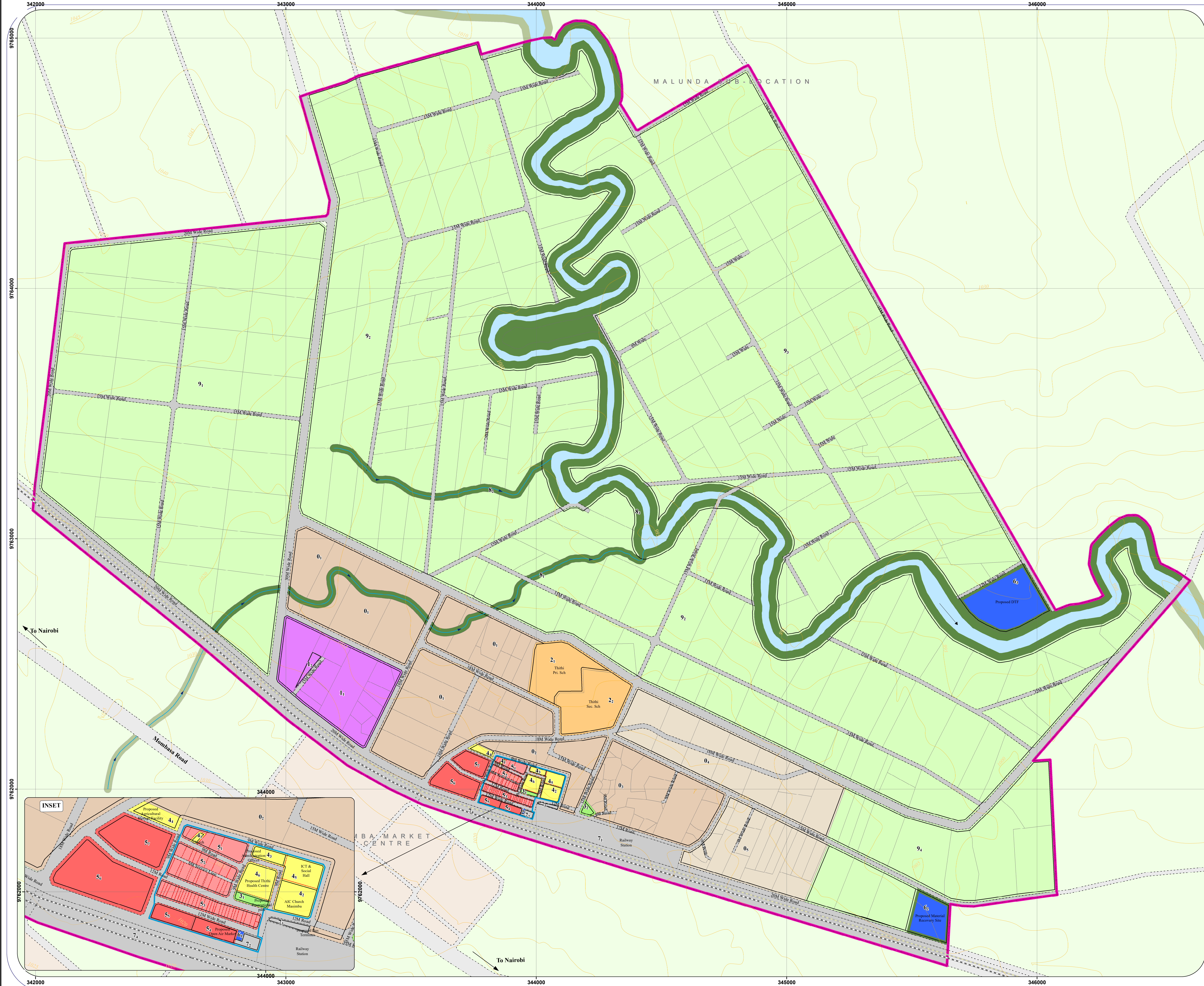


THITHI MARKET CENTRE LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN (2024 - 2034), MAKUENI COUNTY



LEGEND

Contour
Minor River
Standard Gauge Railway Line
Meter Gauge Railway Line
Proposed Road Widening
Zone Boundary
Planning Area
Existing Market Boundary
Major River
Picked Parcel
Cadastral Boundary

Land Use

Medium Density Residential
Low Density Residential
Light Industrial
Educational
Recreational
Public Purpose
Commercial
Commercial Cum Residential
Public Utility
Transportation
Conservation
Agricultural

LANDUSE NUMBER	LAND USE NAME	AREA IN HECTARES
0 - RESIDENTIAL 96.10 (6.69%)		
0-1	PROPOSED MEDIUM DENSITY RESIDENTIAL	64.12
0-2	PROPOSED LOW DENSITY RESIDENTIAL	31.98
1 - INDUSTRIAL 14.34 (1.45%)		
1-1	PROPOSED INDUSTRIAL PARK	13.96
1-2	PROPOSED ABATTOIR	0.38
2 - EDUCATIONAL 10.48 (1.06%)		
2-1	EXISTING THITHI PRIMARY SCHOOL	4.97
2-2	EXISTING THITHI SECONDARY SCHOOL	5.51
3 - RECREATIONAL 0.39 (0.04%)		
3-1	PROPOSED RECREATIONAL PARK	0.14
3-2	PROPOSED PLAYGROUND	0.25
4 - PUBLIC PURPOSE 1.66 (0.19%)		
4-1	EXISTING CHURCH	0.04
4-2	EXISTING AIC SIMBA ITHUMBA	0.50
4-3	PROPOSED ADMINISTRATION OFFICES	0.19
4-4	PROPOSED AGRICULTURAL STORAGE FACILITY	0.26
4-5	PROPOSED ICT & SOCIAL HALL	0.44
4-6	PROPOSED THITHI HEALTH CENTRE	0.43
5 - COMMERCIAL 5.47 (0.55%)		
5-1	PROPOSED BUSINESS CUM RESIDENTIAL PLOTS	1.95
5-2	PROPOSED OPEN AIR MARKET	0.27
5-3	PROPOSED LIVESTOCK MARKET	0.29
5-4	PROPOSED COMMERCIAL PLOTS	2.96
6 - PUBLIC UTILITY 8.64 (0.87%)		
6-1	PROPOSED WATER STORAGE FACILITY	0.02
6-2	PROPOSED MATERIAL RECOVERY SITE	2.71
6-3	PROPOSED DECENTRALISED TREATMENT FACILITY (DTF)	5.91
7 - TRANSPORTATION 124.34 (12.54%)		
7-1	EXISTING SIMBA RAILWAY STATION	16.46
7-2	PROPOSED PARKING FACILITY	0.11
7-3	PROPOSED BUS TERMINUS	0.12
7-4	ROAD & RAILWAY RESERVES	105.62
8 - CONSERVATION 195.10 (15.84%)		
8-1	PROPOSED 15M RIPARIAN RESERVE	8.97
8-2	PROPOSED 30M RIPARIAN RESERVE	86.13
8 - AGRICULTURAL 672.85 (57.78%)		
8-1	PROPOSED AGRICULTURAL LAND	672.85
TOTAL		991.36

CONSULTANT

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

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

Splend-Peak Solutions Consults Limited
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 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.....1:5,000

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 50 100 200 300 400 500 Meters