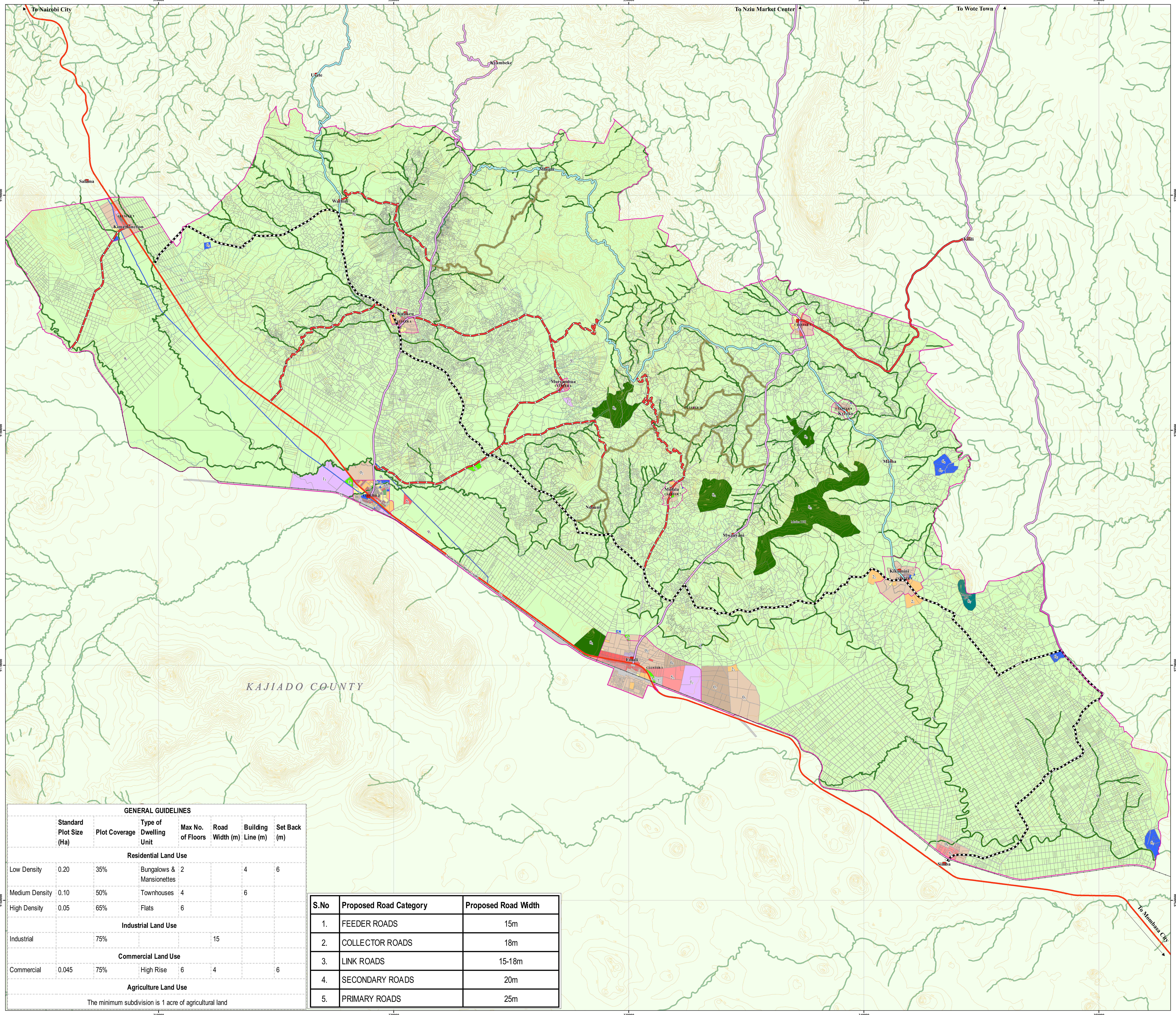

GENERAL GUIDELINES

	Standard Plot Size (Ha)	Plot Coverage	Type of Dwelling Unit	Max No. of Floors	Road Width (m)	Building Line (m)	Set Back (m)
Residential Land Use							
Low Density	0.20	35%	Bungalows & Mansionettes	2		4	6
Medium Density	0.10	50%	Townhouses	4		6	
High Density	0.05	65%	Flats	6			
Industrial Land Use							
Industrial		75%			15		
Commercial Land Use							
Commercial	0.045	75%	High Rise	6	4		6
Agriculture Land Use							
The minimum subdivision is 1 acre of agricultural land							

S.No	Proposed Road Category	Proposed Road Width
1.	FEEDER ROADS	15m
2.	COLLECTOR ROADS	18m
3.	LINK ROADS	15-18m
4.	SECONDARY ROADS	20m
5.	PRIMARY ROADS	25m

EMALI-SULTAN HAMUD MUNICIPALITY LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN (2026-2035)

LEGEND

- MAJOR COMMERCIAL NODES
- CONTOUR
- RIVER
- RAILWAYLINE
- NAIROBI-MOMBASA HIGHWAY
- PROPOSED BYPASS

ROAD PROPOSALS

- FEEDER ROADS
- COLLECTOR ROAD
- LINK ROAD
- SECONDARY ROAD
- PRIMARY ROAD
- CADASTRAL BOUNDARY
- EMALI-SULTAN HAMUD MUNICIPALITY BOUNDARY

LAND USE

- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- EDUCATIONAL
- RECREATIONAL
- PUBLIC PURPOSE
- COMMERCIAL
- BUSINESS CUM RESIDENTIAL
- PUBLIC UTILITY
- TRANSPORTATION
- CONSERVATION
- CONSERVATION (ECO-TOURISM)
- AGRICULTURAL

PLANNING AREA CLUSTERS

CLUSTER	DESCRIPTION	AREA (Ha)
1	Emali Town -Zones provided in Emali Local Physicla and Land Use Development Plan	195.95
2	Sultan Hamud Town -Zones provided in Sultan Hamud Local Physicla and Land Use Development Plan	156.20
3	Matiliku Market -Zones provided in Matiliku Market Local Physicla and Land Use Development Plan	84.48
4	Kasikeu Market -Zones provided in Kasikeu Market Local Physicla and Land Use Development Plan	66.70
5	Kikumini Market -Zones provided in Kikumini Market Local Physicla and Land Use Development Plan	255.78
6	Mutyambua Market -Zones provided in Mutyambui Market Local Physicla and Land Use Development Plan	22.59
7	Mulala Market -Zones provided in Mulala Market Local Physicla and Land Use Development Plan	92.77
8	Kyeeko Market -Zones provided in Mulala Market Local Physicla and Land Use Development Plan	58.68
9	Kiima Market -Zones provided in Kyeeko Market Local Physicla and Land Use Development Plan	363.23
10	Hinterland -- Covers areas outside Clusters 1-9	72293.82
	TOTAL	**73590.20**

LAND USE PROPOSALS - HINTERLAND (CLUSTER 10)

LAND USE NUMBER	LAND USE NAME	AREA (Ha)
	0-RESIDENTIAL	**722.07**
0_1	PROPOSED LOW DENSITY RESIDENTIAL	29.37
0_{2-5}	PROPOSED MEDIUM DENSITY RESIDENTIAL	450.88
0_{6-7}	PROPOSED HIGH DENSITY RESIDENTIAL	241.82
	1-INDUSTRIAL	**341.35**
1_1	PROPOSED AGRO-BASED INDUSTRIES	8.92
1_2	PROPOSED LIGHT INDUSTRIAL PARK	107.70
1_3	PROPOSED INDUSTRIAL ZONE	224.73
	2-EDUCATIONAL	**71.21**
2_1	PROPOSED PEOPLE WITH DISABILITY EDUCATION CENTRE	31.14
2_2	PRPOPOSED AGRICULTURE TRAINING COLLEGE AND RESEARCH CENTRE	29.43
2_3	PROPOSED UNIVERSITY	10.64
	3-RECREATIONAL	**31.53**
3_{1-2}	PROPOSED STADIUM	16.29
3_3	PROPOSED RECREATIONAL PARK	9.09
3_4	PROPOSED GREEN PARK	6.15
	5-COMMERCIAL	**147.01**
5_1	PROPOSED LIVESTOCK MARKET	10.19
5_{2-3}	PROPOSED BUSINESS CUM RESIDENTIAL	136.82
	6-PUBLIC UTILITY	**148.92**
6_1	PROPOSED SOLID WASTE MANAGEMENT SITE	2.98
6_2	PROPOSED DAM	1.16
6_3	PROPOSED MUSLIM CEMETERY	1.59
6_4	PROPOSED CHRISTIAN CEMETERY	3.73
6_5	PROPOSED POWER STATION	6.99
6_6	PROPOSED CEMETERY	19.85
6_7	PROPOSED SEWER TREATMENT PLANT	53.38
6_8	PROPOSED SEWER RETICULATION SYSTEM	36.25
6_9	PROPOSED SANITARY LANDFILL	22.50
6_{10}	PRPOPOSED DECENTRALISED TREATMENT FACILITY (DTF)	0.49

LAND USE NUMBER	LAND USE NAME	AREA (Ha)
	7-TRANSPORTATION	**3185.91**
7_1	PROPOSED LORRY PARK	10.60
7_2	RAILWAY RESERVE	40.66
7_3	PROPOSED ROAD RESERVE	3,134.65
	8-CONSERVATION	**4831.23**
8_1	KINOO HILL-CONSERVATION	95.89
8_{2-5}	PROPOSED CONSERVATION AREAS	1054.99
8_6	PROPOSED RIPERIAN RESERVE	3626.02
8_7	PROPOSED CONSERVATION (ECO-TOURISM)	54.33
	9-AGRICULTURAL	**62774.59**
9_1	AGRICULTURAL	62774.59
	TOTAL	**72293.82**

CERTIFICATE

I certify that this plan has been prepared and published as per the requirements of County Governements Act, 2012 (amended 2020), 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 Physical and Land Use Planning

Notes/Amendments

1. All the 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

N E S W

Scale: 1:50,000

Date: 2026

DEPARTMENTAL REF. No:..

CERTIFIED BY:

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

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

APPROVAL:

HANSARD No...

Date:..

Sign..

Name:..

H.E. GOVERNOR, MAKUENI COUNTY

APPROVED PLAN No.:..

MAP PROPERTIES

Coordinate System: Arc 1960 UTM Zone 37S
Projection: Transverse Mercator
Datum: Arc 1960
Units: Meter

2 1 0 2 4 6 8 Km