



**REPUBLIC OF KENYA**

**COUNTY GOVERNMENT OF LAIKIPIA**

**DEPARTMENT OF  
INFRASTRUCTURE, LANDS,  
HOUSING, ENERGY AND  
PHYSICAL PLANNING**

**LOCAL PHYSICAL AND LAND USE  
DEVELOPMENT PLAN FOR MITHURI  
MARKET CENTRE  
(2024-2034)**

**MARCH 2025**



**PLAN APPROVAL**

This Plan has been prepared, publicized, and circulated as per the requirements of the Physical and Land Use Planning Act, 2019, of the laws of Kenya. The Plan has fulfilled all the statutory requirements and is hereby approved.

**CERTIFIED**

Signed ..... DATE.....

**COUNTY DIRECTOR- PHYSICAL AND LAND USE PLANNING**

**RECOMMENDED**

Signed ..... DATE.....

**CECM-INFRASTRUCTURE, LAND & PHYSICAL PLANNING, HOUSING & URBAN  
DEVELOPMENT**

**APPROVED**

Signed ..... DATE.....

**HASSAND NUMBER: .....**

**CLERK OF THE COUNTY ASSEMBLY OF LAIKIPIA**

## FOREWARD



Mithuri Local Physical and Development Plan (LP&DP) establishes planning guidelines and regulations to guide land use within the urban area. The Plan is a geographical information system (GIS) based on collaboration between the County Government of Laikipia, residents, and other stakeholders.

The Plan addresses critical urbanization challenges, including uncontrolled development, inadequate road access, informal activities, insufficient commercial and industrial spaces, and limited infrastructure services.

The Plan's development is anchored in Kenya's Constitution (2010), specifically the Bill of Rights and the County's planning mandate under the Fourth Schedule. As the primary reference for the planning and development of Mithuri Market Center, the LP&DP provides zoning regulations and implementation mechanisms to manage urban growth effectively. It also incorporates measures to enhance social welfare and improve livelihoods.

The County Government of Laikipia is committed to collaborating with stakeholders, agencies, and development partners to ensure coordinated execution of the Plan's proposals and projects. Successful implementation of this Plan requires collective support and commitment from all stakeholders.

I envision this Plan as a catalyst for transformative change in the lives of the people of Mithuri Centre. By aligning with the County's vision and mission, it aims to enhance the quality of life, foster prosperity, and create opportunities through strategic land use planning and the sustainable management of resources. To achieve these shared goals, I encourage the residents of Mithuri to actively participate and collaborate in bringing this development framework to life.

**Signature:** -----

**H.E JOSHUA WAKAHORA IRUNGU, EGH**

**GOVERNOR, COUNTY GOVERNMENT OF LAIKIPIA**

## **PREFACE**



The preparation of the Local Physical and Land Use Development Plan for Mithuri Market Centre (2024-2034) marks a significant milestone in addressing the developmental challenges faced by residents. This Plan is designed to optimize land and resource utilization, stimulate local economic growth, integrate diverse land uses and activity areas, and establish a framework for effective land management and development control.

The Plan is developed through an inclusive and participatory process. The planning exercise involved extensive consultations with stakeholders, residents, and government bodies. By prioritizing community engagement, we have ensured that this Plan reflects the aspirations, needs, and priorities of the people of Mithuri.

Beyond land use planning, the Plan strongly emphasizes infrastructure development, environmental conservation, and socio-economic empowerment, all aimed at improving the quality of life for residents.

The Laikipia County Government remains fully committed to realizing this vision, but its success depends on collective action. We therefore call upon all stakeholders, residents, businesses, and partners to actively participate in implementing this Plan to build a thriving, sustainable, and prosperous future for Mithuri Market Centre.

**Signature:** -----

**EKWAM NABOS**

**COUNTY EXECUTIVE COMMITTEE MEMBER,**

**INFRASTRUCTURE, LAND & PHYSICAL PLANNING, HOUSING, ENERGY AND  
URBAN DEVELOPMENT**

**COUNTY GOVERNMENT OF LAIKIPIA**

## **ACKNOWLEDGMENTS**

The Mithuri Local Physical and Development Plan is the product of a collaborative and participatory process involving the County Government of Laikipia, residents, and key stakeholders. The commitment and contributions of community members and the county executive played a crucial role in shaping this comprehensive Plan.

Special appreciation goes to the County Department of Lands, Housing, and Urban Development and the dedicated county staff led by Plan. Fredrick Gachagua (Chief Physical Planner), Plan. Michael Mudeny (Chief Physical Planner), Richard Muchoki (Senior Planner), Joseph Ndungu (Planner), Thuita Mwangi (Senior Surveyor), Dicken Munyi (Cartographer) Brian Kimani (Cartographer), Suleiman Kimani (GIS), Sharon Lotui (GIS), Lucy Ann Maitho (surveyor), John Mepukori (GIS), and Julius Nabwera (GIS), whose efforts were instrumental in ensuring the Plan's success.

I extend my gratitude to the County Assembly of Laikipia for their critical role in facilitating the process and enabling the seamless progression of planning activities.

I also sincerely appreciate the H.E. the Governor, Hon. Joshua Irungu, the Deputy Governor, H.E. Reuben Kamuri, and members of the county executive committee Governor of Laikipia County, under whom this initiative was conceived and successfully realized.

Finally, I extend my heartfelt thanks to the people of Mithuri for their unwavering support, engagement, and commitment to defining a shared vision for the future of Mithuri Market Centre.

**Signature.....**

**JOHN GICHUKI**

**CHIEF OFFICER, LAND & PHYSICAL PLANNING, HOUSING, ENERGY AND  
URBAN DEVELOPMENT**

**COUNTY GOVERNMENT OF LAIKIPIA**

## EXECUTIVE SUMMARY

Mithuri Market Center is a vital urban node in Laikipia County. This Plan provides a structured framework for sustainable land use planning, ensuring systematic urban growth over ten years. It optimizes land use, enhances infrastructure, and fosters economic and social development while preserving environmental integrity. Aligned with national and local policies, it promotes a balanced and inclusive urban environment for present and future generations.

The Plan is grounded in key legislative instruments, including the Constitution of Kenya (2010), the Physical and Land Use Planning Act (2019), the County Governments Act (2012), and the Urban Areas and Cities Act (2011, amended in 2019). These laws establish the foundation for effective land use planning, spatial organization, and equitable service provision. The Plan enhances land use efficiency, optimizes urban space utilization, and integrates economic, social, cultural, and environmental considerations.

The LPLUDP adopted a participatory, community-centered planning approach to ensure inclusivity and public ownership. Local communities contributed through visioning exercises, stakeholder workshops, and interviews, helping identify key land use priorities, zoning regulations, and development strategies for efficient spatial organization and resource allocation.

The Plan's structured methodology focuses on optimizing land use and ensuring sustainable urban growth through:

1. **Scoping for Context** – Identifying key challenges and opportunities.
2. **Situational Analysis** – Assessing existing land use patterns and constraints.
3. **Digital Mapping** – Creating spatial representations for zoning, infrastructure, and service provision.
4. **Concept Development and Validation** – Refining land use concepts through stakeholder feedback and policy alignment.

This Plan encapsulates the vision of different stakeholders, envisioning a model urban area that is appropriately managed and capable of offering quality living standards to its population. By addressing current challenges and leveraging stakeholder input, the Plan aims to create a balanced and sustainable urban environment that meets the needs of its residents and supports economic growth.

## PLANNING TEAM

NO.	NAME	DESIGNATION	ROLE
1.	Ekwam Nabos	CECM –Lands	CECM-Lands
2.	John Mwangi Gichuki	Chief officer-lands	Co- Lands
3.	Plan. Fredrick Gachagua	Physical Planner	Chief Physical Planner
4.	Plan. Michael Mudenyo	Physical Planner	Chief Physical Planner
5.	Richard Muchoki	Physical Planner	Senior Physical Planner
6.	Mwangi Thuita	Surveyor	Senior Land Surveyor
7.	Joan Mbugua	Land Surveyor	Land Surveyor
8.	Lucy Ann Maitho	Land Surveyor	Land Surveyor
9.	Joseph Githinji	Physical Planner	Physical Planner
10.	Dicken Munyi	Cartographer	Planning Assistant
11.	Suleiman Mahamud	GIS officer	GIS and Mapping
12.	Brian Kimani	Cartographer	Planning Assistant
13.	Mepukori John	GIS officer	GIS and Mapping
14.	Julius Nabwera	GIS officer	GIS and Mapping
15.	Sharon Lotui	GIS officer	GIS and Mapping

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# **1. CHAPTER 1: INTRODUCTION**

## **1.1 Introduction**

This is a report of the planning of the Mithuri Market Centre. It provides for the detailed process and planning of the market center through a framework for planning surveys for the eventual provision of security of tenure and services while providing for development control of the village. The Plan is prepared to guide the spatial development of Mithuri Centre for 10 years (2024-2034)

## **1.2 Background Information**

Mithuri market center is an upcoming market center in Sosian ward and lies 7.1 Km North East of Sipili Town. It lies within sheets 18 & 19 of Sipili Donyoloip Block 2. It is found in parcel number 2506, with parcel 2636 covering 9.199Ha representing the existing Mithuri Primary School and 2599 covering 1.445 Ha representing the existing Catholic church within the planning area. The Government initially set aside the land on which the market center settles for future developments. Over the years, the increased population and inadequate land for settlement have led to some settlements around the planning area, hence the need to plan Mithuri town center to avoid development control issues such as urban sprawl and congestion. In addition, the newly planned town will accommodate the residents and provide services to the public.

## **1.3 Purpose of the Plan**

The main purposes of the Plan are;

1. Guide the growth and redevelopment of the land
2. Provide the basis for surveying and issuing security of tenure through the issuance of title deeds.
3. Improve the livelihoods of the residents of Sosian and Ol Moran ward
4. Provide a basis for the provision of infrastructure
5. Provide for a basis for development control
6. Provide a basis for environmental conservation

## **1.4 Objectives of the Plan**

The objectives of the Plan include to;

- i. Secure land tenure
- ii. Optimize the use of land and land-based resources.
- iii. Spur local economic development
- iv. Integrate land uses and activity areas
- v. Create a basis for the provision of appropriate infrastructure.
- vi. Protect and conserve the natural environment while improving the built environment.
- vii. Promote good governance and leadership
- viii. Create a basis for land use management and development control.

## **1.5 Scope of the Plan**

### **1.5.1 Spatial Scope**

The plan covers the areas of Mithuri Market center. The area comprises of the different land uses including the residential, educational, public purposes and utilities areas such as an existing primary school. The Plan covers an area of 20.94 Ha.

### **1.5.2 Temporal Scope**

The Plan will guide land use and infrastructure development for ten (10) years, which will be subject to review after five (5) years.

## **1.6 Methodology**

The preparation of the Plan entailed the following process;



Table 1-1: Methodology for Undertaking the Plan

Step	Main Activities	Output /outcome
<b>Project Inception</b>	<ul style="list-style-type: none"> <li>• Publish a Notice of Intention to plan</li> <li>• Identification of stakeholders</li> <li>• Develop a mode of Operation/Action Plan</li> <li>• Conduct an appraisal of the project area/reconnaissance</li> </ul>	-

<b>Scoping of context</b>	<ul style="list-style-type: none"> <li>• Conduct an Urban Study that comprises:                             <ol style="list-style-type: none"> <li>i. Literature review</li> <li>ii. Observation (including photography)</li> </ol> </li> <li>• Stakeholder consultations</li> </ul>	
<b>Mapping</b>	<ul style="list-style-type: none"> <li>• Digitize and compile digital information.</li> <li>• Prepare thematic maps;</li> <li>• Create a GIS database.</li> </ul>	<ul style="list-style-type: none"> <li>• Urban Base Map</li> </ul>
<b>Identification of planning issues</b>	<ul style="list-style-type: none"> <li>• Analyze baseline information;</li> <li>• Validate situational analysis findings and the planning issues identified;</li> <li>• Incorporate stakeholder's concerns and comments.</li> </ul>	<p>Situation Analysis Report</p>
<b>Preparation of Zoning plan</b>	<ul style="list-style-type: none"> <li>• Prepare a zoning/Land Use Plan</li> </ul>	<p>Draft Zoning Plan</p>
<b>Formulation of Land Use and Land Management Policies.</b>	<ul style="list-style-type: none"> <li>• Formulate Land use and Land Management Policies /Guidelines based on the zoning/ land use plan.</li> </ul>	<p>Draft Zoning Regulations</p>
<b>Implementation Framework</b>	<ul style="list-style-type: none"> <li>• Establish timeframes and identify actors to implement identified policies, programs, and projects.</li> </ul>	<p>Draft LPLUDP</p>
<b>Stakeholder engagement (Draft Plan Validation Workshop)</b>	<ul style="list-style-type: none"> <li>• Present the Draft LPLUDP to the client and stakeholders.</li> <li>• Collect comments from the stakeholders.</li> </ul>	

<b>Preparation of the Final Draft Plan</b>	<ul style="list-style-type: none"><li>• Incorporate the comments raised by the Final Draft LPLUDP stakeholders into the draft plan</li><li>• Submit the Final Plan to the client</li></ul>	
<b>Submission of the Plan for approval and adoption</b>	<ul style="list-style-type: none"><li>• Editing of the final draft</li><li>• Packaging the reports for submission</li><li>• Submission of the Plan to the County Assembly for approval, respectively.</li><li>• Publishing</li><li>• Gazettement of the approved Plan</li></ul>	Approved Municipal Urban Plan

### **1.6.1 Analysis of Key activities**

#### **1.6.1.1 Reconnaissance Survey**

This involved undertaking field visits to assess the planning issues in the area. It aimed to identify and appreciate significant planning challenges and opportunities and delineate planning areas.

#### **1.6.1.2 Sensitization meeting**

A sensitization meeting was held with the County Executive Committee Member and the Chief Officer in charge of Physical Planning, the County Physical Planner, and the village administration, including the area chief and the village representatives, to inform them of the planned Physical Planning Exercise and the villages targeted for planning.

The meeting was also to enable the community to gain ownership of the planning exercise and for the representatives to support the mapping of the planning area, which included the boundary, the public amenities, and the settlement areas.

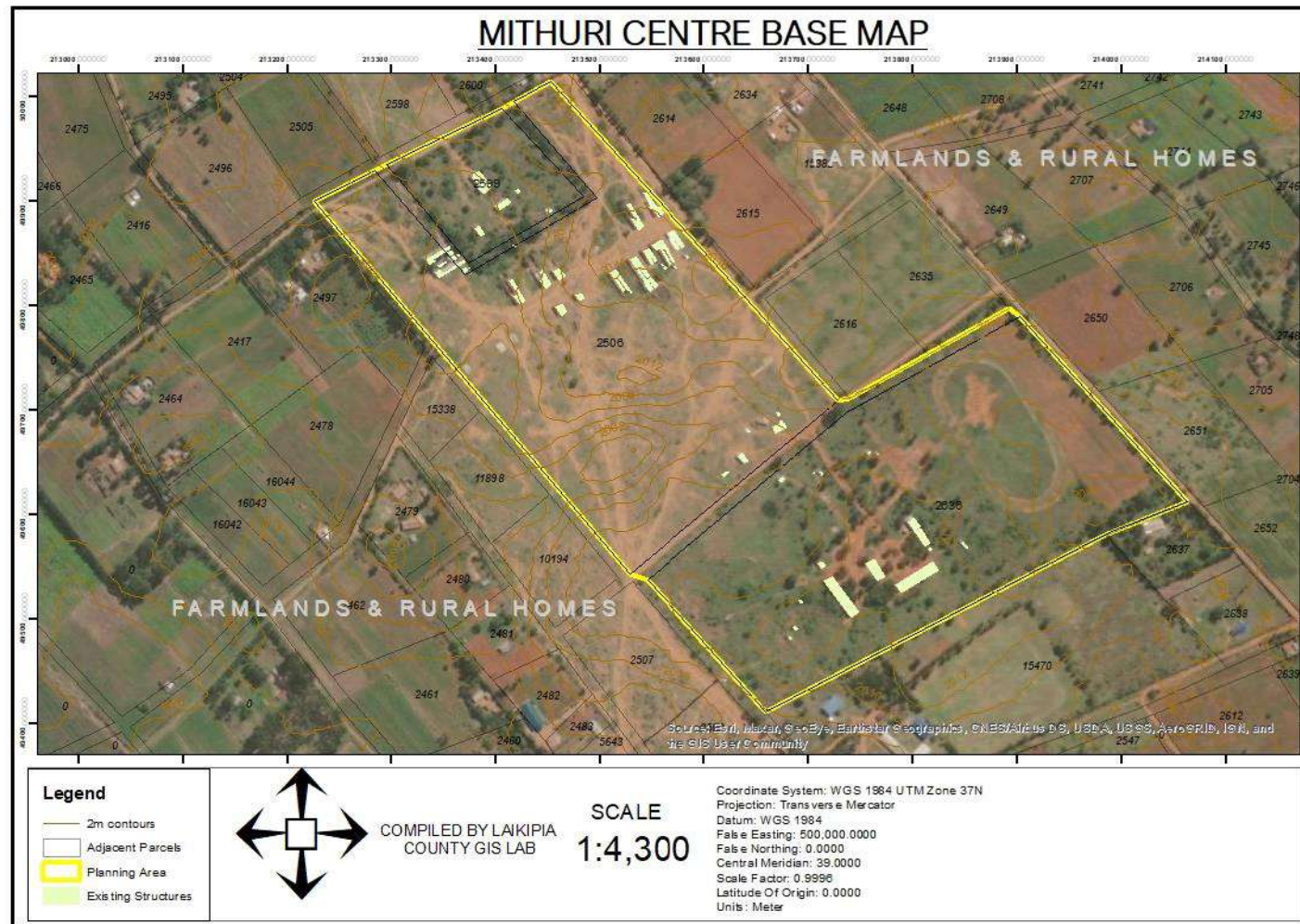
#### **1.6.1.3 Mapping and Site Analysis**

This involved preparing a base map to provide an existing spatial representation of land uses and the extent of development within the planning area. Topographical maps and satellite images were used to develop the base map. Features captured in the map included contours, man-made features such as human settlements, roads, and other facilities as indicated below;



## Local Physical and Land Use Development Plan for Mithuri Market Centre (2024-2034)

### Map 1-1: Mithuri Centre Base Map



Source: Laikipia County GIS LAB



#### **1.6.1.4 Situational and Needs Analysis**

This involved analyzing the existing situation, making projections, and making proposals for future growth in the area. The purpose of the analysis was to enable the planning team to understand the characteristics of the settlement and identify priority issues, including social and environmental issues that have implications for the spatial growth of the settlement.

#### **1.6.1.5 Stakeholder Consultation**

This was undertaken to build consensus and sensitize stakeholders to plan, create awareness, identify issues, and capture stakeholders' aspirations. This included sensitization of the area administration and the representatives of the village leadership.

The findings of the situational analysis were presented to the stakeholders and the public to clarify issues. Consultations were also undertaken to add value and confirm whether stakeholder concerns had been addressed.

#### **Photo 1: Planning Team, Administration, and the Village Representatives**



Source: Field Survey, 2024







## 2. CHAPTER 2: PLANNING CONTEXT

### 2.1 Locational Context

Mithuri market center is located 7.3 km northeast of Sipili town and occupies 20.94 ha. The area lies between Laikipia West Sub County, Ol Moran, and Sosian Wards. The market center has 53 residential plots with other plots accommodating commercial, mixed-use, public purpose, public utility, transportation, and recreational purposes.

#### 2.1.1 The extent of the village

The boundary extent, which illustrates the aerial depiction of the planning area indicating the importance of the land uses and the existing development concerning the neighboring developments is shown in the map below.

**Map 2-1: Mithuri Center extent**



**Map 5. Mithuri market center extent. Source: GIS data, 9<sup>th</sup> September 2024**

#### 2.1.2 Location Map

The location and delineated boundary of the planning area (Mithuri Village) from the County and sub-county context is presented below;



## **2.2.2 Legal Basis**

### **2.2.3 The Physical and Land Use Planning Act NO. 13 of 2019**

Section 45 of the Act mandates County Governments to prepare Physical and Land Use Development Plans for City, Municipality, towns or unclassified areas. Mithuri Local Physical and Land Use Development Plan has been prepared to guide the spatial development of the village and the township and for purposes set out under this Act

### **2.2.4 County Government Act, 2012**

The Act Mandates County Governments to undertake planning functions at the county level.

### **2.2.5 National Land Commission Act, 2012**

Section 5 (1)(a) and (h) Provides for the management and administration of public land on behalf of the National and County governments.

### **2.2.6 Land Act, 2012**

The Act provides for sustainable administration and management of land and land-based resources.

Section 9 provides for conversion of public land to private land through alienation. Section 12(7) states that public land shall not be allocated unless it has been planned, surveyed and serviced and guidelines for its development prepared.

Section 134 (6) provides for allocation of land in Settlement Schemes by state in accordance with the national values and principles of governance as per Article 10 and other requirements for natural justice upon planning and survey

## **2.2.7 2.2.3 Policy Basis**

### **2.2.8 National Spatial Plan**

This provides a basis for anchoring of all the lower level plan. It provides a framework for the preparation and implementation of lower lev plans including Local Physical and Land Use Development Plan. National Spatial Plan equally informs the future use of land and the desired trend in the distribution of activities for sustainable development

### **2.2.9 Sessional paper No 1 of 2017 on National Land Use Policy**

The Policy provides for legal, administrative, institutional and technological framework for optimal and sustainable utilization of land at all levels. It also provides for the preparation of land use plan at county levels while promoting stakeholder participation.

### **3. CHAPTER 3: ANALYSIS OF THE EXISTING SITUATION**

This was undertaken to address stakeholder concerns and the area of study. The analysis included population, site analysis, physical and social infrastructure, and Environmental framework.

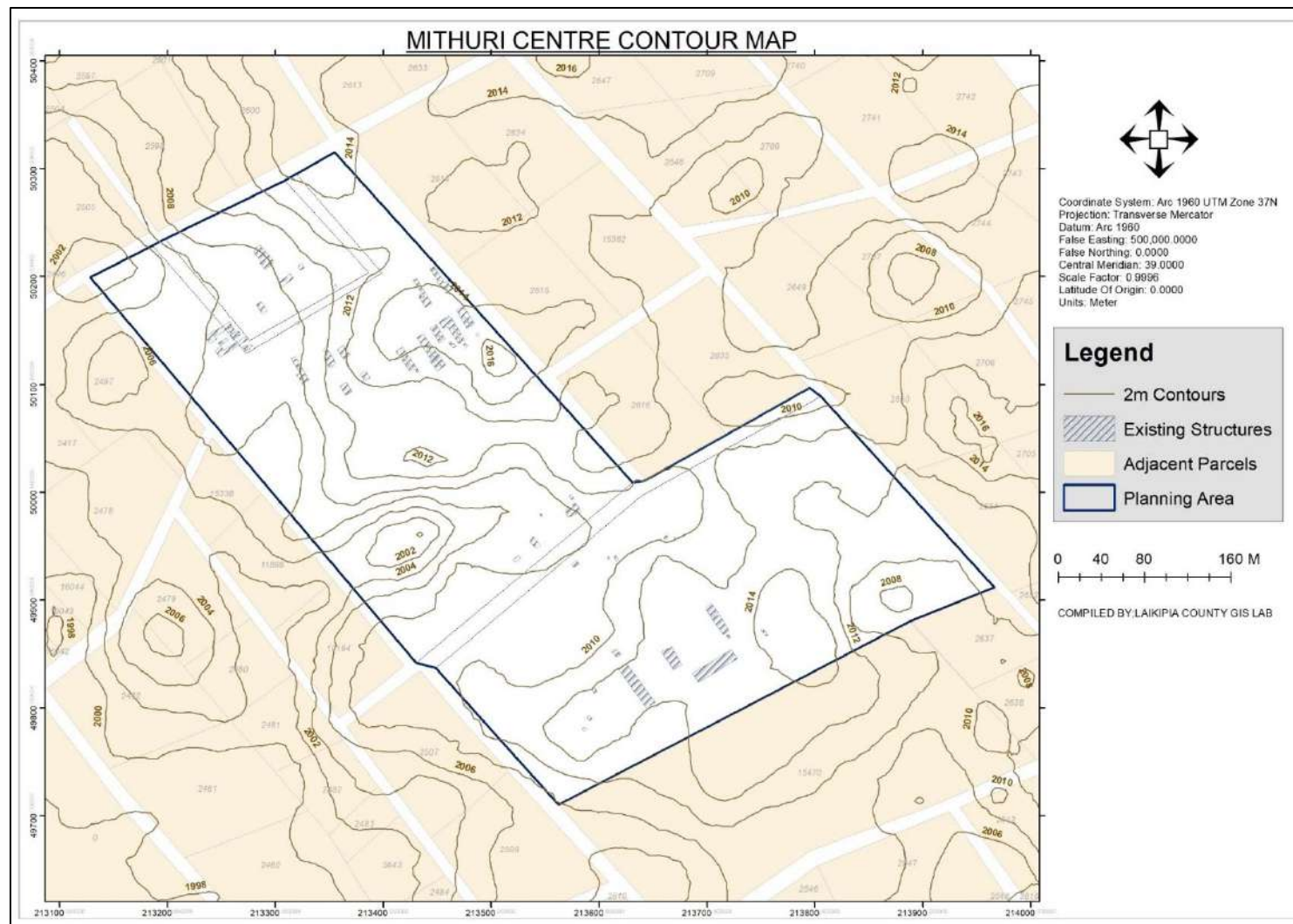
#### **3.1 Site Analysis**

##### **3.1.1 Topography**

Mithuri Center generally has a flat terrain with no permanent or temporary structures. The center is located in a low-density residential area but with a high potential of reaching higher population densities in the future due to the lack of any other center within its vicinity and growing population of the area hence a dire need of planning for development control.



*Local Physical and Land Use Development Plan for Mithuri Market Centre (2024-2034)*



Map 3-1: Analysis of Contours

## 3.2 Population and demographic needs analysis

The population was estimated using the following criteria;

The total population of the urban area is 1750, with an average household size of approximately four. The total household size is approximately 438 households.

### i. Projected Population

The above criteria are used to determine the population projection. It is estimated to increase by 2226 persons by 2030. The total projected population growth rate is indicated in the table below;

**Table 3-1: Population Projection**

Projected population						
2019	2020	2022	2024	2026	2028	2030
1750	1789	1869	1954	2040	2131	2226

Source: Department of Physical Planning, 2024

### Implications

The implication of the estimated increase in population include

- i. Increased demand for land for settlement
- ii. Increased pressure on the fragile ecosystem through encroachment
- iii. Increased pressure and demand for services

## 3.3 Physical Infrastructure

### 3.3.1 Roads

Untarmacked and unmaintained roads serve the area with no established internal road network, which may present a challenge in responding to any disaster within the Market Centre. Most of the population rely on walking and use motorcycles to commute from one place to another. Transportation of goods is mainly done using the motorcycles and the donkey carts.

### 3.3.2 Electricity Infrastructure

The market center is served with electricity, which is mainly used for lighting; the residents, however, still depend on the fuel wood and charcoal for cooking, which further contributes to environmental degradation.



## **3.4 Social Infrastructure**

### **3.4.1 Solid waste management**

There are no designated areas for collection and management of solid waste. This is evident from the disposal of waste in undesignated places. Most families also have household solid waste management within the small open pits dug within the village.

### **3.4.2 Water and Sanitation**

The primary water source for the Centre is the temporary stream and swamp, which borders the village to the south. The Centre has a borehole, **which is currently not being used due to a** lack of piped water. Rainwater harvesting is equally not adequately developed. This exposes the beneficiaries to water-borne diseases such as typhoid.

The village has not developed any sewerage system. The residents mainly rely on the pit latrines dug within their residential compounds. This threatens the quality of the underground water system through pollution.

There is no proper stormwater drainage, which has resulted in flooding, soil erosion, and the creation of a gully on the access roads and within the settlement, reducing accessibility and causing relocation of the residents to higher grounds.

### **3.4.3 Health Facilities**

Mithuri Centre has an existing health facility. The beneficiaries currently use the designated land relocated from the flooding and erosion sites. The beneficiaries access other medical services from Ol Moran Health Center, far from the Centre.

### **3.4.4 Education Facilities**

These facilities serve both the village population and the nearby neighborhoods. There are also ECDEs

### **3.4.5 Community Facilities**

The Centre has proposed a location to construct a community social center, police post, and a stadium currently used as a playing ground. The Centre lacks a designated cemetery.

The center will, therefore, need designated spaces to provide services, including the social halls, bus Park, recreational park, markets, and other retail shops.

### **3.4.6 Economic Activities**

The village's primary source of economic activity is rain-fed agriculture, mainly farming Irish potatoes, peas, and maize, all done on a small scale. Small-scale dairy farming is also practiced.

Other economic activities include trading activities such as retail and wholesale shops. Quarrying activities are also practiced.

### 3.5 Land Requirement

The land requirements for land use were based on current population needs, planning standards, and norms. The presentation of the land requirement for land uses is presented below;

Table 3-2: Land Requirement

No	USE	SUB USER	NO OF UTILITIES	LAND REQUIREMENT	RECOMMENDED LAND SIZES	REMARKS
1.	Residential	Residential	236	21.23 Ha (0.045 Ha each)	• 0.45	Adequate size for the high-density residential development
2.	Public purpose	<ul style="list-style-type: none"> <li>• Health Centre</li> <li>• Administration</li> <li>• Police post</li> <li>• Police line</li> <li>• Youth empowerment Center</li> </ul>	<ul style="list-style-type: none"> <li>• Plot not developed</li> <li>• 1</li> <li>• 1</li> <li>• Not developed</li> </ul>	<ul style="list-style-type: none"> <li>• 0.84</li> <li>• 1.15</li> <li>• 0.91</li> <li>• 0.41</li> <li>• 0.19</li> </ul>	<ul style="list-style-type: none"> <li>• 3Ha</li> <li>• 10 Ha</li> <li>• 1-2 Ha</li> <li>• 0.2 Ha</li> </ul>	<ul style="list-style-type: none"> <li>• The land sizes are considered adequate for the administration based on the catchment population.</li> <li>• The health center requires the allocation of more land.</li> </ul>
3.	Public Utility	<ul style="list-style-type: none"> <li>• Cemetery</li> <li>• Water Tank</li> <li>• Hide and Skin</li> </ul>	<ul style="list-style-type: none"> <li>• 1</li> <li>• 1</li> <li>• Plot not developed</li> </ul>	<ul style="list-style-type: none"> <li>• 0.72</li> <li>• 0.08</li> <li>• 0.58</li> </ul>	0.35	<ul style="list-style-type: none"> <li>• Adequate land for the cemetery land use</li> </ul>
4.	Recreational grounds	<ul style="list-style-type: none"> <li>• Stadium</li> <li>• Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• 1</li> </ul>	<ul style="list-style-type: none"> <li>• 0.74</li> </ul>		Based on the catchment population, it's adequate; however, the size should be increased to include space for parking and refuse disposal facilities at 0.4 Ha.
5.	Commercial	<ul style="list-style-type: none"> <li>• Market</li> </ul>	<ul style="list-style-type: none"> <li>• Available</li> <li>• Available</li> </ul>	<ul style="list-style-type: none"> <li>• 0.86</li> </ul>	Should serve a population of 15000	Based on the catchment population, it is adequate.

*Local Physical and Land Use Development Plan for Mithuri Market Centre (2024-2034)*

		<ul style="list-style-type: none"> <li>The shopping center of 14 plots each plot measures 0.045</li> </ul>				
6.	Transportation	<ul style="list-style-type: none"> <li>Bus Park</li> </ul>	<ul style="list-style-type: none"> <li>Plot not developed</li> </ul>	<ul style="list-style-type: none"> <li>0.71</li> </ul>		It should be developed to serve the purpose.
7.	Educational	<ul style="list-style-type: none"> <li>ECD</li> <li>Primary School</li> <li>Secondary School</li> </ul>	<ul style="list-style-type: none"> <li>1</li> <li>1</li> <li>1</li> </ul>	<ul style="list-style-type: none"> <li>0.25</li> <li>3.06</li> <li>15.6</li> </ul>	<ul style="list-style-type: none"> <li>0.05 Ha</li> <li>2 Ha</li> <li>3.5 Ha</li> </ul>	<ul style="list-style-type: none"> <li>Inadequate</li> <li>Inadequate</li> <li>Adequate</li> </ul>
8.	Community Facilities	<ul style="list-style-type: none"> <li>Churches</li> <li>Cooperative</li> <li>Cattle Dip-</li> <li>Head men</li> </ul>	<ul style="list-style-type: none"> <li>5 Plot not developed</li> </ul>	<ul style="list-style-type: none"> <li>0.15</li> <li>0.06</li> <li>0.17</li> </ul>		

### **3.6 Stakeholder Concerns**

**The stakeholders identified the following challenges facing the community**

- i. Lack of security of tenure, hence the slow growth of the town
- ii. Displacement from the flooding areas of the settlements, mainly along the depression/waterway
- iii. Congestion within the residential zone due to lack of space
- iv. Food security due to inadequate land for cultivation
- v. Unapproved part development Plans
- vi. Partial and overlap in the implementation of the Development Plans due to unapproved Part Development Plans
- vii. Encroachment on the land designated for public utilities
- viii. Inadequate and less maintained road networks

The stakeholders also identified the following potentials for the village

- i. Conducive climate and high potential for rain-fed agriculture
- ii. Land for the development of public utilities

## 4. CHAPTER 4: ZONING PLAN

The zoning plan aims to achieve prosperity, efficiency, equity, and sustainable development in the Mithuri market center by promoting and accommodating competing land uses. The spatial framework followed principles such as sustainable development, environmental conservation, and enhancing livability.

### 4.1 Description of the Distribution of Designated Land Use

#### 4.1.1 Future Land Use Budget

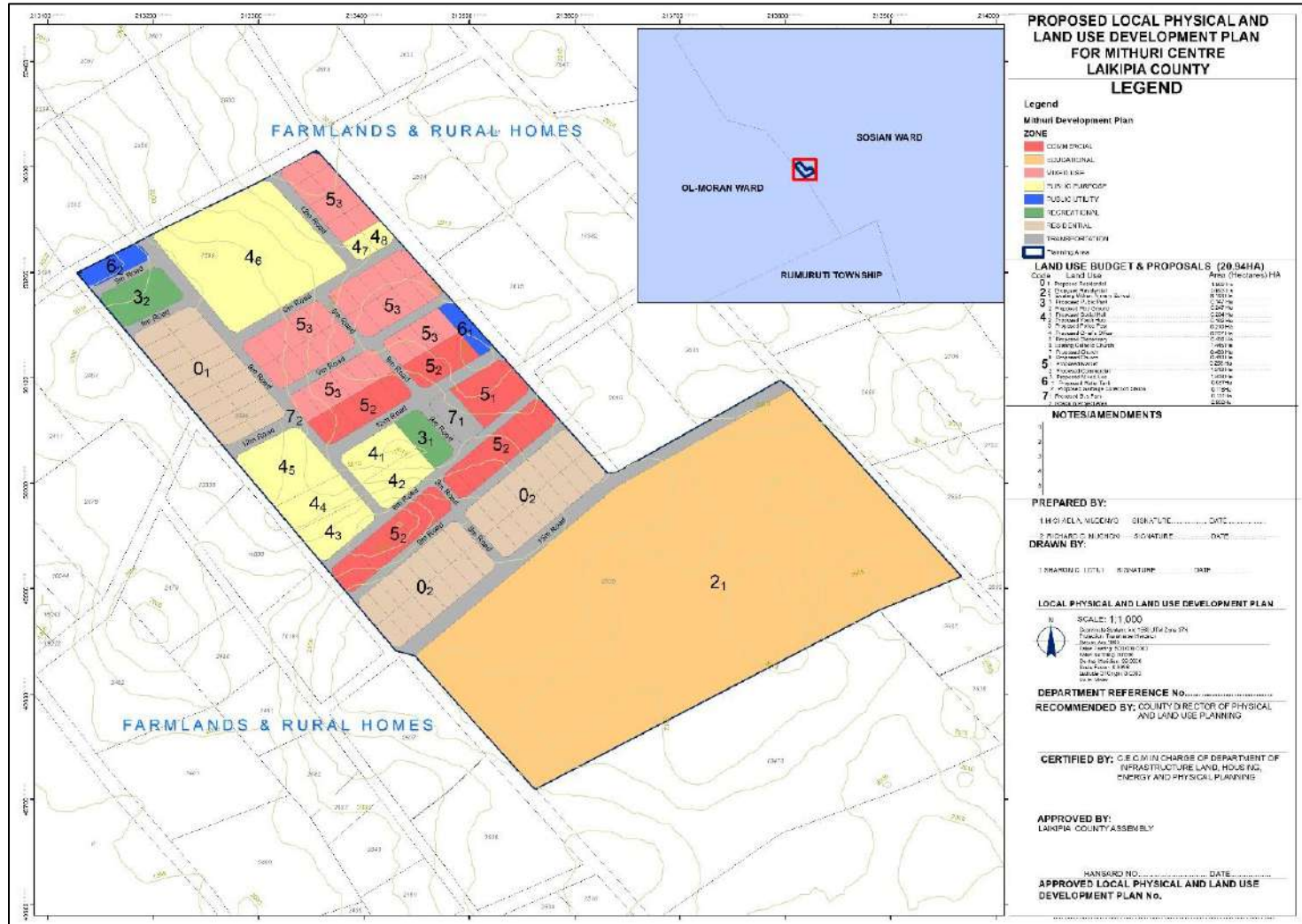
The land-use plan will present broad land uses for existing and proposed development in the Mithuri market center, which is critical in sustaining the human settlement. The categorization of land uses in the Mithuri market center led to the identification of significant land uses presented as follows;

Table 4-1: Future Land Use Budget

LAND USE BUDGET & PROPOSALS (20.94HA)		
Code	Land Use	Area (Hectares) HA
0	1 Proposed Residential	1.503 Ha
2	2 Proposed Residential	0.893 Ha
1	1 Existing Mithuri Primary School	9.193 Ha
3	1 Proposed Public Park	0.147 Ha
	2 Proposed Play Ground	0.247 Ha
4	1 Proposed Social Hall	0.204 Ha
	2 Proposed Youth Hub	0.192 Ha
	3 Proposed Police Post	0.210 Ha
	4 Proposed Chief's Office	0.207 Ha
	5 Proposed Dispensary	0.408 Ha
	6 Existing Catholic Church	1.445 Ha
	7 Proposed Church	0.480 Ha
	8 Proposed Church	0.460 Ha
5	1 Proposed Market	0.258 Ha
	2 Proposed Commercial	1.212 Ha
	3 Proposed Mixed Use	1.808 Ha
6	1 Proposed Water Tank	0.087Ha
	2 Proposed Garbage Collection Station	0.116Ha
7	1 Proposed Bus Park	0.131Ha
	2 Roads in Project Area	2.592Ha

## Local Physical and Land Use Development Plan for Mithuri Market Centre (2024-2034)

Map 4-1: Proposed Zoning Plan for Mithuri Market Center



## **4.2 Land Use and Land Management Policies**

### **Introduction**

The land use and land management policy will form the basis for influencing significant decisions, actions, and activities, particularly for development control. The land management policy will provide a framework for sustainable land utilization and development decisions in the quest for land use optimization, protection and conservation of natural resources, management of human settlement, and spurring economic development.

### **4.2.1 General Policy Statement**

- i. The Plan provides for seven (7) land uses
- ii. The criteria for delineation of residential land use include: high density shall have an area measuring 0.4045 ha, medium density 0.2027 ha & low density 0.1 ha.



#### 4.2.2 Detailed Description of zoning Regulations

Description	M.P.S (Ha)	Plot Coverage	Maximum Floor Area/ Plot Ratio	Front Setback (m)	Rear Setback (m)	Side Setback (m)	Permitted Land Use	Unpermitted Land Uses	Auxiliary services to be provided
Commercial Area	0.025	85%	2	3	2	3	<ul style="list-style-type: none"> <li>Hotels and restaurants</li> <li>Banks and ATMs</li> <li>Urban park</li> <li>Bus station</li> <li>Cinema halls</li> <li>Bars and restaurants</li> <li>Religious institutions (churches, Mosques, and temples)</li> <li>Wholesale and retail stores</li> <li>Private offices</li> <li>Fresh produce and textile market</li> <li>Petrol stations and filling stations</li> <li>Printing services</li> <li>Laundry services</li> </ul>	<ul style="list-style-type: none"> <li>University campuses</li> <li>Medium and Low-Density Residential developments (bungalows and maisonettes)</li> <li>Car washes</li> <li>Informal animal markets and animal holding bays</li> <li>Metal fabrication workshops</li> <li>Water Treatment works</li> <li>Small-scale agricultural activities.</li> </ul>	<ul style="list-style-type: none"> <li>Maximum number of floors 2 (Ground plus 1)</li> <li>All buildings have more than two floors (ground plus one) to provide onsite parking.</li> <li>All waste skips located within the CBD must be emptied daily.</li> <li>Provide piped water to all developments.</li> <li>Allow for high-rise developments upon development of liquid management infrastructure.</li> <li>Minimum roads width of 10 -15 m</li> </ul>

*Local Physical and Land Use Development Plan for Mithuri Market Centre (2024-2034)*

Description	M.P.S (Ha)	Plot Coverage	Maximum Floor Area/ Plot Ratio	Front Setback (m)	Rear Setback (m)	Side Setback (m)	Permitted Land Use	Unpermitted Land Uses	Auxiliary services to be provided
							<ul style="list-style-type: none"> <li>• Cooperative societies</li> <li>• Clinics and dispensaries</li> <li>• Pharmacies</li> <li>• Mixed-use developments (Residential cum commercial)</li> <li>• Police patrol base</li> </ul>		
Market	-	50	-	-	-	-	<ul style="list-style-type: none"> <li>• Hotels and restaurants</li> <li>• Market offices</li> <li>• Patrol base</li> <li>• Abolition Block</li> </ul>	<ul style="list-style-type: none"> <li>• Residential developments</li> <li>• Car washes</li> <li>• Industrial activities</li> </ul>	<ul style="list-style-type: none"> <li>• Provide onsite parking</li> <li>• Provide sanitary facilities</li> <li>• Provide piped water with adequate storage infrastructure</li> <li>• Development of liquid management infrastructure</li> <li>• Provide deceleration lane</li> <li>• Power Substation</li> <li>• Waste management areas</li> <li>• Operation and logistic offices</li> <li>• Guardhouse</li> </ul>

*Local Physical and Land Use Development Plan for Mithuri Market Centre (2024-2034)*

Description	M.P.S (Ha)	Plot Coverage	Maximum Floor Area/ Plot Ratio	Front Setback (m)	Rear Setback (m)	Side Setback (m)	Permitted Land Use	Unpermitted Land Uses	Auxiliary services to be provided
									<ul style="list-style-type: none"> <li>• Open storage</li> <li>• Retailing/Exhibition spaces</li> <li>• Emergency Services</li> <li>• Car and lorry parking areas</li> <li>• Loading and offloading zones</li> <li>• Provide fire assembly points, fire hydrants, and fire extinguishers at strategic points.</li> <li>• Separate entry and exit points</li> </ul>
High-Density Residential Zone	0.045	75	2	3	2	2	<ul style="list-style-type: none"> <li>• Bungalows and maisonettes</li> <li>• Corner shops/Retail shops</li> <li>• Religious institutions</li> <li>• Clinics</li> <li>• Playgrounds/open spaces</li> <li>• Telecommunication masts</li> <li>• Water tanks</li> </ul>	<ul style="list-style-type: none"> <li>• High-density residential developments (flats/apartments)</li> <li>• Solid waste transfer stations</li> <li>• Bars and adult entertainment places</li> </ul>	<ul style="list-style-type: none"> <li>• Regular provision of piped water</li> <li>• All developments to be connected to the liquid waste management infrastructure</li> <li>• Provide street lighting on all roads or flood lights where applicable</li> <li>• Provide stormwater drainage on all roads. Ensure</li> </ul>

*Local Physical and Land Use Development Plan for Mithuri Market Centre (2024-2034)*

Description	M.P.S (Ha)	Plot Coverage	Maximum Floor Area/ Plot Ratio	Front Setback (m)	Rear Setback (m)	Side Setback (m)	Permitted Land Use	Unpermitted Land Uses	Auxiliary services to be provided
							<ul style="list-style-type: none"> <li>Rice farming is only in areas with swampy conditions.</li> </ul>		<ul style="list-style-type: none"> <li>frequent maintenance</li> <li>Minimum road width of 9 m</li> </ul>
Medium-Density Residential Zone	0.2027	65	1	3	2	2	<ul style="list-style-type: none"> <li>Bungalows and maisonettes</li> <li>Corner shops/Retail shops</li> <li>Religious institutions</li> <li>Clinics</li> <li>Playgrounds/open spaces</li> <li>Telecommunication masts</li> <li>Water tanks</li> <li>Rice farming is only in areas with swampy conditions.</li> </ul>	<ul style="list-style-type: none"> <li>High-density residential developments (flats/apartments)</li> <li>Solid waste transfer stations</li> <li>Bars and adult entertainment places.</li> <li>Religious establishments</li> </ul>	<ul style="list-style-type: none"> <li>Regular provision of piped water.</li> <li>All developments to be connected to the liquid waste management infrastructure</li> <li>Provide street lighting on all roads or flood lights where applicable.</li> <li>Provide stormwater drainage on all roads. Ensure frequent maintenance.</li> <li>Minimum road width of 9 m</li> </ul>
Low Density Zone	0.1	50	-	3	2	2	<ul style="list-style-type: none"> <li>Kitchen garden</li> <li>Education institutions (primary and tertiary only)</li> <li>Housing typology to include bungalows and</li> </ul>	<ul style="list-style-type: none"> <li>High-density residential developments (flats/apartments)</li> <li>Solid waste transfer stations</li> <li>Bars and adult entertainment places.</li> </ul>	<ul style="list-style-type: none"> <li>Regular provision of piped water.</li> <li>All developments to have a connection to liquid waste management infrastructure</li> <li>Provide street lighting on all roads</li> </ul>

*Local Physical and Land Use Development Plan for Mithuri Market Centre (2024-2034)*

Description	M.P.S (Ha)	Plot Coverage	Maximum Floor Area/ Plot Ratio	Front Setback (m)	Rear Setback (m)	Side Setback (m)	Permitted Land Use	Unpermitted Land Uses	Auxiliary services to be provided
							<ul style="list-style-type: none"> <li>maisonettes only.</li> <li>Hospital</li> <li>Playgrounds/open spaces</li> <li>Water tanks</li> </ul>	<ul style="list-style-type: none"> <li>Religious establishments</li> </ul>	<ul style="list-style-type: none"> <li>or flood lights where applicable.</li> <li>Provide stormwater drainage on all roads. Ensure frequent maintenance.</li> </ul>
Mixed-use	0.045	75	2	3	2	2	<ul style="list-style-type: none"> <li>Residential uses (Single-Family, Multi-Family Housing Live-Work Units)</li> <li>Commercial Uses (Retail, Restaurants and Cafes, Offices, Personal Services, Entertainment)</li> <li>Civic and Institutional Uses (Educational Facilities, Healthcare Facilities, Community centers, Religious Institutions)</li> </ul>	<ul style="list-style-type: none"> <li>Industrial uses</li> <li>Major infrastructural installations</li> <li>Warehouse</li> <li>Residential uses (Single-Family, Multi-Family Housing Live-Work Units)</li> <li>Commercial Uses (Retail, Restaurants and Cafes, Offices, Personal Services, Entertainment)</li> <li>Civic and Institutional Uses (Educational Facilities, Healthcare Facilities, Community centers, Religious Institutions)</li> </ul>	<ul style="list-style-type: none"> <li>Regular provision of piped water</li> <li>All developments to be connected to liquid waste management infrastructure</li> <li>Provide street lighting on all roads or flood lights where applicable</li> <li>Provide stormwater drainage on all roads. Ensure frequent maintenance</li> <li>Minimum road width of 12 m</li> </ul>

*Local Physical and Land Use Development Plan for Mithuri Market Centre (2024-2034)*

Description	M.P.S (Ha)	Plot Coverage	Maximum Floor Area/ Plot Ratio	Front Setback (m)	Rear Setback (m)	Side Setback (m)	Permitted Land Use	Unpermitted Land Uses	Auxiliary services to be provided
							<ul style="list-style-type: none"> <li>Public and Open Spaces (Parks and Playgrounds)</li> <li>Parking facilities</li> </ul>	<ul style="list-style-type: none"> <li>Public and Open Spaces (Parks and Playgrounds)</li> <li>Parking facilities</li> </ul>	
Play Ground	-	-	-	-	-	-	<ul style="list-style-type: none"> <li>Ablution block</li> <li>Sporting facilities</li> <li>Perimeter fencing</li> <li>Flood Light Infrastructure</li> <li>Clinic</li> </ul>	<ul style="list-style-type: none"> <li>Residential developments (flats/apartments)</li> <li>Solid waste transfer stations</li> <li>Bars and adult entertainment places.</li> <li>Pit latrines</li> </ul>	<ul style="list-style-type: none"> <li>Ensure connection to liquid waste management infrastructure</li> <li>Provide road signage and speed humps on all road</li> <li>Install high masts.</li> </ul>
Industrial Area	-	-	-	-	-	-	Non-pollutive industrial uses such as: <ul style="list-style-type: none"> <li>Industrial Bakeries</li> <li>Wood and metal Fabrication</li> <li>Petrol stations</li> <li>Food processing (except fish, dairy, poultry, and meat products,</li> </ul>	<ul style="list-style-type: none"> <li>Residential Uses</li> <li>Major infrastructure installations</li> <li>Noxious industries</li> </ul>	<ul style="list-style-type: none"> <li>Power Substation</li> <li>Waste management areas/Treatment of effluent before discharge</li> <li>Residential quarters</li> <li>Operation and logistic offices</li> <li>Guardhouse</li> <li>Open storage</li> <li>Retailing/Exhibition spaces</li> <li>Emergency Services</li> </ul>

*Local Physical and Land Use Development Plan for Mithuri Market Centre (2024-2034)*

Description	M.P.S (Ha)	Plot Coverage	Maximum Floor Area/ Plot Ratio	Front Setback (m)	Rear Setback (m)	Side Setback (m)	Permitted Land Use	Unpermitted Land Uses	Auxiliary services to be provided
							sauerkraut, vinegar, yeast and rendering of fats and oils) <ul style="list-style-type: none"> <li>• Fruit or vegetable packing plants</li> <li>• Laboratories for research and development</li> <li>• Light manufacturing and assembly</li> <li>• Car wash</li> <li>• Storage building for household goods</li> <li>• Automotive repair shops</li> <li>• Wholesale and warehousing</li> <li>• Dry cleaning/laundry service</li> </ul>		<ul style="list-style-type: none"> <li>• Car and lorry parking areas</li> <li>• Loading and offloading zones</li> <li>• Provide fire assembly points, fire hydrants, and fire extinguishers at strategic points.</li> <li>• Separate entry and exit points</li> </ul>

## 5. Implementation Framework

This provides for the various activities to be implemented, and the authorities are mandated to ensure the initiatives are carried out within the stipulated timeframe for developing the market center, as illustrated below.

**Table 5-1: Implementation Matrix**

NO	SECTOR	INITIATIVE/PROPOSAL	ACTOR	TIMEFRAME
1.	Physical Planning	Implementation of the Local Physical and Land Use Development Plan	<ul style="list-style-type: none"><li>County Department of Physical Planning</li></ul>	10 Years
2.	Education	<ul style="list-style-type: none"><li>Develop a Youth empowerment Center within the land allocated for the social hall.</li></ul>	<ul style="list-style-type: none"><li>Ministry of Education</li><li>County Government</li></ul>	5 Years
3.	Roads	Opening of an access road between and around the parcels in the planning area	<ul style="list-style-type: none"><li>County Government</li></ul>	3 Years
4.	Environment	Conservation of the public park and the proposed water point	<ul style="list-style-type: none"><li>NEMA, WARMA, County Government</li></ul>	3 Years
5.	Recreation	Conserve the area of the Playing ground.	<ul style="list-style-type: none"><li>County Government</li></ul>	5 Years



## 6. APPENDICES

### 6.1 Mithuri Market Centre Stakeholders Engagement

The agenda of the meeting was to present the draft Mithuri Market Centre Local Physical and Land Use Development Plan to the public for consensus building and comments for further improvement of the Plan.

**Table 6-1: Stakeholder Engagement**

AGENDA	DISCUSSION	WAY FORWARD
Residential	<ul style="list-style-type: none"><li>• All residential plots to measure 0.045 Ha</li></ul>	<ul style="list-style-type: none"><li>• All residential plots to measure 0.045 Ha</li></ul>
Transportation	<ul style="list-style-type: none"><li>• Lack of access roads</li></ul>	<ul style="list-style-type: none"><li>• Provide an elaborate network of access roads</li></ul>
Public Purpose	<ul style="list-style-type: none"><li>• Lack of a developed Playground</li><li>• Lack of land for development of Jua Kali sector</li></ul>	<ul style="list-style-type: none"><li>• Develop a Playground</li><li>• Designate land for the development of the Jua Kali sector</li></ul>
Educational	<ul style="list-style-type: none"><li>• Lack of designated land for education facilities</li></ul>	<ul style="list-style-type: none"><li>• Designate land for educational facilities</li></ul>
Public Views	Lack of a developed health center	<ul style="list-style-type: none"><li>• Develop health centers</li></ul>

DAILY NATION MONDAY, APRIL 22, 2024

FORM PLUPA L-1 (r.9)



REPUBLIC OF KENYA  
**COUNTY GOVERNMENT OF LAIKIPIA**  
DEPARTMENT OF INFRASTRUCTURE, LAND &  
PHYSICAL PLANNING, HOUSING, ENERGY AND URBAN  
DEVELOPMENT



**PUBLIC NOTICE**

**THE PHYSICAL AND LAND USE PLANNING ACT (NO. 13 OF 2019)**

**NOTICE TO PREPARE LOCAL PHYSICAL AND LAND USE  
DEVELOPMENT PLAN**

Pursuant to the provisions of section (47) of the Physical and Land Use Planning Act, 2019, NOTICE is hereby given that on the 19<sup>th</sup> day of April 2024, the County Government of Laikipia intends to commence preparation of Local Physical and Land Use Development Plans for:

- i) Musul, Nkiloritti, Munishoi & Lekuruki Community Lands with support from IMPACT Kenya.
- ii) Naibor centre, Veterinary Informal Settlement, Mithuri centre, Makutano centre, Kona Mbaya A and B centres, Ihigaini centre and Nakwang centre

The purpose of the Plans is to regulate land use and guide growth of the respective community lands and centres for a period of ten (10) years.

The objectives of the plans will be to;

- Regulate use of land and ensure development activities conform to the Laikipia County Spatial Plan guidelines
- Guide and Coordinate development of infrastructure and provision of housing and public facilities
- Guide development in an integrated and coordinated manner to promote sustainable urban development
- Provide a framework for coordinating various sectoral agencies and interests

The plan preparation process will be participatory and the County invites all stakeholders to the planning process. Stakeholders who wish to make comments and suggestions on the same may do so in writing within **21 days** of publication of this notice. Comments or views should be addressed to:

**The County Executive Member (CECM) Infrastructure, Land & Physical Planning, Housing, Energy &  
Urban Development  
County Government of Laikipia  
P.O BOX 1271, Nanyuki**

Dated this **19<sup>th</sup> day of April 2024**

Ekwam Nabos  
County Executive Committee Member  
Infrastructure, Land & Physical Planning, Housing, Energy and Urban Development  
County Government of Laikipia

Plate 6-1: Notice of Intention to Prepare Mithuri LP&LUDP Plan

## 6.2 Planning Team

**Table 6-2: Planning Team**

NO.	NAME	DESIGNATION	ROLE
16.	Ekwam Nabos	CECM –Lands	Team Leader
17.	Richard Muchoki	Physical Planner	Physical Planning
18.	Michael Mudenyio	Physical Planner	Physical Planning
19.	Fredrick Gachagua	Physical Planner	Physical Planning