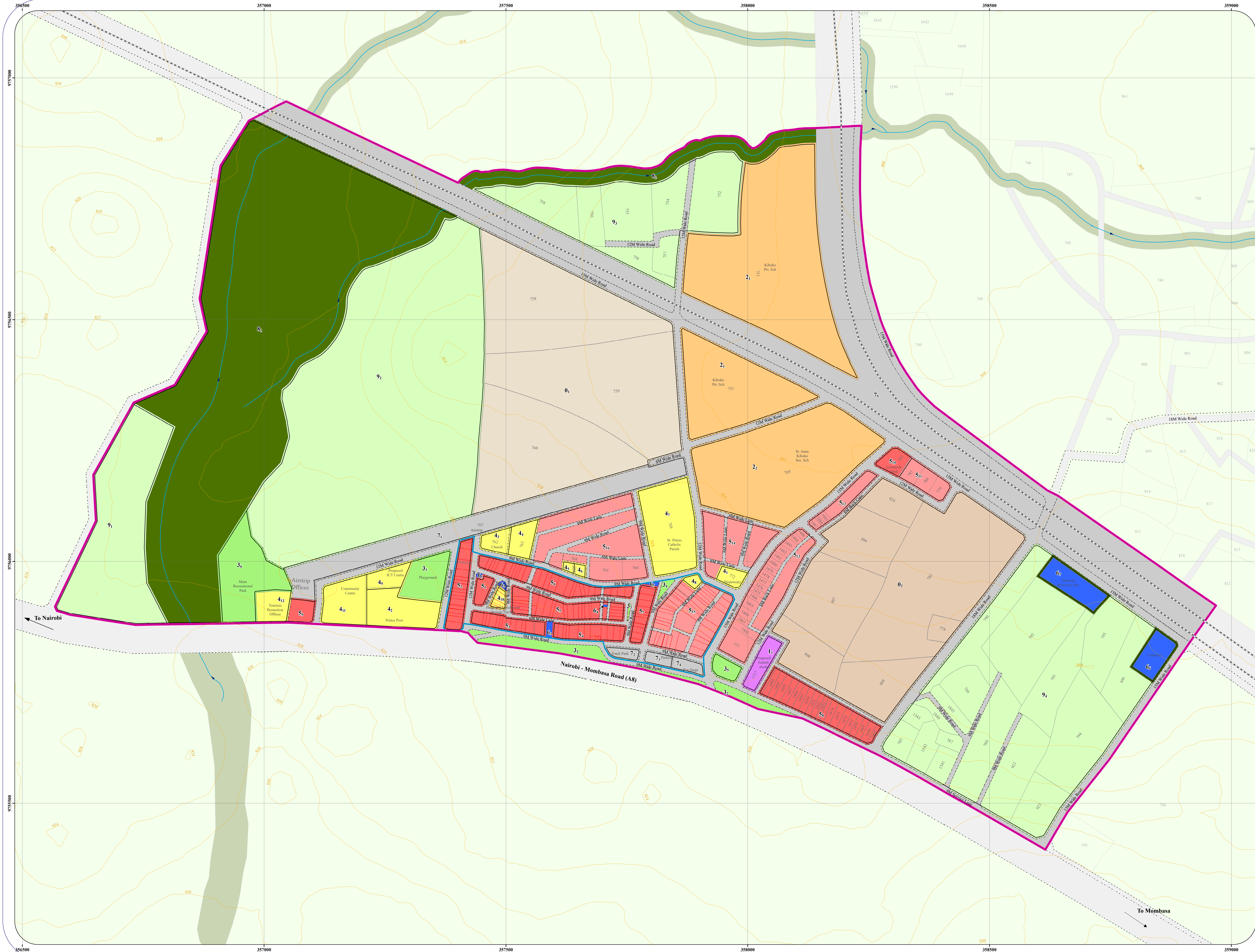


KIBOKO MARKET CENTRE LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN (2024 - 2034), MAKUENI COUNTY

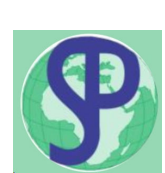


- LEGEND**
- Contour
 - Railway Line
 - Minor River
 - Proposed Road Widening
 - Planning Area
 - Existing Market Boundary
 - Zone Boundary
 - Picked Parcel
 - Cadastral Boundary
 - Low Density Residential
 - Medium Density Residential
 - Light Industrial
 - Educational
 - Recreational
 - Public Purpose
 - Commercial
 - Business Cum Residential
 - Public Utility
 - Transportation
 - Conservational
 - Agricultural

LANDUSE NUMBER	LAND USE NAME	AREA IN HECTARES
0 - RESIDENTIAL		
0 ₁	PROPOSED LOW DENSITY RESIDENTIAL	32.49 (16.53%)
0 ₂	PROPOSED MEDIUM DENSITY RESIDENTIAL	17.48
0 ₃	PROPOSED MEDIUM DENSITY RESIDENTIAL	15.01
1 - INDUSTRIAL		
1 ₁	PROPOSED JUA KALI SHEDS	0.43 (0.22%)
2 - EDUCATIONAL		
2 ₁	EXISTING KIBOKO PRIMARY SCHOOL	18.77 (9.61%)
2 ₂	EXISTING KIBOKO SECONDARY SCHOOL	12.37
2 ₃	EXISTING KIBOKO SECONDARY SCHOOL	6.40
3 - RECREATIONAL		
3 ₁	EXISTING PLAYGROUND	3.00 (1.58%)
3 ₂	EXISTING GREEN SPACES	0.77
3 ₃	EXISTING RECREATIONAL PARK	0.09
3 ₄	EXISTING RECREATIONAL PARK	0.26
3 ₅	EXISTING RECREATIONAL PARK	1.97
4 - PUBLIC PURPOSE		
4 ₁	EXISTING KIBOKO DISPENSARY	5.97 (3.05%)
4 ₂	EXISTING KIBOKO POLICE POST	2.23
4 ₃	PROPOSED EXISTING CHURCH	1.12
4 ₄	EXISTING REFORMED GOSPEL CHURCH	0.19
4 ₅	EXISTING CHURCH	0.41
4 ₆	EXISTING ASSISTANT CHIEF'S OFFICE	0.05
4 ₇	EXISTING ST. PETERS CATHOLIC CHURCH	2.00
4 ₈	EXISTING FPKK CHURCH	0.10
4 ₉	PROPOSED ICT CENTRE	0.36
4 ₁₀	PROPOSED AGRICULTURAL STORAGE FACILITY	0.13
4 ₁₁	PROPOSED COMMUNITY CENTRE	0.86
4 ₁₂	PROPOSED TOURISM PROMOTION OFFICES	0.44
5 - COMMERCIAL		
5 ₁	EXISTING OPEN AIR MARKET (PROPOSED MODERN MARKET)	7.31 (3.78%)
5 ₂	PROPOSED COMMERCIAL PLOTS	0.20
5 ₃	PROPOSED LIVESTOCK MARKET	5.89
5 ₄	PROPOSED BUSINESS CUM RESIDENTIAL PLOTS	0.26
5 ₅	PROPOSED BUSINESS CUM RESIDENTIAL PLOTS	8.27
6 - PUBLIC UTILITY		
6 ₁	EXISTING PUBLIC TOILETS	1.46 (0.75%)
6 ₂	PROPOSED WASTE TRANSFER STATION	0.01
6 ₃	EXISTING TELECOMMUNICATION MAST	0.02
6 ₄	EXISTING WATER POINT	0.04
6 ₅	EXISTING WATER POINT	0.01
6 ₆	EXISTING WATER POINT	0.02
6 ₇	PROPOSED CEMETERY	0.57
6 ₈	PROPOSED MATERIAL RECOVERY SITE	0.79
7 - TRANSPORTATION		
7 ₁	EXISTING LAND RESERVED FOR AIRSTRIP	36.04 (18.44%)
7 ₂	EXISTING TRUCK PARKING SPACE	2.72
7 ₃	PROPOSED PARKING SPACE	0.17
7 ₄	PROPOSED BUS PARK	0.17
7 ₅	PROPOSED BUS PARK	0.18
7 ₆	ROAD & RAILWAY RESERVES	31.80
7 ₇	ROAD & RAILWAY RESERVES	31.80
8 - CONSERVATION		
8 ₁	PROPOSED RIPARIAN RESERVES	25.30 (14.89%)
8 ₂	PROPOSED RIPARIAN RESERVES	29.30
9 - AGRICULTURE		
9 ₁	AGRICULTURE	53.44 (27.35%)
9 ₂	AGRICULTURE	53.44
TOTAL		991.36

CONSULTANT

Sign.....Date.....
Plan James K. Njeru (R.P.P 0182)
Registered Practicing Physical Planner



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P.O Box 36325 -00200, Nairobi
splendpeakolutions@gmail.com

CERTIFICATE

I certify that the plan has been prepared and published as per the requirements of the County Governments Act, 2012 (amended 2020), Physical 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

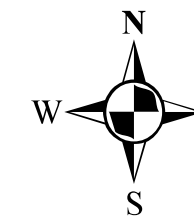
Notes/Amendments

- All areas are approximate and subject to final ground survey.
- 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:.....1:2,500
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

