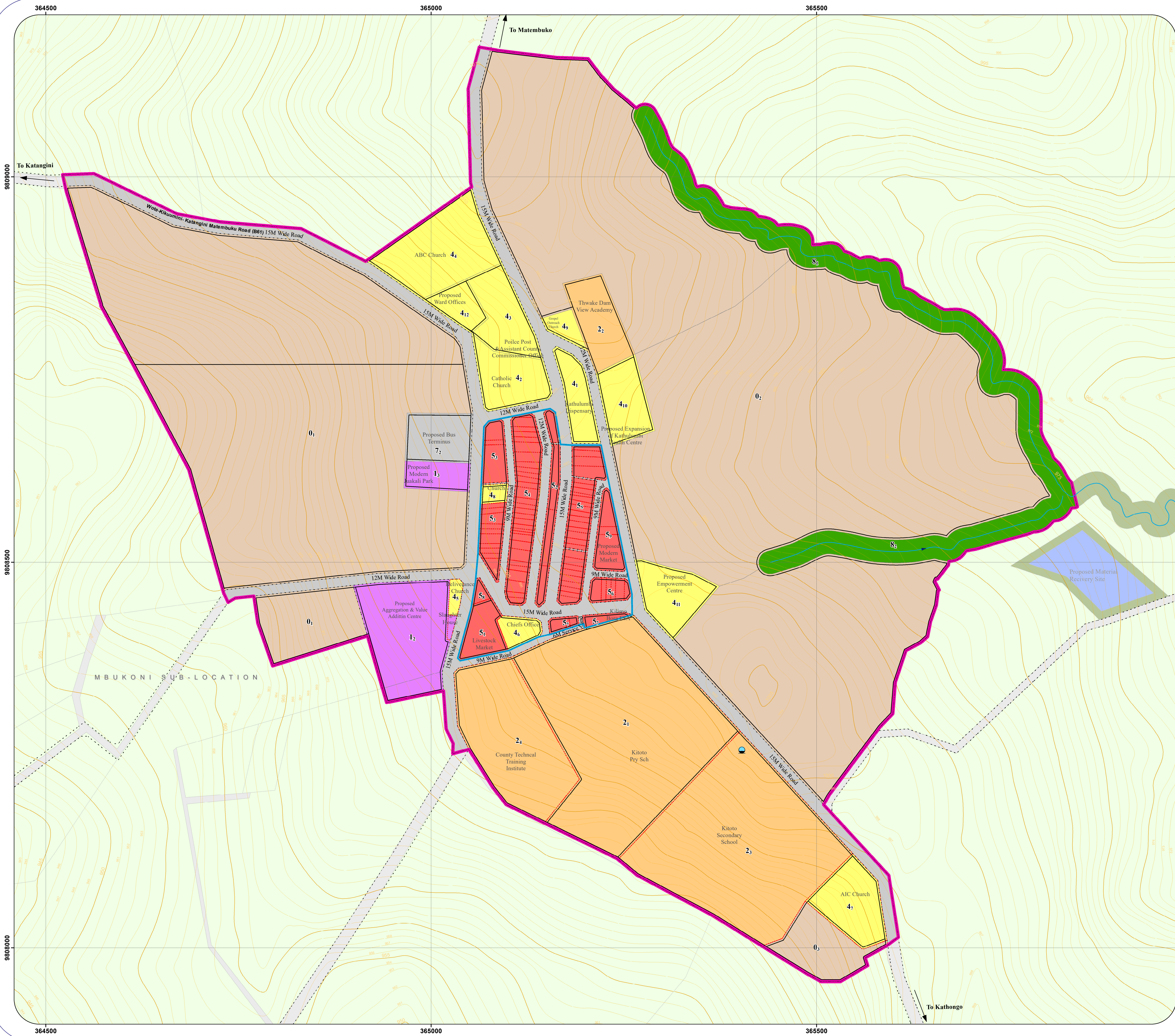


KATHULUMBI MARKET CENTRE LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN (2024 - 2034), MAKUENI COUNTY



LEGEND

Water Tank

River

Major Contour (5m)

Minor Contour (1m)

Proposed Road Widening

Picked Parcel

Cadastral Boundary

Zone Boundary

Leasehold Area Boundary

Planning Area

Land Use

Medium Density Residential

Industrial

Educational

Recreational

Public Purpose

Commercial

Business Cum Residential

Public Utility

Transportation

Conservation

LAND USE PROPOSALS		
LANDUSE NUMBER	LAND USE NAME	AREA IN HECTARES
0 - RESIDENTIAL		
PROPOSED MEDIUM DENSITY RESIDENTIAL		47.62 (57.87%)
1 - INDUSTRIAL		
EXISTING SLAUGHTER HOUSE		0.03
PROPOSED AGGREGATION AND VALUE ADDITION CENTRE		1.52
PROPOSED MODERN JUAKALI PARK		0.31
2 - EDUCATIONAL		
EXISTING KITOTO PRIMARY SCHOOL		5.18
EXISTING THWAKE DAM VIEW ACADEMY		0.63
EXISTING KITOTO SECONDARY SCHOOL		4.32
EXISTING COUNTY TECHNICAL TRAINING INSTITUTE		2.04
4 - PUBLIC PURPOSE		
EXISTING KATHULUMBI DISPENSARY		0.41
EXISTING CATHOLIC CHURCH		0.61
EXISTING POLICE POST & ASSISTANT COUNTY COMMISSIONER OFFICE		0.67
EXISTING ABC CHURCH		1.18
EXISTING DELIVERANCE CHURCH		0.07
EXISTING CHIEF'S OFFICE		0.18
EXISTING AIC CHURCH		0.74
EXISTING EAGLE RISE CHURCH		0.09
EXISTING GOSPEL OUTREACH CHURCH		0.15
PROPOSED KATHULUMBI HEALTH CENTRE EXPANSION		0.58
PROPOSED EMPOWERMENT CENTRE		0.89
PROPOSED WARD OFFICES		0.30
5 - COMMERCIAL		
EXISTING LIVESTOCK MARKET		0.33
EXISTING OPEN AIR MARKET		0.33
PROPOSED COMMERCIAL PLOTS		2.33
PROPOSED MODERN MARKET		0.29
7 - TRANSPORTATION		
ROAD RESERVE		7.37
PROPOSED BUS TERMINUS		0.70
8 - CONSERVATION		
PROPOSED 30M RIPARIAN RESERVE		3.86
TOTAL		82.37

CONSULTANT

Sign.....Date.....

Peter Kaberere

Registered Practicing Physical Planner (PPP 0287)

CERTIFICATE

I certify that the plan has been prepared and published as per the requirements of the County Governments Act, 2012 (amended 2020), Physical and Land Use Planning Act No. 13 of 2019, Urban Areas and Cities Act, 2011 (amended 2019) and Planning Standards & Guidelines.

Sign.....Date.....

Name:.....

County Director in-charge of Physical and Land Use Planning

Notes/Amendments

1. All areas are approximate and subject to final ground survey.

2. All zones areas exclude the road reserve areas.

GOVERNMENT OF MAKUENI COUNTY

Department in-charge of Physical and Land Use Planning

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

Scale:.....1:2,000

Date:.....

PLAN REFERENCE No:.....

CERTIFIED BY:

Sign.....Date.....

Name:.....

County Executive Committee Member in-charge of Physical and Land Use Planning

APPROVAL:

COUNTY ASSEMBLY HANSARD No.....Date.....

ENDORSED BY:

Name.....Sign.....

H.E. GOVERNOR, MAKUENI COUNTY

APPROVED PLAN No:.....

Coordinate System: Arc 1960 UTM Zone 37S

Projection: Universal Transverse Mercator

Datum: Arc 1960

Units: Meter

0 20 40 80 120 160 200 Meters