



KATHONZWENI MARKET CENTRE LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN (2021-2030)

LEGEND

RIVER	LAND USE	PUBLIC PURPOSE
CONTOUR	LOW DENSITY RESIDENTIAL	COMMERCIAL
PROPOSED ROAD WIDENING	MEDIUM DENSITY RESIDENTIAL	PUBLIC UTILITY
ZONE BOUNDARY	HIGH DENSITY RESIDENTIAL	TRANSPORTATION
MARKET BOUNDARY	INDUSTRIAL	CONSERVATION
	EDUCATIONAL	AGRICULTURAL
	RECREATIONAL	

LAND USE PROPOSALS

LAND USE NUMBER	LAND USE NAME	AREA IN HECTARES	LAND USE NUMBER	LAND USE NAME	AREA IN HECTARES
0 - PUBLIC PURPOSE 19.42			3 - COMMERCIAL 31.90		
0 ₁	PROPOSED LOW DENSITY RESIDENTIAL	35.01	3 ₁	EXISTING OPEN AIR MARKET	0.55
0 ₁₁	PROPOSED MEDIUM DENSITY RESIDENTIAL	119.16	3 ₂	EXISTING CLOSED MARKET	0.48
0 ₁₂	PROPOSED HIGH DENSITY RESIDENTIAL	43.25	3 ₃	EXISTING LIVESTOCK YARD	0.46
1 - INDUSTRIAL 6.73			3 ₄	EXISTING COMMERCIAL PLOTS	20.83
1 ₁	EXISTING DELTA PETROL STATION	0.64	3 ₅	PROPOSED COMMERCIAL PLOTS	7.17
1 ₂	EXISTING KAPOO PETROL STATION	0.14	3 ₆	PROPOSED BUSINESS INCUBATION CENTRE	1.31
1 ₃	EXISTING ABATTOR HOUSE	0.12	3 ₇	PROPOSED OPEN AIR MARKET	2.70
1 ₄	PROPOSED ABATTOR HOUSE EXTENSION	0.42			
1 ₅	PROPOSED LIGHT INDUSTRIAL	2.92			
1 ₆	PROPOSED JUK KALI SHED	2.71			
2 - EDUCATIONAL 19.46			4 - PUBLIC UTILITY 15.96		
2 ₁	EXISTING COUNTY TECHNICAL TRAINING RETIRED	1.44	4 ₁	EXISTING DAM	0.44
2 ₂	EXISTING KATHONZWENI BOYS SECONDARY SCHOOL	7.74	4 ₂	EXISTING VITALE BOREHOLE	0.13
2 ₃	EXISTING KATHONZWENI HIGH PRIMARY SCHOOL	1.79	4 ₃	EXISTING CATTLE DIP	0.36
2 ₄	EXISTING KATHONZWENI HIGH PRIMARY SCHOOL	4.86	4 ₄	EXISTING BOREHOLE	0.32
2 ₅	EXISTING HGM VITALE PRIMARY SCHOOL	2.95	4 ₅	EXISTING SOLID WASTE COLLECTION POINT	0.83
2 ₆	EXISTING ST. MARTIN'S BOARDING AND DAY PRIMARY SCHOOL	1.12	4 ₆	EXISTING CEMETERY	0.32
3 - RECREATIONAL 15.89			4 ₇	PROPOSED FIRE SUB-STATION	2.03
3 ₁	EXISTING PLAYGROUND	1.88	4 ₈	PROPOSED WATER TREATMENT SITE	7.00
3 ₂	PROPOSED RECREATIONAL PARK	13.76	4 ₉	PROPOSED CEMETERY	4.73
3 ₃	OPEN SPACE	0.25			
4 - PUBLIC PURPOSE 15.42			7 - TRANSPORTATION 46.62		
4 ₁	EXISTING KATHONZWENI DISTRICT HEADQUARTERS	1.27	7 ₁	PROPOSED ROAD RESERVE	42.69
4 ₂	EXISTING POLICE STATION	0.44	7 ₂	PROPOSED BUS TERMINUS	0.56
4 ₃	EXISTING KATHONZWENI HEALTH CENTRE	3.32	7 ₃	PROPOSED BODIA BODIA SHED	0.14
4 ₄	EXISTING ST. MARTIN'S CATHOLIC CHURCH AND DISPENSARY	1.96	7 ₄	PROPOSED PARKING SPACE	0.23
4 ₅	EXISTING ST. C CHURCH	2.13			
4 ₆	EXISTING RE DEEMED GOSPEL CHURCH	0.48			
4 ₇	EXISTING A. B. C. KATHONZWENI CHURCH	0.72			
4 ₈	EXISTING BIBLE TRUST CHURCH	0.87			
4 ₉	PROPOSED SOCIAL HALL	0.75			
4 ₁₀	PROPOSED RESOURCE CENTRE	2.45			
4 ₁₁	PROPOSED ADMINISTRATIVE OFFICES	1.83			
			8 - CONSERVATION 5.96		
			8 ₁	PROPOSED 10M RIPARIAN RESERVE	5.75
			8 ₂	PROPOSED 10M BUFFER ZONE	0.87
			8 ₃	PROPOSED 15M BUFFER ZONE	1.38
			9 - AGRICULTURAL 66.23		
			9 ₁	AGRICULTURE	66.23
TOTAL		424.25			

CONSULTANT
 Sign: Date:
 Planner P. Mutuma Mbui (P.P.P No. 151)



CERTIFICATE
 I certify that this plan has been prepared and published as per the Physical and Land Use Planning Act, No. 13, 2019, Urban Areas & Cities Act, 2011 (Amended 2019) and Planning Standards Guidelines.

Sign: Date:
 Name:
 County Director in charge of Lands, Urban Development, Environment & Climate Change.

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 of Lands, Urban Development, Environment & Climate Change

N
 Scale: **1:2,500**
 Date: **February, 2021**

DEPARTMENTAL REF. No.:
CERTIFIED BY:

Sign: Date:
 Name:
 County Executive Committee Member of Lands, Urban Development, Environment & Climate Change

APPROVAL: **HANSARD No.**
 Date:

Sign:
Name:
H.E. GOVERNOR, MAKUENI COUNTY

APPROVED PLAN No.:
 Coordinate System: WGS 1984 UTM Zone 36S
 Projection: Transverse Mercator
 Datum: WGS 1984
 Units: Meter

