# BONDO MUNICIPALITY LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN (2024-2034)

## LAND USE PROPOSALS

| LAND USE NUMBER | LAND USE NAME | AREA IN HETARES |
|---|---|---|
| | **0 - RESIDENTIAL** | **1,450.67** |
| $0_{LD}$ | PROPOSED LOW-DENSITY RESIDENTIAL | 1078.56 |
| $0_{MD}$ | PROPOSED MEDIUM-DENSITY RESIDENTIAL (MDR) | 1,067.43 |
| $0_{HD}$ | PROPOSED AFFORDABLE HOUSING SITE (MDR) | 9.67 |
| $0_{HD}$ | EXISTING DOCS & MAGISTRATE RESIDENCE (MDR) | 1.96 |
| $0_{HD}$ | EXISTING CIVIL SERVANTS & POLICE HOUSING (MDR) | 1.18 |
| | EXISTING BONDO COUNTY & MUNICIPALITY OFFICALS HOUSING | 1.09 |
| $0_{HD}$ | PROPOSED AFFORDABLE HOUSING (MDR) | 0.96 |
| $0_{HD}$ | PROPOSED HIGH-DENSITY RESIDENTIAL | 469.18 |
| | **1- INDUSTRIAL** | **309.81** |
| $1_I$ | EXISTING JUA KALI PARK | 0.41 |
| $1_I$ | EXISTING NATIONAL CEREAL AND PRODUCE BOARD DEPOT | 0.59 |
| $1_I$ | EXISTING BONDO COUNTY/ INDUSTRIAL DEVELOPMENT CENTRE | 1.43 |
| $1_I$ | EXISTING SLAUGHTER HOUSE | 0.86 |
| $1_I$ | PROPOSED JUAKALI PARK | 0.80 |
| $1_I$ | PROPOSED JUA KALI SHEDS | 2.40 |
| $1_I$ | PROPOSED GO DOWNS/LOGISTICS ZONE | 79.66 |
| $1_I$ | PROPOSED BONDO ABATTOIR | 23.16 |
| $1_I$ | PROPOSED COUNTY HATCHERY | 2.26 |
| | **2 - EDUCATIONAL** | **214.47** |
| $2_E$ | EXISTING BONDO DAYTIME FIRE STATION | 0.56 |
| $2_E$ | EXISTING NYAKASUMBI PRIMARY SCHOOL | 0.90 |
| $2_E$ | EXISTING ST. MATHEWS SIDNEY'S PRIMARY SCHOOL | 0.38 |
| $2_E$ | EXISTING OLUNGA SIGOMBE PRIMARY SCHOOL | 1.86 |
| $2_E$ | EXISTING LUSIMA PRIMARY SCHOOL | 2.24 |
| $2_E$ | EXISTING SINAPANGA PRIMARY SCHOOL | 1.16 |
| $2_E$ | EXISTING BONDO TOWNSHIP PRIMARY SCHOOL | 2.72 |
| $2_E$ | EXISTING BAR KOWAGA PRIMARY SCHOOL | 1.52 |
| $2_E$ | EXISTING OKEO PRIMARY SCHOOL | 2.56 |
| $2_E$ | EXISTING BAR OPUK PRIMARY SCHOOL | 0.92 |
| $2_E$ | EXISTING TELELPRIMARY SCHOOL | 2.59 |
| $2_{E2}$ | EXISTING BONDO TECHNICAL PRIMARY SCHOOL | 3.27 |
| $2_{E2}$ | EXISTING HERI AOKO PRIMARY SCHOOL | 1.21 |
| $2_{E2}$ | EXISTING ALLI PRIMARY SCHOOL | 1.24 |
| $2_{E2}$ | EXISTING BAR KOWING PRIMARY SCHOOL | 3.56 |
| $2_{E2}$ | EXISTING OWIO PRIMARY SCHOOL | 1.85 |
| $2_{E2}$ | EXISTING KIBUYE PRIMARY SCHOOL | 1.37 |
| $2_{E2}$ | EXISTING OLWA PRIMARY SCHOOL | 2.19 |
| $2_{E2}$ | EXISTING SAGE PRIMARY SCHOOL | 2.16 |
| $2_{E2}$ | EXISTING BAR AKOM (OPUK) PRIMARY SCHOOL | 2.40 |
| $2_{E2}$ | EXISTING MEDULA ACADEMY | 0.98 |
| $2_{E2}$ | EXISTING OMPOLA ACADEMY | 1.53 |
| $2_{E2}$ | EXISTING WANGO PRIVATE SCHOOL | 0.62 |
| $2_{E2}$ | EXISTING AMBROSE SHANA SCHOOL | 0.14 |
| $2_{E2}$ | EXISTING ST. ENOKA (NTUNI) ACADEMY | 0.80 |
| $2_{E2}$ | EXISTING ST. BRIGHT'S ACADEMY | 0.51 |
| $2_{E2}$ | EXISTING ST. SILAS ACADEMY | 0.51 |
| $2_{E2}$ | EXISTING JOYLAND DAY-CARE ACADEMY | 0.12 |
| $2_{E2}$ | EXISTING ST. ZEFER (UNOA'A ACADEMY | 0.46 |
| $2_{E2}$ | EXISTING ROYAL GATE ACADEMY | 0.39 |
| $2_{E2}$ | EXISTING READING LAND ACADEMY | 0.72 |
| $2_{E2}$ | EXISTING JUNIOR SECONDARY SCHOOL | 0.98 |
| $2_{E2}$ | EXISTING SCHOOL FOR THE BLIND | 2.26 |
| $2_{E2}$ | EXISTING MIGWENA COMPLEX ACADEMY | 0.43 |
| $2_{E2}$ | EXISTING SENIOR DEAF OF DRE SECONDARY SCHOOL | 1.18 |
| $2_{E2}$ | EXISTING MARANDA HIGH SCHOOL | 17.40 |
| $2_{E2}$ | EXISTING JARAMOGI OGINGA ODINGA SECONDARY SCHOOL | 4.74 |
| $2_{E2}$ | EXISTING NYAMIRA GIRLS' SECONDARY SCHOOL | 10.18 |
| $2_{E2}$ | EXISTING BAR KOWANG SECONDARY SCHOOL | 8.56 |
| $2_{E2}$ | EXISTING ST. LWANGA BONDO TOWNSHIP SECONDARY SCHOOL | 1.49 |
| $2_{E2}$ | EXISTING BONDO KPLC OFFICES | 1.03 |
| $2_{E2}$ | EXISTING BONDO KMTC | 1.91 |
| $2_{E2}$ | EXISTING JOOUST MAIN CAMPUS | 20.39 |
| $2_{E2}$ | EXISTING JOOUST ENGINEERING CAMPUS- ACHIEGO | 17.14 |
| $2_{E2}$ | EXISTING HITECH TRAINING INSTITUTE | 0.82 |
| $2_{E2}$ | EXISTING RA TIYA BONDO TECHNICAL & VOCATIONAL COLLEGE | 8.25 |
| $2_{E2}$ | PROPOSED EXTENSION OF ST ELLS PRI SCH | 1.02 |
| $2_{E2}$ | PROPOSED EXTENSION OF OBED PRI SCH | 0.76 |
| $2_{E2}$ | PROPOSED EXTENSION OF SINAPANGA PRI SCH | 0.58 |
| $2_{E2}$ | PROPOSED EXTENSION OF SCHOOL FOR THE BLIND | 3.84 |
| $2_{E2}$ | PROPOSED EXTENSION OF OWO PRIMARY SCHOOL | 1.73 |
| $2_{E2}$ | PROPOSED BONDO PRIMARY SCH. BOKED AND DAY) | 4.70 |
| $2_{E2}$ | EXISTING NYAYA PRIMARY SCHOOL | 1.81 |
| $2_{E2}$ | EXISTING MANYONE PRIMARY SCHOOL | 1.81 |
| $2_{E2}$ | EXISTING SINEMBE PRIMARY SCHOOL | 3.47 |
| $2_{E2}$ | EXISTING KOYOMBO PRIMARY SCHOOL | 1.86 |
| $2_{E2}$ | EXISTING NOLLI PRIMARY SCHOOL | 0.74 |
| $2_{E2}$ | EXISTING MALE PRIMARY SCHOOL | 4.18 |
| $2_{E2}$ | EXISTING BAR CHANDO PRIMARY SCHOOL | 1.34 |
| $2_{E2}$ | EXISTING OGWEL PRIMARY SCHOOL | 3.01 |
| $2_{E2}$ | EXISTING MATANDWE PRIMARY SCHOOL | 2.71 |
| $2_{E2}$ | EXISTING APOKO PRIMARY SCHOOL | 3.29 |
| $2_{E2}$ | EXISTING NITIRO PRIMARY SCHOOL | 3.50 |
| $2_{E2}$ | EXISTING NUHE PRIMARY SCHOOL | 2.46 |
| $2_{E2}$ | EXISTING MARANDA PRIMARY SCHOOL | 4.89 |
| $2_{E2}$ | EXISTING KAMA PRIMARY SCHOOL | 1.43 |
| $2_{E2}$ | EXISTING BONDO SECONDARY SCHOOL | 4.76 |
| $2_{E2}$ | EXISTING APOKO SECONDARY SCHOOL | 4.55 |
| $2_{E2}$ | EXISTING KA TIYA HIGH POINT | 4.56 |
| $2_{E2}$ | EXISTING BAR CHANDO GIRLS SECONDARY SCHOOL | 1.58 |
| | **3 - RECREATIONAL** | **86.12** |
| $3_R$ | EXISTING OGINGA ODINGA RECREATIONAL PARK | 0.34 |
| $3_R$ | EXISTING PLAYGROUND | 2.86 |
| $3_R$ | EXISTING MIGUENA SPORTS COMPLEX | 7.11 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 1.04 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 2.19 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 4.21 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 2.36 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 1.05 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 1.12 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 1.26 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 1.23 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 1.71 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 1.68 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 2.46 |
| $3_R$ | PROPOSED RECREATIONAL PARK | 2.46 |
| $3_R$ | PROPOSED PLAYGROUND | 1.91 |
| $3_R$ | PROPOSED PLAYGROUND | 2.56 |
| $3_R$ | PROPOSED UNIVERSITY PARK & BOTANIC GARDEN | 15.20 |
| $3_R$ | PROPOSED STADIUM | 15.24 |
| $3_R$ | PROPOSED PLAYGROUND | 1.15 |
| $3_R$ | PROPOSED EXTENSION OF MIGUENA SPORTS COMPLEX | 8.38 |
| $3_R$ | PROPOSED AMPHITHEATRE & SKATE PARK | 1.71 |
| $3_R$ | PROPOSED PLAYGROUND | 4.44 |
| $3_R$ | PROPOSED PLAYGROUND | 1.56 |
| | **4 - PUBLIC PURPOSE** | **57.94** |
| $4_P$ | EXISTING BONDO SUB-COUNTY HOSPITAL | 5.58 |
| $4_P$ | EXISTING SUB-COUNTY HOSPITAL (EXTENSION) | 0.47 |
| $4_P$ | EXISTING SOCIAL DEVELOPMENT OFFICE | 0.17 |
| $4_P$ | EXISTING NYOOMA DISPENSARY | 0.73 |
| $4_P$ | EXISTING KORRA BONDO SUB-REGIONAL OFFICE | 0.57 |
| $4_P$ | EXISTING BONDO POLICE STATION | 1.23 |
| $4_P$ | EXISTING SUB-COUNTY OFFICES | 0.26 |
| $4_P$ | EXISTING NATIONAL GOVERNMENT OFFICES | 0.45 |
| $4_P$ | EXISTING SUB-COUNTY OFFICES | 0.46 |
| $4_P$ | EXISTING NATIONAL INTELLIGENCE SERVICE (NIS) OFFICE | 0.15 |
| $4_P$ | EXISTING BONDO CDF OFFICE | 0.58 |

| LAND USE NUMBER | LAND USE NAME | AREA IN HETARES |
|---|---|---|
| $4_P$ | EXISTING BONDO LAW COURTS | 0.50 |
| $4_P$ | PROPOSED MUNICIPAL OFFICES | 0.54 |
| $4_P$ | EXISTING DPP PROSECUTION OFFICE | 0.17 |
| $4_P$ | EXISTING BONDO POSTAL OFFICE | 0.06 |
| $4_P$ | EXISTING BONDO KEBS OFFICES | 0.09 |
| $4_P$ | EXISTING HAVEN HOSPITAL | 0.15 |
| $4_P$ | EXISTING BONDO COUNTY & MUNICIPALITY ORG OFFICES | 0.50 |
| $4_P$ | EXISTING SUB-COUNTY WATER DEPARTMENT & SBO OFFICES | 0.66 |
| $4_P$ | EXISTING BONDO AIDSH HOUSE | 1.22 |
| $4_P$ | EXISTING ST. ANDREWS CATHOLIC CHURCH BONDO | 0.92 |
| $4_P$ | EXISTING SINAPANGA SDA CHURCH | 0.20 |
| $4_P$ | EXISTING NORTH SAKWA MOA'S OFFICE | 1.01 |
| $4_P$ | EXISTING WEST SAKWA MOA'S OFFICE | 0.53 |
| $4_P$ | EXISTING JARAMOGI OGINGA ODINGA MAUSOLEUM | 10.37 |
| $4_P$ | EXISTING YOUTH EMPOWERMENT | 0.69 |
| $4_P$ | EXISTING CHIEF'S OFFICE | 0.36 |
| $4_P$ | EXISTING KIBUYE DISPENSARY | 0.18 |
| $4_P$ | EXISTING KIBUYE CATHOLIC CHURCH | 0.22 |
| $4_P$ | EXISTING OLWA'A SDA CHURCH | 0.12 |
| $4_P$ | EXISTING HOLY TRINITY CHURCH | 0.20 |
| $4_P$ | EXISTING SINAPANGA ALL SAINTS AOK CHURCH OFFICE | 0.37 |
| $4_P$ | EXISTING NYAKASUMBI LUO UNION CHURCH | 0.04 |
| $4_P$ | EXISTING ST. ANN NYAKASUMBI ROK CHURCH | 0.11 |
| $4_P$ | EXISTING SACRED HEART UNIVERSITY CATHOLIC CHURCH | 0.11 |
| $4_P$ | EXISTING MARANDA AOK CHURCH | 0.65 |
| $4_P$ | EXISTING ST. PETER'S PARISH NYAMIRA ANGLICAN CHURCH | 0.61 |
| $4_P$ | PROPOSED INCUBATION CENTRE | 1.46 |
| $4_P$ | PROPOSED FIRE STATION | 0.60 |
| $4_P$ | PROPOSED POLICE POST | 0.33 |
| $4_P$ | PROPOSED YOUTH EMPOWERMENT CENTRE | 0.90 |
| $4_P$ | PROPOSED HOME OF THE ELDERLY | 0.96 |
| $4_P$ | PROPOSED REHABILITATION CENTRE | 1.25 |
| $4_P$ | PROPOSED EXTENSION OF KIBUYE DISPENSARY | 0.75 |
| $4_P$ | PROPOSED MUSEUM & CULTURAL CENTRE | 2.96 |
| $4_P$ | PROPOSED INNOVATION HUB | 4.55 |
| $4_P$ | PROPOSED POLICE POST | 1.35 |
| $4_P$ | PROPOSED POLICE POST | 0.34 |
| $4_P$ | PROPOSED FISH MULTIPLICATION CENTRE | 1.38 |
| $4_P$ | PROPOSED YOUTH EMPOWERMENT CENTRE | 0.62 |
| $4_P$ | EXISTING OFFICE FOR PWD | 0.32 |
| $4_P$ | PROPOSED AGRICULTURE TRAINING CENTRE | 0.36 |
| $4_P$ | PROPOSED YOUTH EMPOWERMENT CENTRE - KAMBAJO | 0.70 |
| $4_P$ | PROPOSED YOUTH EMPOWERMENT CENTRE - GOT WINYO | 0.87 |
| | **5 - COMMERCIAL** | **214.58** |
| $5_C$ | EXISTING OBAMA MARKET | 0.49 |
| $5_C$ | EXISTING MUGANGO MARKET | 1.05 |
| $5_C$ | EXISTING LOWER MUGANGO MARKET | 0.53 |
| $5_C$ | EXISTING BAR OPUK MARKET | 0.69 |
| $5_C$ | EXISTING OLWA MARKET | 1.63 |
| $5_C$ | EXISTING AWELO MARKET | 0.83 |
| $5_C$ | EXISTING KOWAGA MARKET | 0.82 |
| $5_{C1}$ | EXISTING COMMERCIAL PLOTS | 11.18 |
| $5_{C2}$ | PROPOSED COMMERCIAL PLOTS | 94.68 |
| $5_C$ | PROPOSED MARKET | 1.38 |
| $5_C$ | PROPOSED BICUBA TOWN HUB | 0.97 |
| $5_C$ | PROPOSED LIVESTOCK MARKET | 1.22 |
| $5_{CM}$ | PROPOSED BUSINESS CUM RESIDENTIAL PLOTS | 143.69 |
| $5_C$ | EXISTING GOTWINYO MARKET | 0.86 |
| | **6 - PUBLIC UTILITY** | **75.64** |
| $6_U$ | EXISTING SEWER TREATMENT POND | 38.70 |
| $6_U$ | EXISTING BONDO KPLC OFFICES | 0.04 |
| $6_U$ | EXISTING POWER SUBSTATION | 0.52 |
| $6_U$ | EXISTING MIRUKA WATER PAN | 1.63 |
| $6_U$ | EXISTING OCHOT WATER PAN | 5.70 |
| $6_U$ | EXISTING OPUDO WATER PAN | 0.48 |
| $6_U$ | EXISTING TINDA WATER PAN | 0.58 |
| $6_U$ | EXISTING WATER PAN | 0.37 |
| $6_U$ | EXISTING KAMWA GROUP WATER PAN | 0.12 |
| $6_U$ | EXISTING WATER PAN | 0.40 |
| $6_U$ | EXISTING WATER PAN | 0.70 |
| $6_U$ | EXISTING UMULA WATER PAN | 3.77 |
| $6_U$ | EXISTING WATER PAN | 2.49 |
| $6_U$ | EXISTING WATER PAN | 1.14 |
| $6_U$ | EXISTING WATER PAN | 0.22 |
| $6_U$ | EXISTING WATER PAN | 0.37 |
| $6_U$ | EXISTING WATER PAN | 0.96 |
| $6_U$ | EXISTING MAKAKA DAM | 0.52 |
| $6_U$ | EXISTING OLOYA WATER PAN | 0.33 |
| $6_U$ | EXISTING WATER PAN | 0.22 |
| $6_U$ | EXISTING WATER PAN | 0.28 |
| $6_U$ | EXISTING WATER PAN | 0.29 |
| $6_U$ | EXISTING WATER PAN | 0.38 |
| $6_U$ | EXISTING KAMA'A WATER PAN | 0.65 |
| $6_U$ | EXISTING OLWA WATER PAN | 0.21 |
| $6_U$ | EXISTING WATER PAN | 0.43 |
| $6_U$ | EXISTING MIRUKA WATER PAN | 1.17 |
| $6_U$ | EXISTING WATER POINT | 0.06 |
| $6_{UF}$ | EXISTING BAR CHANDO FIRE STATION | 0.68 |
| $6_U$ | PROPOSED POWER SUBSTATION | 0.12 |
| $6_U$ | PROPOSED FIRE SUB-STATION | 1.34 |
| $6_U$ | PROPOSED SOLID WASTE MANAGEMENT SITE | 0.72 |
| $6_U$ | PROPOSED SOLID WASTE MANAGEMENT SITE | 0.52 |
| $6_U$ | PROPOSED SOLID WASTE MANAGEMENT SITE | 0.80 |
| $6_U$ | PROPOSED SOLID WASTE MANAGEMENT SITE | 0.23 |
| $6_U$ | PROPOSED SOLID WASTE MANAGEMENT SITE | 1.07 |
| $6_U$ | PROPOSED SOLID WASTE MANAGEMENT SITE | 0.34 |
| | **7 - TRANSPORTAT** | **1235.82** |
| $7_T$ | EXISTING BONDO BUS TERMINUS | 0.39 |
| $7_T$ | PROPOSED BUS TERMINUS | 2.75 |
| $7_T$ | PROPOSED BUS TERMINUS | 1.10 |
| $7_T$ | PROPOSED BUS TERMINUS | 1.15 |
| $7_T$ | PROPOSED BUS TERMINUS | 2.49 |
| $7_T$ | PROPOSED TRAILER PARK | 0.80 |
| $7_T$ | PROPOSED LORRY AND TRAILER PARK | 1.89 |
| $7_T$ | PROPOSED PARKING SPACE | 1.04 |
| $7_T$ | PROPOSED PARKING SPACE | 0.37 |
| $7_T$ | PROPOSED PARKING SPACE | 0.32 |
| $7_T$ | PROPOSED PARKING SPACE | 0.37 |
| $7_T$ | PROPOSED PARKING SPACE | 0.86 |
| $7_T$ | PROPOSED PARKING SPACE | 1.49 |
| $7_T$ | PROPOSED PARKING SPACE | 0.37 |
| $7_{AT}$ | PROPOSED AIRSTRIP | 215.06 |
| $7_{TR}$ | ROAD RESERVE | 964.99 |
| | **8 - AGRICULTURAL** | **4,731.46** |
| $8_A$ | PROPOSED TREE NURSERY | 4.31 |
| $8_A$ | PROPOSED TREE NURSERY | 2.26 |
| $8_{A-R}$ | PROPOSED 30M RIPARIAN RESERVE | 192.64 |
| $8_A$ | PROPOSED SMART FARM | 2.36 |
| | **9 - AGRICULTURAL** | **7038.37** |
| $9_{AG}$ | AGRICULTURE | 7038.37 |
| | TOTAL | 12967.39 |


**CONSULTANT**

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

Planner P. Mutuma Mbui(P.P.P No. 151)

P.O BOX 2315-00200, Nairobi,
Tel: 0731-859-525 or 0727-275-123
Email: replanningltd@gmail.com
Website: www.renaissanceplanning.co.ke


**CERTIFICATE**

I certify that this plan has been prepared and published as per the County Governments Act, 2012(Amended 2020), Urban Areas & Cities Act, 2011 (Amended 2019), Physical and Land Use Planning Act, No.13, 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 zone areas exclude the road reserve areas.

**COUNTY GOVERNMENT OF SIAYA**

**Department of Lands, Housing, Urban Development and Physical Planning**

**BONDO MUNICIPALITY**

**LOCAL PHYSICAL AND LAND USE DEVELOPMENT PLAN**

Scale.....1:20,000

Date:.....

DEPARTMENTAL REF. No.:.....

**CERTIFIED BY:**

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

Name:.....

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

**APPROVAL:**

**COUNTY ASSEMBLY HANSARD No.....**

**Date.....**

**Sign:.....**

**Name:.....**

**H.E GOVERNOR, SIAYA COUNTY**

APPROVED PLAN No:.....

**INSET**

LEGEND
- Major Urban Centre
- Other Urban Centre
- River
- Bondo Municipality Boundary
- Sub-County Boundary
- Lake

**LEGEND**
- Major Urban Centre
- Other Urban Centre
- River
- Contour
- Proposed Road Widening
- Proposed Bypass
- River Yala
- Zone Boundary
- Bondo Municipality Boundary
- Parcel

**Land Use**
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Industrial
- Educational
- Recreational
- Public Purpose
- Commercial
- Business Cum Residential
- Public Utility
- Transportation
- Conservation
- Agricultural

Coordinate System: Arc_1960_UTM_Zone_36S
Projection: Transverse Mercator
Datum: Arc 1960
Units: Meter

0 625 1,250 2,500 3,750 5,000 Meters