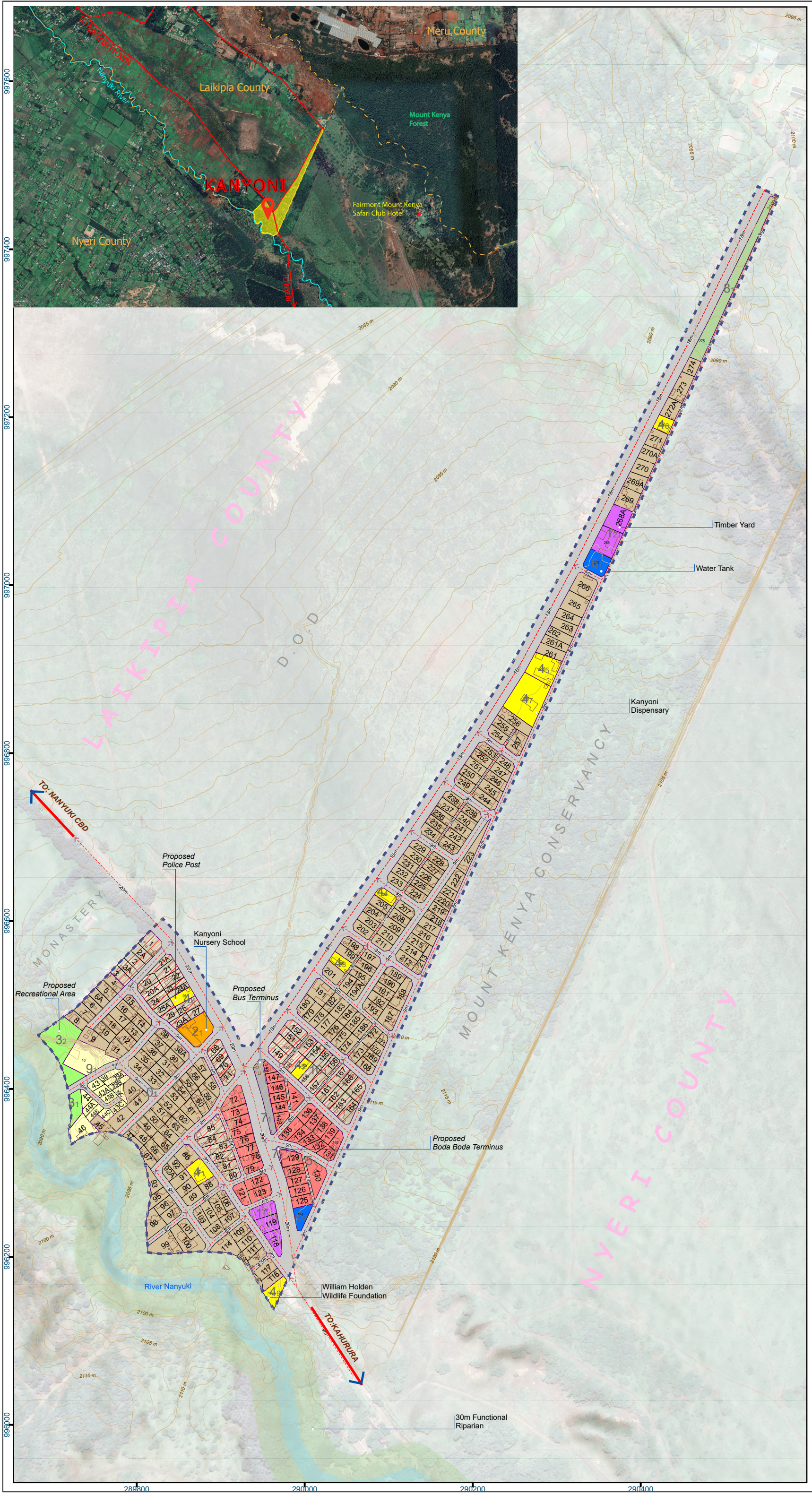

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN FOR KANYONI SETTLEMENT: LAIKIPIA COUNTY

PROJECT TITLE: CONSULTANCY SERVICES FOR UNDERTAKING PHYSICAL PLANNING, CADASTRAL SURVEY AND DETAILED TOPOGRAPHICAL SURVEY OF 11 SELECTED INFORMAL SETTLEMENTS IN EMBU AND LAIKIPIA COUNTIES, PHASE IIC - CLUSTER 1

LEGEND

- Seasonal Stream
- River
- Road Edges
- Centerlines
- Major Contour [V.I 5M]
- Minor Contour [V.I 1M]
- Settlement Boundary
- Parcels Boundaries
- Structures
- Land Use Zones

Land Use

- Residential
- Industrial
- Educational
- Recreational
- Public Purpose
- Commercial
- Public Utility
- Conservation
- Roads/Transport
- Mixed Use (Commercial-cum-Residential)
- Urban Agriculture

LAND USE DETAILS

LU_Code	LU_Subcode	Detail	Area (Ha)
0	1	Proposed residential zone	6.09
1	1	Proposed Light Industrial zone	0.13
	2	Light Industrial (Existing timber yard)	0.16
2	1	Educational (Existing Nursery school)	0.10
3	1	Proposed Pocket Park	0.01
	2	Proposed Pocket Park	0.24
4	1	Religious Institution, Existing	0.06
	2	Religious Institution, Existing	0.03
	3	Religious Institution, Existing	0.04
	4	Religious Institution, Existing	0.03
	5	Religious Institution, Existing	0.10
	6	Religious Institution, Existing	0.05
	7	Dispensary, Existing	0.20
	8	Proposed Public Purpose (Police Post)	0.03
	9	Existing Public Purpose (William Holden Foundation)	0.05
5	1	Proposed Commercial Zone	1.06
6	1	Public Utility (Water Tank), Existing	0.07
	2	Public Utility (Water Tank), Existing	0.04
7	1	Proposed Bus Terminus	0.09
	2	Proposed Boda boda Terminus	0.01
		Proposed Roads	6.21
8	1	Proposed Green Space	0.21
9	1	Proposed Urban Agricultural Zone	0.43
10	1	Proposed Mixeduse Zone	1.41

TOTAL AREA = 16.84 HA

NORTH

Coordinate System: Arc 1960 UTM Zone 37S
Projection: Transverse Mercator
Datum: Arc 1960
False Easting: 500,000.0000
False Northing: 10,000,000.0000
Central Meridian: 39.0000
Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter

Scale 1:4250

0 40 80 160 Meters

CLIENT:

MINISTRY OF LANDS, PUBLIC WORKS, HOUSING & URBAN DEVELOPMENT

STATE DEPARTMENT FOR HOUSING AND URBAN DEVELOPMENT

THE WORLD BANK

In Partnership With:

COUNTY GOVERNMENT OF LAIKIPIA

PREPARED BY:

e&G SPATIAL CONSULTANTS LTD
Physical Spatial Planners | Land Surveyors | Environmental Auditors | GIS Experts

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PLAN. ESTHER M. GITHINJI REG.NO.: RPP0203

SIGNATURE..... DATE 25/09/2025

DRAWN BY:

1. Sammy Muinde
2. Jack Teddy
3. Mercy Chebet
4. Paul Kigen
5. Perpetua Mutindi PPRB.: 0383
6. Fridah Muriithi

RECOMMENDED BY:

COUNTY DIRECTOR OF PHYSICAL AND LAND USE PLANNING

SIGNATURE..... DATE.....

CERTIFIED BY:

C.E.C.M IN CHARGE OF DEPARTMENT OF INFRASTRUCTURE, LANDS, PUBLIC WORKS AND URBAN DEVELOPMENT

SIGNATURE..... DATE.....

APPROVED BY:

LAIKIPIA COUNTY ASSEMBLY

SIGNATURE..... DATE.....

DEPARTMENT REFERENCE No: R54/2025/01

APPROVED LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN No: 01

Disclaimer: This plan is not an authority to property boundaries. All measurements are subject to survey