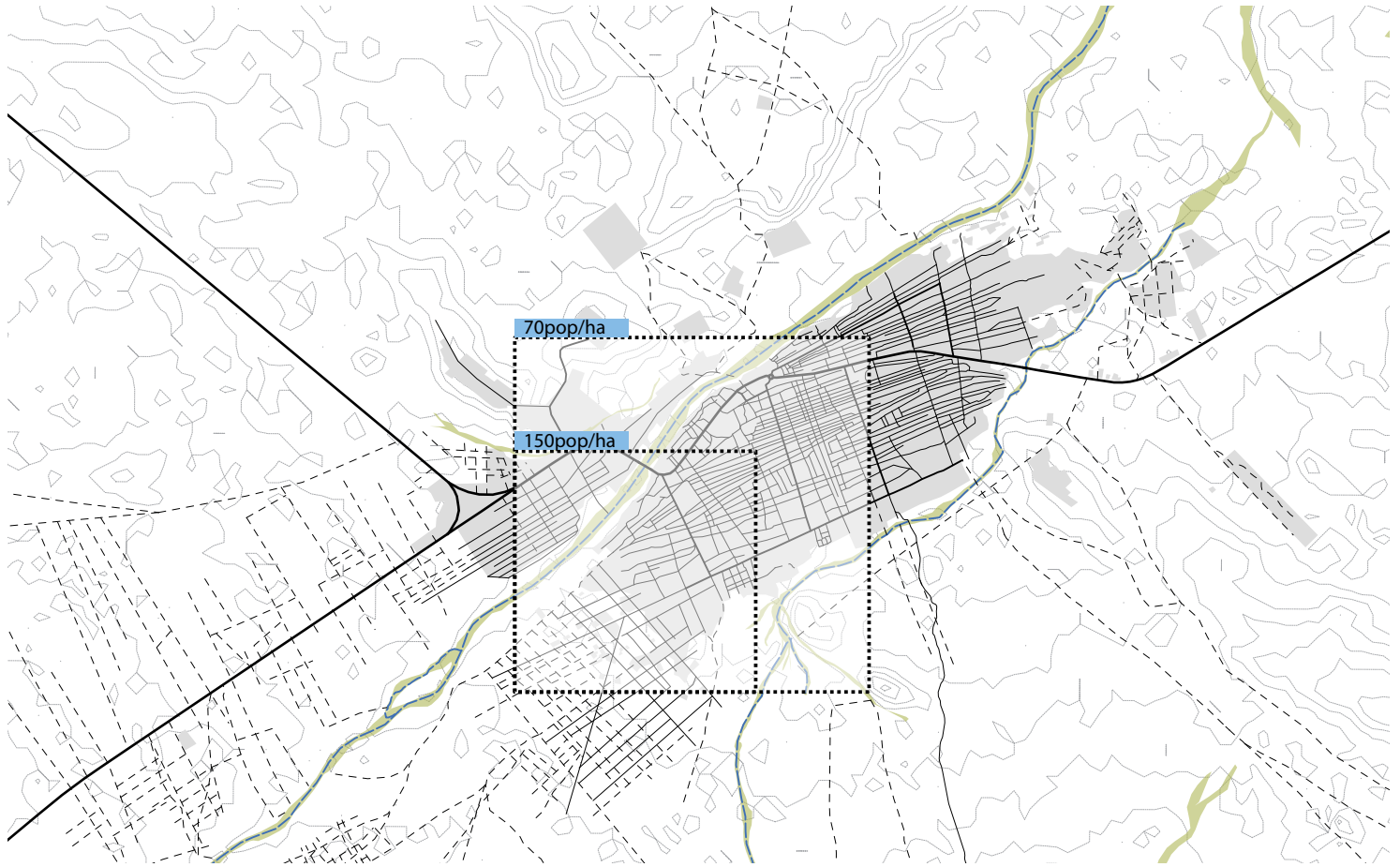


While concrete efforts are being made to improve the security situation in Garowe and in Puntland at large, little has been put into practice to improve safety within the city.

Infrastructure should be improved to facilitate pedestrian movement and avoid road accident and other crime at every hour, with a special look to women, children and people with disabilities.

At the same time, transport of dangerous goods in residential areas should be avoided. A fire brigade, with stations in each village, should also be put in place.

9. FINDING SOLUTIONS FOR TODAY AND THE FUTURE



10 YEARS URBAN GROWTH FORECAST

Although there are not accurate data, even taking into account the lower projection for the population (80,000 people) Garowe could have grown at an average annual growth of 10% between 2005 and 2014.

Population growth has been fueled by the recent natural disaster and the continuing insecurity in other areas of the Somalia region, but migration towards Garowe city is likely to continue, even if at a slower rate.

From 2005 to 2014, growth rate in Somalia averaged 5.6%. Garowe is expected to grow faster than the average rate in Somalia, hence a prediction of 6% growth could appear accurate although extremely high.

This growth rate would mean that at the UN-Habitat recommended density of 150 people/hectare an area equivalent to a square of about 3 x3 km will be occupied in the next ten years. If no regulations are put in place, current densities (70 people/hectare) are likely to continue, requiring an even larger land size.

PLANNING AHEAD

A larger population will not only mean a larger land demand, and a higher infrastructural requirement, but will also confirm Garowe as an urban centre of national strategic importance and a regional hub of service delivery.

It is important to think now about the range of social infrastructure that will likely be required to support that population but more importantly that role, which facilities and services are best located where, and at what scale. Job

creation and the development of labour market must be a major focus to provide livelihood opportunities to a growing population and an expanding city.

Puntland's Urban Regulatory Framework already provides guidance and standards for land requirements for different uses including public facilities, recreation, commercial and industrial areas. It should be used to assure a certain level of service delivery in every inhabited area, and an easy and equal access to public facilities and services. The Urban Land Management Law should also give better tools and capacities to administrate and plan the territory avoiding conflicts over land.

A further challenge is that the social infrastructure required and provided in future could well be quite different from what we understand about social infrastructure today. The ever-evolving Somali scenario could introduce additional challenges related to external factors unforeseeable now, in addition to the increasing risk of natural disaster and the long-lasting migration.

With the shift of international focus to other regions of Somalia there is also need to move towards an outcome-based approach for funding of social and technical infrastructure.

Given this, planning principles should avoid the imposition of a rigid, non-negotiable master plan. Instead, a strategic approach should be adopted, focusing on flexibility, multipurpose use, adaptability, accessibility for a wide range of groups and integration with activity centres and transport, while maintaining long-term political, stakeholder, and community commitment.

SOMALIA NATIONAL DEVELOPMENT PLAN AND PUNTLAND PRIORITIES

The Somali National Development Plan 2017-2019 indicates Puntland as of pivotal importance for the export of livestock, fisheries and serving as a transportation hub through the port and airport of Bossaso.

The plan summarizes the following priorities for the town of Garowe and its region:

Security

Economic Development

- Efficient, drought resilient livestock production with a modern export-based marketing system;
- Developing a value addition industry related to livestock (leather production);
- Renewable energy exploitation, both Solar and Wind.

Social and Human Development

Puntland will develop dedicated programs to improve the livelihood of all vulnerable groups, and it will design a youth employment scheme and sports program.

Access to quality education is among the major goals, as well as the delivery of public sector health services and access to quality essential health.

Infrastructure

The plan lists some major infrastructure projects relating directly to Garowe:

- Garowe - *Galkayo* Road rehabilitation;
- Garowe - *Lasanood* Road upgrading;
- Garowe - *Eyl* Road construction;
- Upgrading of urban roads in Garowe.

PUNTLAND DEVELOPMENT PLAN (2017-19)

The Revised Puntland Development Plan (2017-19) indicates Garowe as of critical importance to the whole State, for its resources, its strategic relevance for trade and its booming industrial activities.

The plan revolves around seven strategic State Thematic Priority Areas: Security, Governance, Finance Management, Social Services, Productive Sectors, Infrastructure, Natural Resources.

Being the Capital of the State Garowe is directly involved in most of the sector priorities. Some intervention that interest the town and its territory at a spatial level are:

Infrastructure

Infrastructure sector is the backbone of the Puntland Three year Development Plan. Main planned investments for the region of Garowe comprise:

- Increased and Improved water supply system;
- Renewable solar energy plants for schools and health centres;
- Regional roads rehabilitation;
- Garowe Airport construction;

Social Services

- Improved and enhanced through building of more schools at primary level Increasing access to and construction of primary health care/service;
- To improve better access to sustainable needs such as jobs, education and health for women.

Livelihood Sector

- Livestock quarantine centers;
- Watershed management.



DISTRICT DEVELOPMENT FRAMEWORK

The last District Development Framework for Garowe was developed in 2011 and updated in 2014. Being designed to cover a time span of five years, it will shortly come to its conclusion.

For Garowe town, the plan summarizes the following priorities - some already in course of implementation:

- Health and Education primary facilities construction;
- Provision of drainage and sewerage services;
- Strengthening the bypass road of Garowe town;
- Upgrading and redesigning of governmental offices;
- Internally Displaced People (IDPs) and refugees;

Currently, the new District Development Framework for Garowe city is under discussion. Therefore, all further discussions on the Garowe Strategic Urban Development Plan have to reflect on the district priorities as outlined in the new planning document.

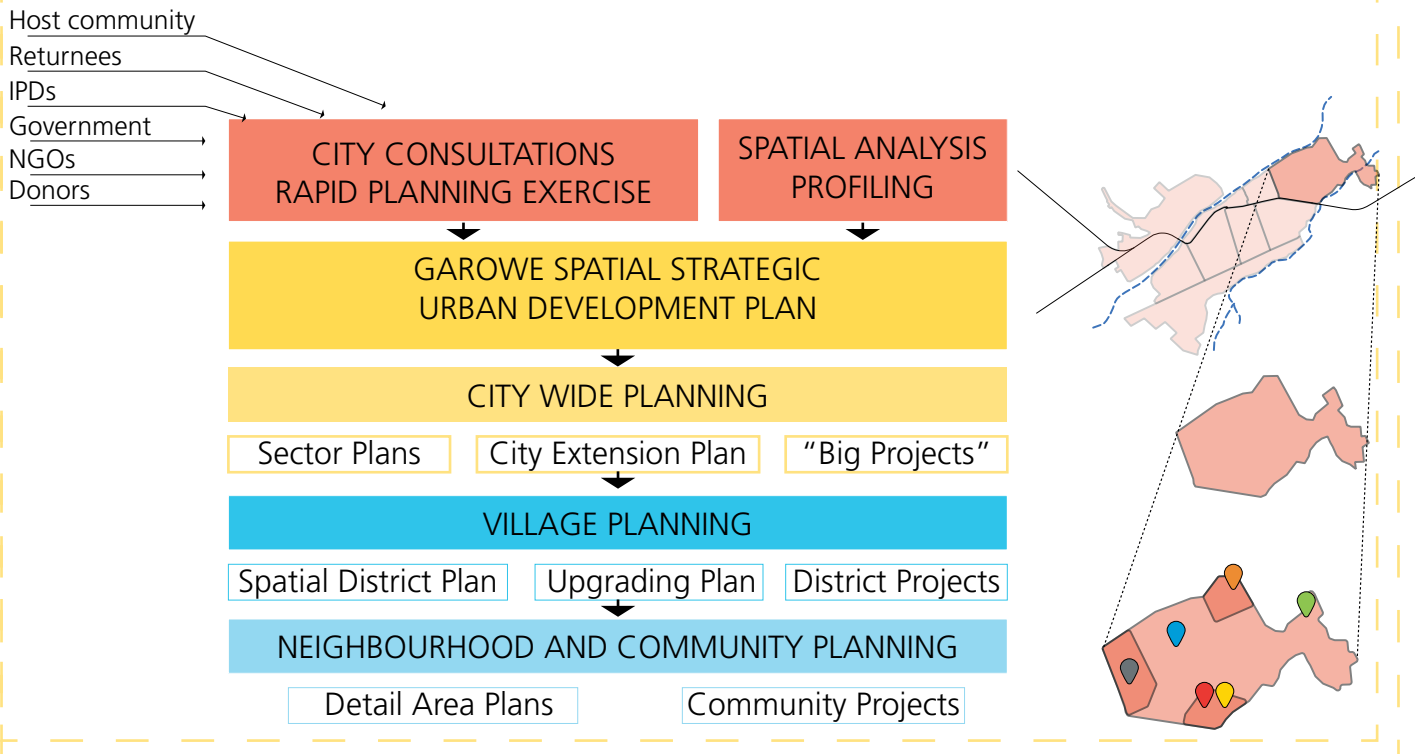
The current formulation of the National Development Plan (2017-2019) and the Puntland Development Plan (2017-19) offers good opportunities to link the Garowe Strategic Plan with their consultation and validation process as well as with the revision of the District Development Framework to facilitate the formulation of the plan document.

10. WAY FORWARD

NATIONAL AND STATE DEVELOPMENT PLANNING

Somalia NDP 2017-2019
Puntland Development Plan

DISTRICT DEVELOPMENT FRAMEWORK



In the steps towards a comprehensive Development Strategy various spatial concepts should be considered on how to respond to the urban development challenges.

However, consultative and legislative processes that enable a participatory management of urban space are usually lengthy. Spatial Strategic Planning comes instead as an alternative way to quickly and flexibly respond to critical issues that may determine the course of urban development. Residents, private investors and donors want to know how city leaders administer the city and what plans they have for Garowe city.

Whilst achieving a masterplan may be a long-term objective, one the key functions of any planning process is to bring people from various sectors and communities together, to jointly agree on what are the most important urban development project according to the citizens of Garowe.

A participatory process is instrumental to formulate a consensual agreement about the city's major developments, as well as its major infrastructural investments and the strategic transformative projects.

The **Garowe Strategic Urban Development Plan** is based on the preceding analysis and aligned with local priorities, national strategies and overarching planning documents, to

focus on what can be done realistically. At the same time, the plan shall give a long-term outlook for the next 10 years and more.

The participatory process will continue with the review of the **District Development Framework**, that will more accurately define investments and projects necessary to move the district and the city of Garowe towards its development vision.

The District Council and Administration will design (i) planning (ii) budgeting (iii) financial management (iv) implementation, and (v) monitoring and evaluation tools for a thorough resource forecasting and budgeting, drawing up an annual WorkPlan and Budget and laying the groundwork for the effective implementation of projects.

The Spatial Strategic Plan will give orientation and advice for more detailed urban plans to come in the future. This will comprise sector plans such as **Drainage Plan, Traffic and Transport Plan**, and detailed **Area Plans** for the urban core area with the 9 districts and the emerging new settlements and extension areas.

11. GAROWE CITY CONSULTATIONS 2017

The diagnosis and analyzes above were presented and discussed at the The Garowe City Consultation took place between the 26th and the 28th September 2017.

Citizens, government officials, elders, religious leaders, representatives of NGOs and donors came together to discuss planning ideas, develop a common understanding on critical urban issues and problems in Garowe and its villages and elaborate a way forward to find solutions and prepare for decision-making by authorities or communities.

After two days of focal group discussions on many issues, the sessions was dedicated to the presentation and discussion of the Draft Spatial Strategic Plan as come out of the Rapid Planning Workshop.

The plenary identified the vision for the future of Garowe with the slogan: "A safe, healthy, green and well-governed State Capital that brings people together, centre of trade and social services "



the Garowe we need

A safe, healthy, green and well-governed State Capital that brings people together, centre of trade and social services

Caasimad nabad ah, Caafimaad wanaagsan, Cagaaran, Maamul wanaagsan kulminaysa dadkoo idil, Saldhigna u ah ganacsiga iyo arrimaha bulshada.



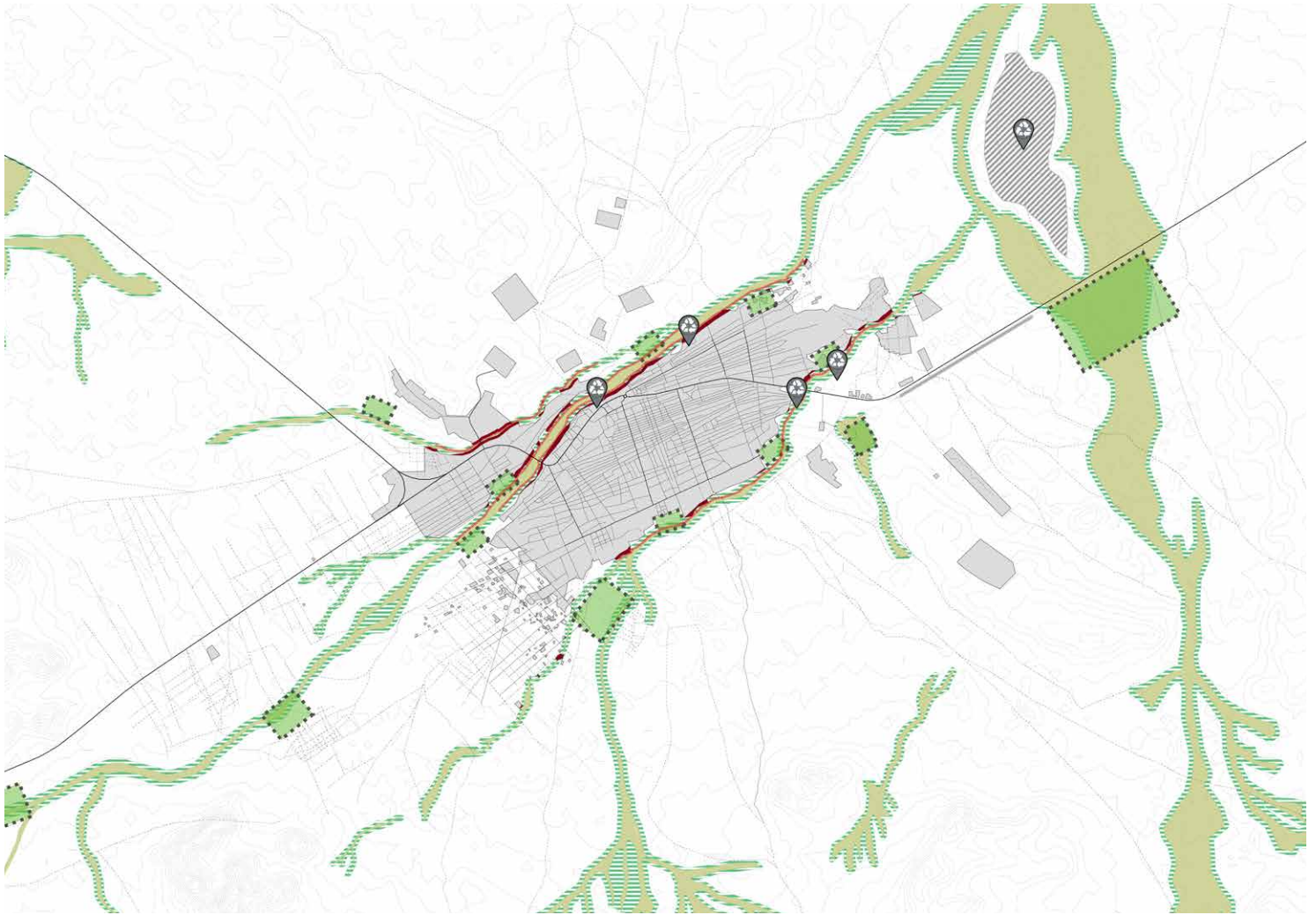
THE GAROWE STRATEGIC URBAN DEVELOPMENT PLAN

To reach this vision the plan highlight key intervention on the existing built up area as well as identify potential extension areas for the city with a clear phasing of priorities.

The strategic plan provides a vision of future development opportunities in the planning areas defined by the community. It provides guidance for city-wide planning to guide the development of urban plans for the next 20 years. The plan also aims to define areas designated for economic development, and protected and non-urbanizable zone.



12. GAROWE STRATEGIC URBAN DEVELOPMENT PLAN



ENVIRONMENTAL PROTECTION

Protected areas and multifunctional Public Space

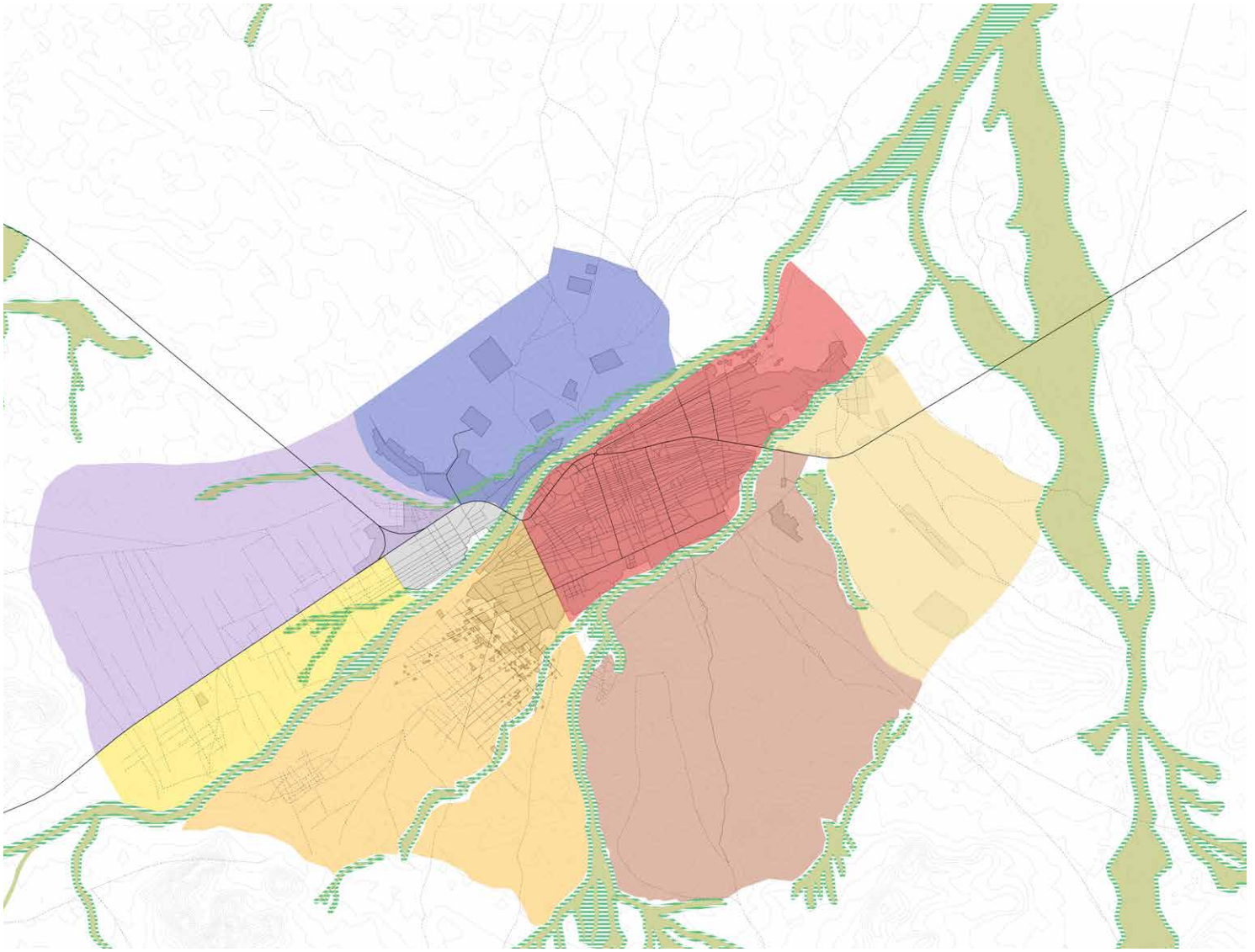
- Riverbed
- 50/30m River Buffer zone
- Erosion control mechanism
- Proposed public space

At the base of the plan, it was essential to clarify where urban development can take place, thus the precision of variety of boundaries is essential. The most important is the identification of a natural boundary in order to preserve the natural values of Garowe and protect the town against natural hazards.

The strategic plan proposes a buffer zone between the riverbeds and any future development. The buffer will reduce the impact and control urbanization and all activities that damage the banks of the wadi as well as protect and enhance the resilience of riverine areas exposed to erosion and environmental hazards.

The plan also introduces specific strategies for the sustainability and resilience of the wadis' zone. For example, ecosystem-based strategies that will reduce the impact of erosion like tree plantation. Development activities on these zones must be forbidden, and special measures such as embankment and other mechanism must be put in place to protect already existing building within the buffer zone.

Protected areas can be used for agricultural and recreational purposes and should be seen as mandatory enhancement to the urban development. They can also create greenbelt and network of public open space between different villages, compensating the lack of parks within the existing fabric and in the new extension areas.



EXTENSION AREAS

- Priority 1: IDP settlement upgrading and integration
- Priority 2: Extension area
- Priority 3: City upgrade
- Priority 4: Extension area
- Priority 5: Extension area

- Government zone
- Productive and Trade Zone

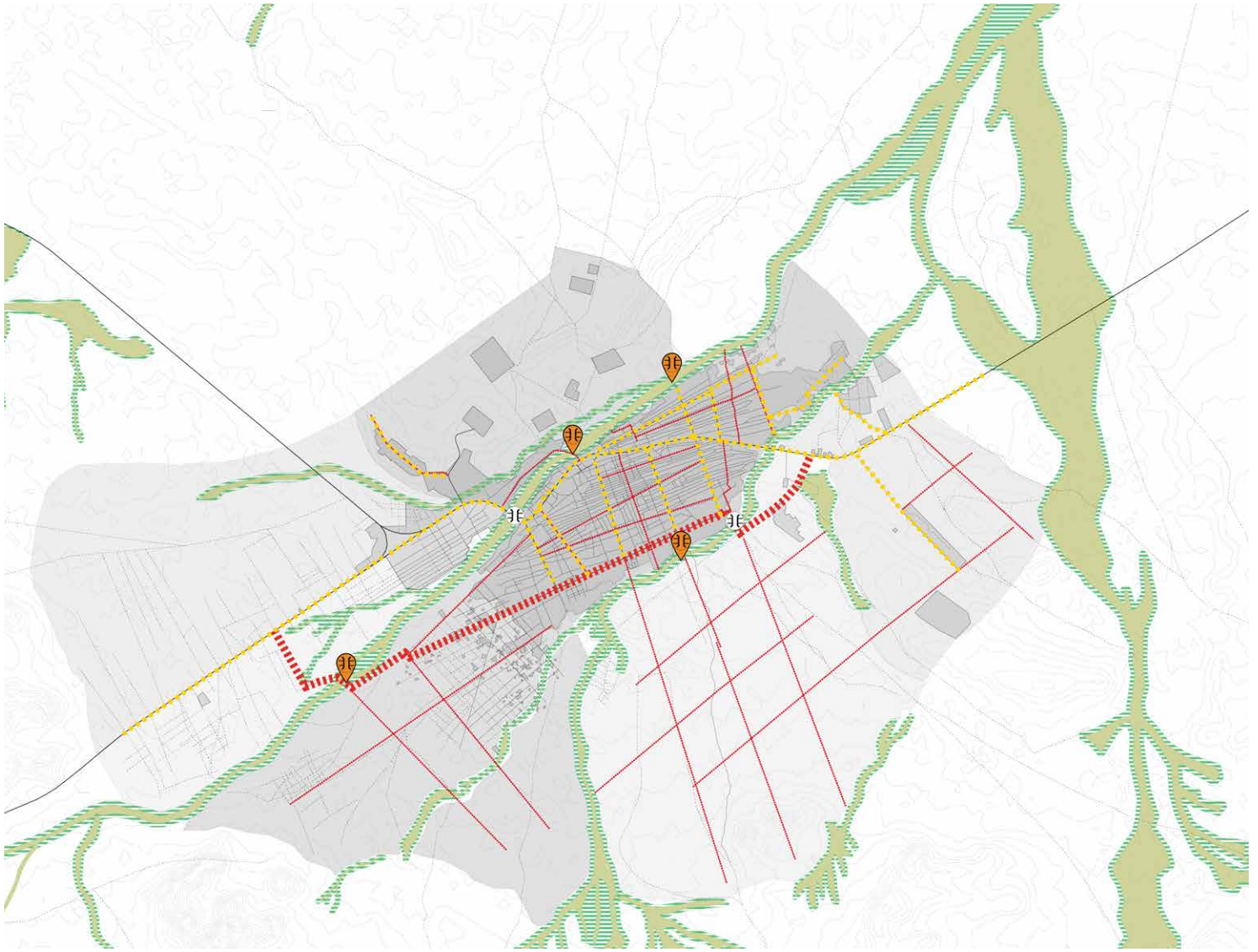
Potential zones of extensions were identified by workshop participants while considering environmental risk factors along with the connection to the current City.

Four areas, with different priorities, have been outlined for the extension of the city and the development of new residential zones with appropriate public services and businesses that respond to the growth of the region.

Rehabilitation of the existing urban fabric is one of the important factors of the plan. Existing areas are affected by the lack of a proper drainage and sanitation systems. The concentration of housing is important in the center, as well as in the northern and southern parts of the city. While some areas are already sufficiently dense, others still have potential for further densification.






Two special zones north of Togga Garowe were identified. These two areas have the potential to grow, in the near future, into important centers that boost the economy and yields more for the larger complex.

The **productive and trade zone** along the National road can be developed as an economic logistical potential and its proximity to two of the main transport corridors. The **government zone** will be consolidated as the centre of the political administration of the town and the State.



INFRASTRUCTURE PROJECT

An integrated road system based on hierarchy and logic

-  By-pass Road
-  Road rehabilitation
-  Road construction
-  Proposed bridge
-  Existing bridge

The plan will also be driven by infrastructure investments that will contribute to a more connected and compact city.

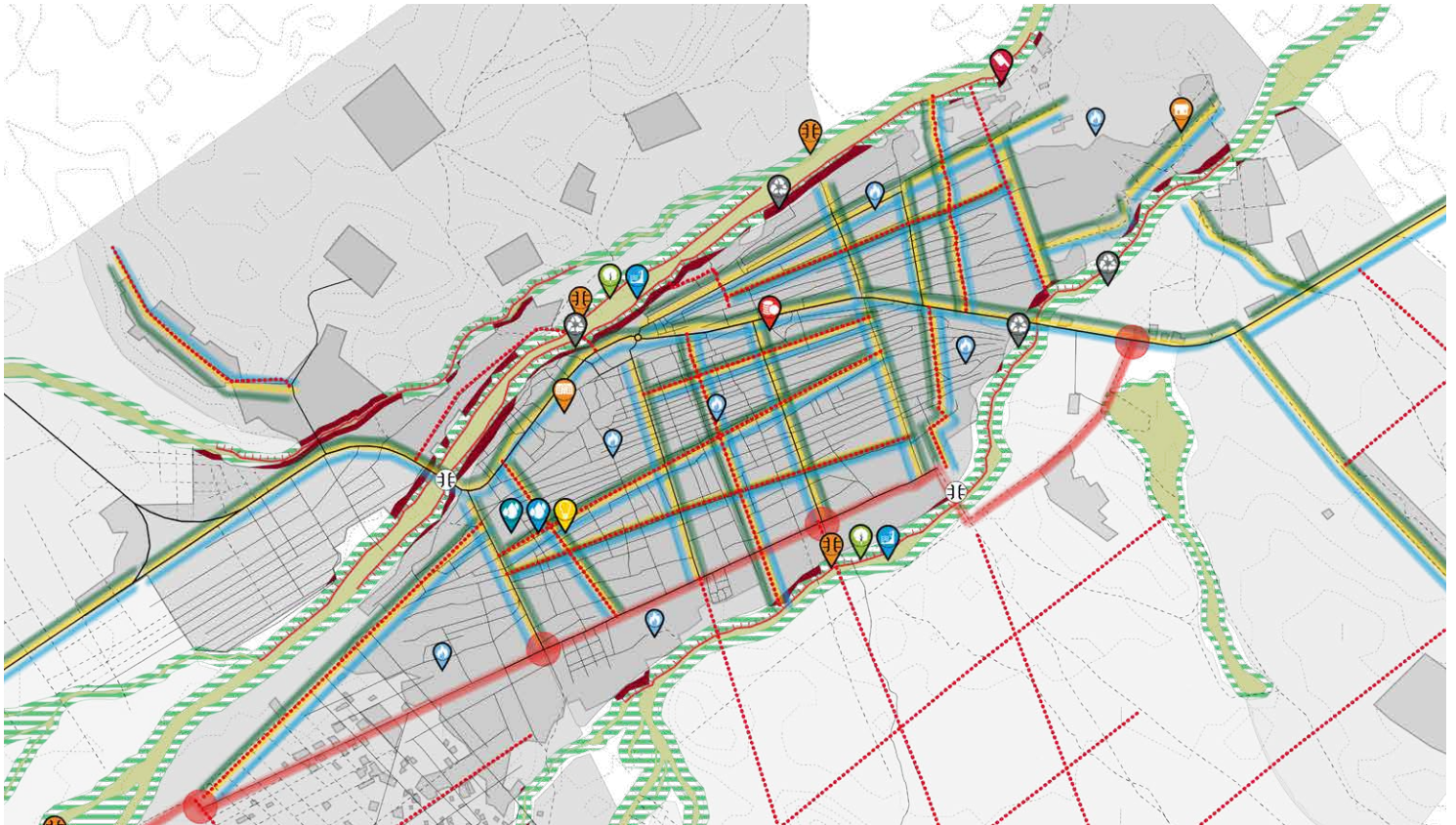
The completion of the by-pass road in the south, with its extension and the construction of a second bridge over the Togga Garowe, will ease the movement within the town.

The new planned streets and bridges will integrate the different parts of the city and serve as the structure for its development.

The road network has the potential to be upgraded, but this will require the elaboration of a proper transport plan which could also sew together the existing network with the planned extensions .

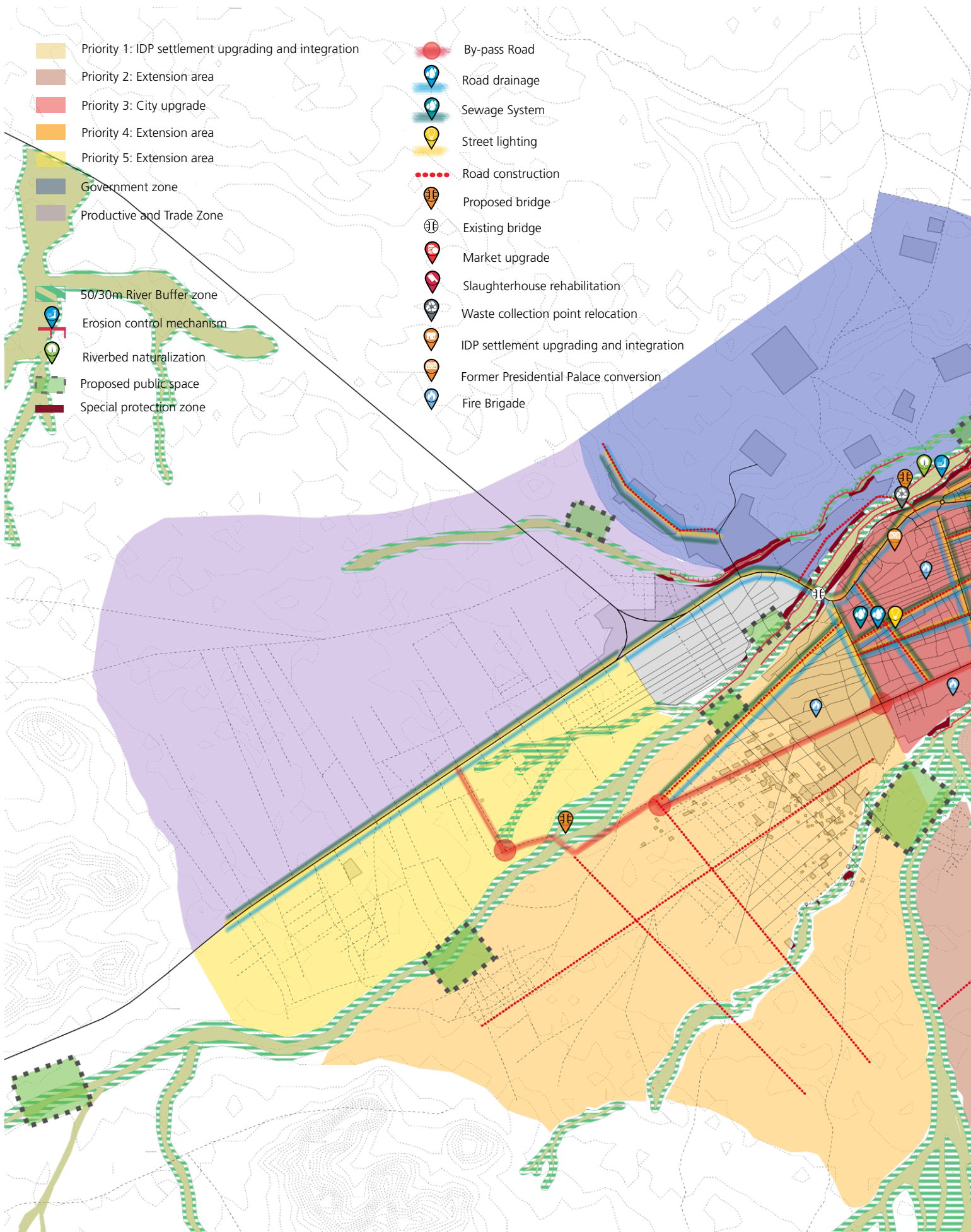
In most parts of the existing town road reserve is sufficient to accommodate pedestrian path, street lighting and drainage, but there is need to properly define alignments and property lines to prevent private building and spontaneous activities from enchoaching into the public space.

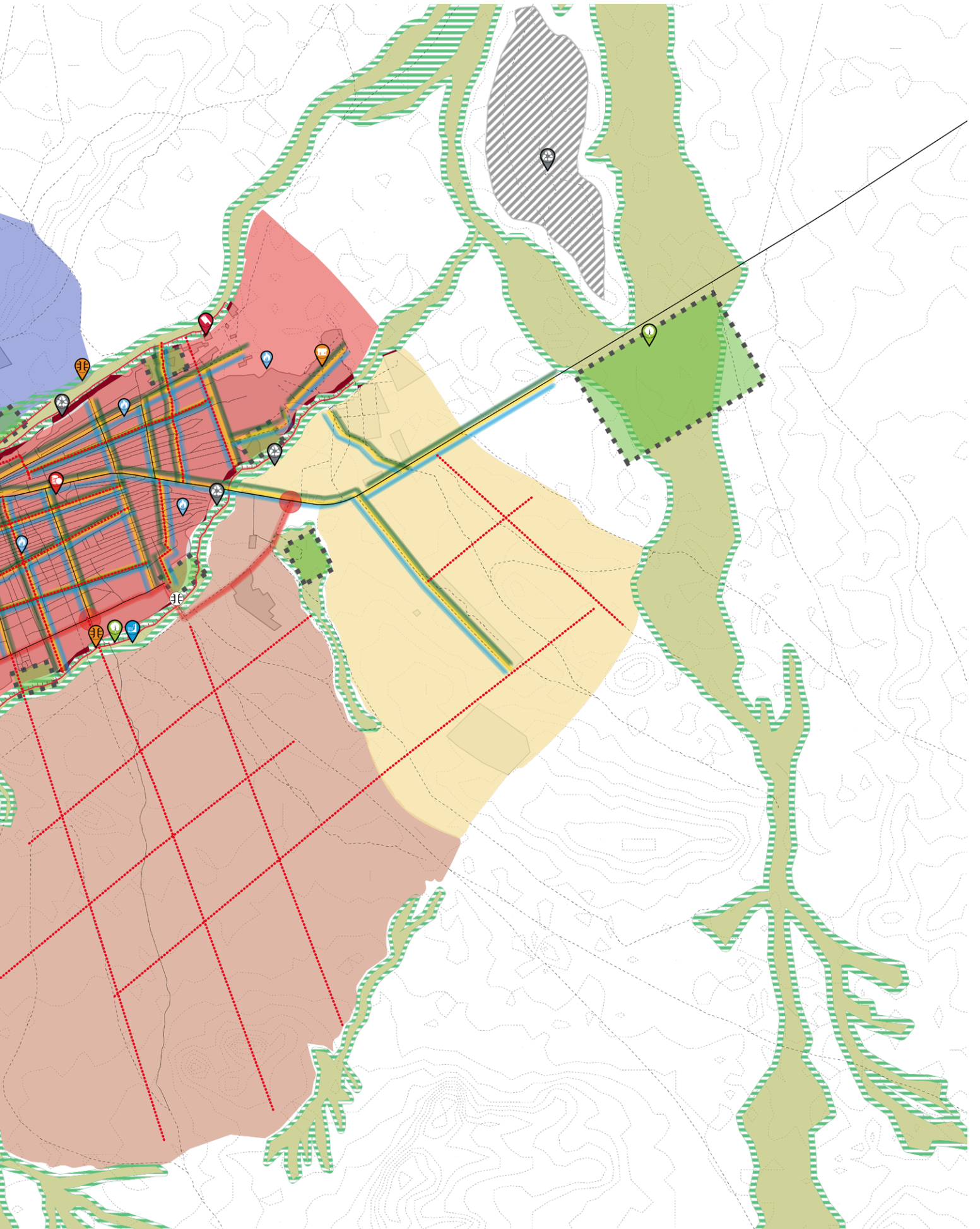
Planned city extension will require a clear ranking of the roads identifying city-level access routes, primary and local streets, as indicated by the URF.



CATALYTIC PROJECT

	Description	urban basic services	economic development and job creation	climate change & environmental protection	attractive capital city	Safe & Socially Inclusive City	Priority
	Erosion control mechanism - Flood-proofing of wadis through combination of grading, embankment and channelization	○	○	●	○	●	⊕⊕⊕⊕
	Riverbed naturalization - clearing of wadis from dumping and debris - planting of trees shrub and grasses	○	○	●	●	●	⊕⊕
	Special protection zone - areas within the riverine buffer area	○	○	●	○	●	⊕⊕⊕
	By-pass Road - completion of southern main road with uniform standards and width - introduction of "public nodes" at intersections, for services and facilities	●	●	○	●	○	⊕⊕
	Fire Brigade - Fire Station in each village	●	○	○	○	●	⊕⊕⊕⊕⊕
	Sewage System - Introduction of Sewage System in both the existing built-up area and in the new city extensions	●	○	○	●	○	⊕
	Road drainage - development of drainage plan - redesign of street sections to address storm water runoff	●	○	●	○	●	⊕⊕
	Street lighting - provision of (solar) street light along main roads and in the connection to IDP camps	●	○	○	●	●	⊕⊕⊕⊕
	Market upgrade - upgrading and redesign of the central market	○	●	○	●	○	⊕
	Slaughterhouse rehabilitation - provision of adequate hygienic space for slaughter of animals through the rehabilitation of existing structure	○	●	○	●	○	⊕⊕⊕
	Landfill and Waste collection point relocation - clearing of wadis from dumping and debris - identification of a new area for the landfill	●	●	●	●	○	⊕⊕⊕⊕⊕
	IDP settlement upgrading and integration - spatial and social integration of existing IDP settlements - durable solutions for displacement	○	○	○	●	●	⊕⊕⊕⊕
	Former Presidential Palace conversion - repurposing of the palace and its open space (future usage to be discussed)	○	●	○	●	○	⊕





13. ENDNOTES

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Your comments to consolidate this paper are highly appreciated. Please send us your feedback.

Talada aad ku xoojinayso buug-yarahan aad baan u soo dhawaynaynaa. Fadlan fikirkaaga nala wadaag.

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