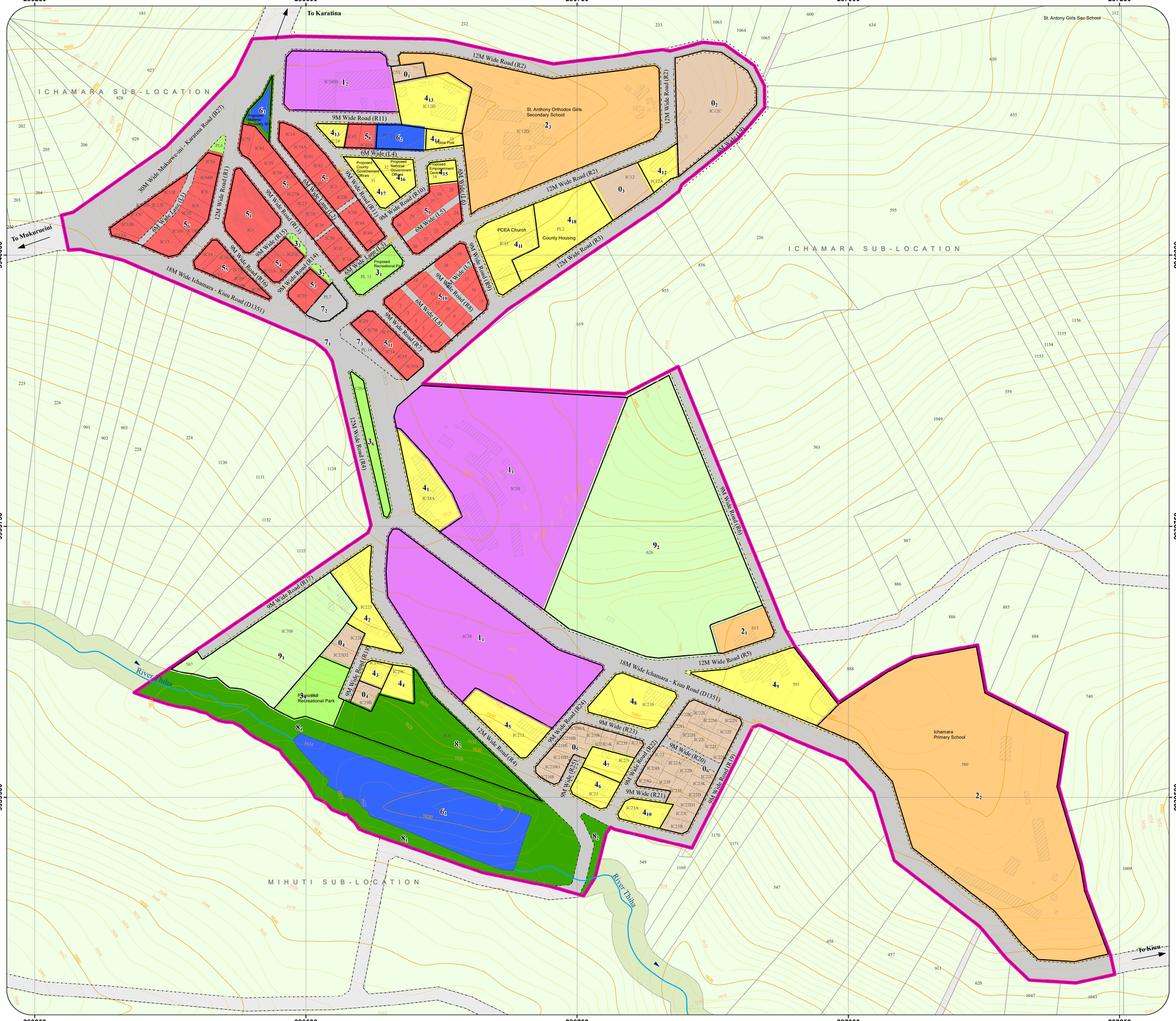
ICHAMARA COLONIAL VILLAGE LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN (2023 - 2033), NYERI COUNTY



LEGEND

- River
- Major Contour (10m)
- Minor Contour (2m)
- Proposed Road Widening
- Parcel
- Zone Boundary
- Planning Area
- Building

Land Use

- Medium Density Residential
- Industrial
- Educational
- Recreational
- Public Purpose
- Commercial
- Business Cum Residential
- Public Utility
- Transportation
- Conservation
- Agricultural

LAND USE PROPOSALS

LANDUSE NUMBER	LAND USE NAME	AREA IN HECTARES
	0 - RESIDENTIAL	**1.83**
0_{1-8}	PROPOSED MEDIUM DENSITY RESIDENTIAL	1.83
	1 - INDUSTRIAL	**4.77**
1_1	EXISTING COFFEE FACTORY	4.20
1_2	EXISTING BORA FEEDS LIMITED	0.57
	2 - EDUCATIONAL	**5.94**
2_1	EXISTING EARLY CHILDHOOD EDUCATION CENTRE (ECDE)	0.16
2_2	EXISTING ICHAMARA PRIMARY SCHOOL (PUBLIC)	3.87
2_3	EXISTING ST. ANTONY ORTHODOX GIRLS SECONDARY SCHOOL (PRIVATE)	1.90
	3 - RECREATIONAL	**0.60**
3_1	PROPOSED GREEN PARK	0.13
3_{2-4}	PROPOSED GREEN PARKS	0.04
3_5	PROPOSED RECREATIONAL PARK	0.27
3_6	PROPOSED GREEN PARK	0.16
	4 - PUBLIC PURPOSE	**3.45**
4_1	EXISTING ICHAMARA DISPENSARY	0.25
4_2	EXISTING G3 CHURCH	0.27
4_3	EXISTING NEW FOUNDATION HOLY CHURCH	0.05
4_4	EXISTING SEVENTH DAY ADVENTIST (ADA) CHURCH	0.08
4_5	EXISTING FULL GOSPEL CHURCH	0.23
4_6	EXISTING KNESSIAH DAY CHURCH	0.11
4_7	EXISTING APOSTOLIC CHURCH	0.11
4_8	EXISTING ICHAMARA CATHOLIC CHURCH	0.30
4_9	EXISTING ICHAMARA BAPTIST CHURCH	0.49
4_{10}	EXISTING PROPHET CHURCH	0.11
4_{11}	EXISTING PCEA CHURCH	0.29
4_{12}	EXISTING GOSPEL OUTREACH CHURCH	0.11
4_{13}	EXISTING ORTHODOX CHURCH	0.28
4_{14}	EXISTING POLICE POST	0.06
4_{15}	PROPOSED RESOURCE CENTRE	0.07
4_{16}	PROPOSED NATIONAL GOVERNMENT OFFICES	0.09
4_{17}	PROPOSED COUNTY GOVERNMENT OFFICES	0.13
4_{18}	PROPOSED COUNTY HOUSING SITE	0.43
	5 - COMMERCIAL	**2.77**
5_1	EXISTING OPEN AIR MARKET	0.26
5_{2-11}	PROPOSED COMMERCIAL PLOTS	2.51
	6 - PUBLIC UTILITY	**1.22**
6_1	EXISTING ICHAMARA DAM	1.03
6_2	EXISTING WATER TANKS	0.11
6_3	PROPOSED MATERIAL RECOVERY SITE	0.08
	7 - TRANSPORTATION	**8.21**
7_1	ROAD RESERVE	8.06
7_2	PROPOSED MATATU TERMINUS	0.08
7_3	PROPOSED PARKING SPACE	0.07
	8 - CONSERVATION	**2.26**
8_1	PROPOSED 15M RIPARIAN RESERVE	1.43
8_2	PROPOSED CONSERVATION ZONE	0.83
	9 - AGRICULTURAL	**4.07**
9_{1-2}	PROPOSED URBAN AGRICULTURE	4.07
	TOTAL	35.12

CONSULTANT

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

Plan. Kelvin Ritho Gitonga

Registered Practicing Physical Planner (P.P.P 0270)

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CERTIFICATE

I certify that the plan has been prepared and published as per the requirements of the Physical and Land Use Planning Act No. 13 of 2019, County Governments Act, 2012 (amended 2020), Urban Areas and Cities Act, 2011 (amended 2019) and Planning Guidelines & Adoptive Standards.

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

Name:.....

County Director in-charge of Physical and Land Use Planning

Notes/Amendments

1. All areas are approximate and subject to final ground survey.
2. All zones areas exclude the road reserve areas.

COUNTY GOVERNMENT OF NYERI

Department in-charge of Physical and Land Use Planning

LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN

N W E S

Scale.....1:1,500

Date:.....

PLAN REFERENCE No.:.....

CERTIFIED BY:

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

Name:.....

County Executive Commitee Member in-charge of Physical and Land Use Planning

APPROVAL:

COUNTY ASSEMBLY HANSARD No......Date.....

ENDORSED BY:

Name.....Sign.....

H.E. GOVERNOR, NYERI COUNTY

APPROVED PLAN No:.....

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

0 25 50 100 150 200 250 Meters