



**LAND USE ZONES**

0 <sub>1</sub>	2.3%	HIGH DENSITY RESIDENTIAL
0 <sub>2</sub>	7.4%	MEDIUM DENSITY RESIDENTIAL
1 <sub>x</sub>	6.2%	INDUSTRIAL
2 <sub>x</sub>	11%	EDUCATIONAL
3 <sub>x</sub>	6.3%	RECREATIONAL AND CONSERVATIONAL
4 <sub>x</sub>	15%	PUBLIC PURPOSE
5 <sub>x</sub>	12%	COMMERCIAL
6 <sub>x</sub>	8.9%	PUBLIC UTILITY
7 <sub>x</sub>	11%	TRANSPORTATION
	20%	ROAD RESERVE

RESIDENTIAL		
CODE	NAME	AREA (Ha)
<b>HIGH DENSITY RESIDENTIAL</b>		
0 <sub>1.1</sub>	Proposed High Density Residential 1	3.43
0 <sub>1.2</sub>	Proposed High Density Residential 2	1.54
0 <sub>1.3</sub>	Proposed High Density Residential 3	2.24
<b>MEDIUM DENSITY RESIDENTIAL</b>		
0 <sub>2.1</sub>	Proposed Medium Density Residential 1	6.76
0 <sub>2.2</sub>	Proposed Medium Density Residential 2	0.85
0 <sub>2.3</sub>	Proposed Medium Density Residential 3	0.54
0 <sub>2.4</sub>	Proposed Medium Density Residential 4	5.25
INDUSTRIAL		
CODE	NAME	AREA (Ha)
1 <sub>1</sub>	Proposed Workshops and Garages	0.60
1 <sub>2</sub>	Wako Furniture Industry	1.86
1 <sub>3</sub>	Makuli Timber Industry	2.11
1 <sub>4</sub>	Kenya Industrial Estates	2.51
1 <sub>5</sub>	Jua Kali Workshops	0.47
1 <sub>6</sub>	Proposed Timber Factory	0.90
1 <sub>7</sub>	Proposed Industrial Plots	3.04
EDUCATIONAL		
CODE	NAME	AREA(Ha)
2 <sub>1.3</sub>	Existing Primary School	8.95
2 <sub>4</sub>	Existing Muslim Primary School	5.81
2 <sub>5</sub>	Proposed Secondary School	4.26
2 <sub>6</sub>	Proposed Secretarial College	0.71
2 <sub>7.8</sub>	Proposed Nursery School	0.67
RECREATIONAL AND CONSERVATIONAL		
CODE	NAME	AREA(Ha)
3 <sub>1</sub>	River Riparian	3.34
3 <sub>2</sub>	Existing Stadium	3.06
3 <sub>3-5</sub>	Proposed Recreational Grounds	4.47
3 <sub>6-10</sub>	Proposed Open Public Space	2.23
PUBLIC PURPOSE		
CODE	NAME	AREA (Ha)
4 <sub>1</sub>	Existing ACK Church	0.26
4 <sub>2,3,4</sub>	Existing Church	2.17
4 <sub>5</sub>	Existing Hospital	1.55
4 <sub>6</sub>	Existing Ministry of Public Works	0.55
4 <sub>7</sub>	Existing Mosque	0.25
4 <sub>8</sub>	Existing Muslim Cemetery	1.50
4 <sub>9</sub>	Existing Police Station	1.16
4 <sub>10</sub>	Existing Post Office	0.25
4 <sub>11</sub>	Existing Public Cemetery	1.68
4 <sub>12</sub>	Existing Salvation Army Church	0.57
4 <sub>13</sub>	Proposed AIC Church & Hostel	1.19
4 <sub>14</sub>	Proposed County Offices	0.33
4 <sub>15</sub>	Proposed Police Station	5.11
4 <sub>16</sub>	Proposed Public Administration	8.59
4 <sub>17</sub>	Proposed Public Purpose	0.49
4 <sub>18,19</sub>	Proposed Social Center	0.46
4 <sub>20-23</sub>	Proposed Special Purpose	1.56
4 <sub>24</sub>	Existing site for Kenya National Highways Authority	2.23
4 <sub>25</sub>	Proposed Health Center	2.71
COMMERCIAL		
CODE	NAME	AREA(Ha)
5 <sub>1,4,6,12,13</sub>	Existing Commercial Plots	7.30
5 <sub>2</sub>	Existing Closed Market	0.15
5 <sub>3</sub>	Proposed Bakery	0.86
5 <sub>5</sub>	Proposed Open-Air Market	1.17
5 <sub>7,8,9,10,11</sub>	Proposed Commercial Plots	11.16
PUBLIC UTILITY		
CODE	NAME	AREA (Ha)
6 <sub>1</sub>	Existing NOL Turesh	4.76
6 <sub>2</sub>	Oil Pipeline Reserve	5.67
6 <sub>3</sub>	Existing Sewer Treatment Plant	0.49
6 <sub>4</sub>	Proposed Fire Station	1.15
6 <sub>5</sub>	Proposed Slaughter House	0.38
6 <sub>6</sub>	Proposed Sewer Works	3.58
6 <sub>7</sub>	Proposed Refuse Disposal	0.46
6 <sub>8</sub>	Proposed Repeater Station	0.37
TRANSPORTATION		
CODE	NAME	AREA (Ha)
7 <sub>1</sub>	Railway Reserve	17.72
7 <sub>2,3</sub>	Proposed Bus Terminus	1.78
7 <sub>4-7</sub>	Proposed Parking	0.58
7 <sub>8,9</sub>	Proposed Fuel Station	0.18
7 <sub>10</sub>	Proposed Lorry Park	0.23

KAJIADO COUNTY

**COUNTY GOVERNMENT OF MAKUENI**  
**SULTAN HAMUD TOWN**  
 REVISION OF LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN (2021-2026)

**CERTIFICATE**

I certify that this plan has been prepared and published as per the requirements of the County Governments Act, 2012; the Urban & Areas Cities Act, 2011; the Physical & Land Use Planning Act, No. 13 of 2019; and other Planning standards and guidelines.

Name of Physical Planner: **Plnr. David Zinny Weyusia**  
 (Registered & Practicing Physical Planner - RPP 0200,  
 Lead Consultant, ZENITH SPATIAL PLANNING AGENCY LTD)

Signature: \_\_\_\_\_

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**ORIENTATION & SCALE**  
 1:2,500

0 METERS 50 100 NORTH

**CLIENT:** COUNTY GOVERNMENT OF MAKUENI  
**PREPARED BY:** Zenith Spatial Planning Agency Ltd  
**DRAWN BY:** 1. S. Karani, 2. D. Wachira  
 DATE: FEB 2022

**CERTIFIED BY:** Director of Physical Planning, Makueni County Government  
**RECOMMENDED BY:** C.E.C.m. Lands & Physical Planning, Makueni County Government  
**APPROVED BY:** The County Assembly, Makueni County Government

APPROVED DEVELOPMENT NO: \_\_\_\_\_