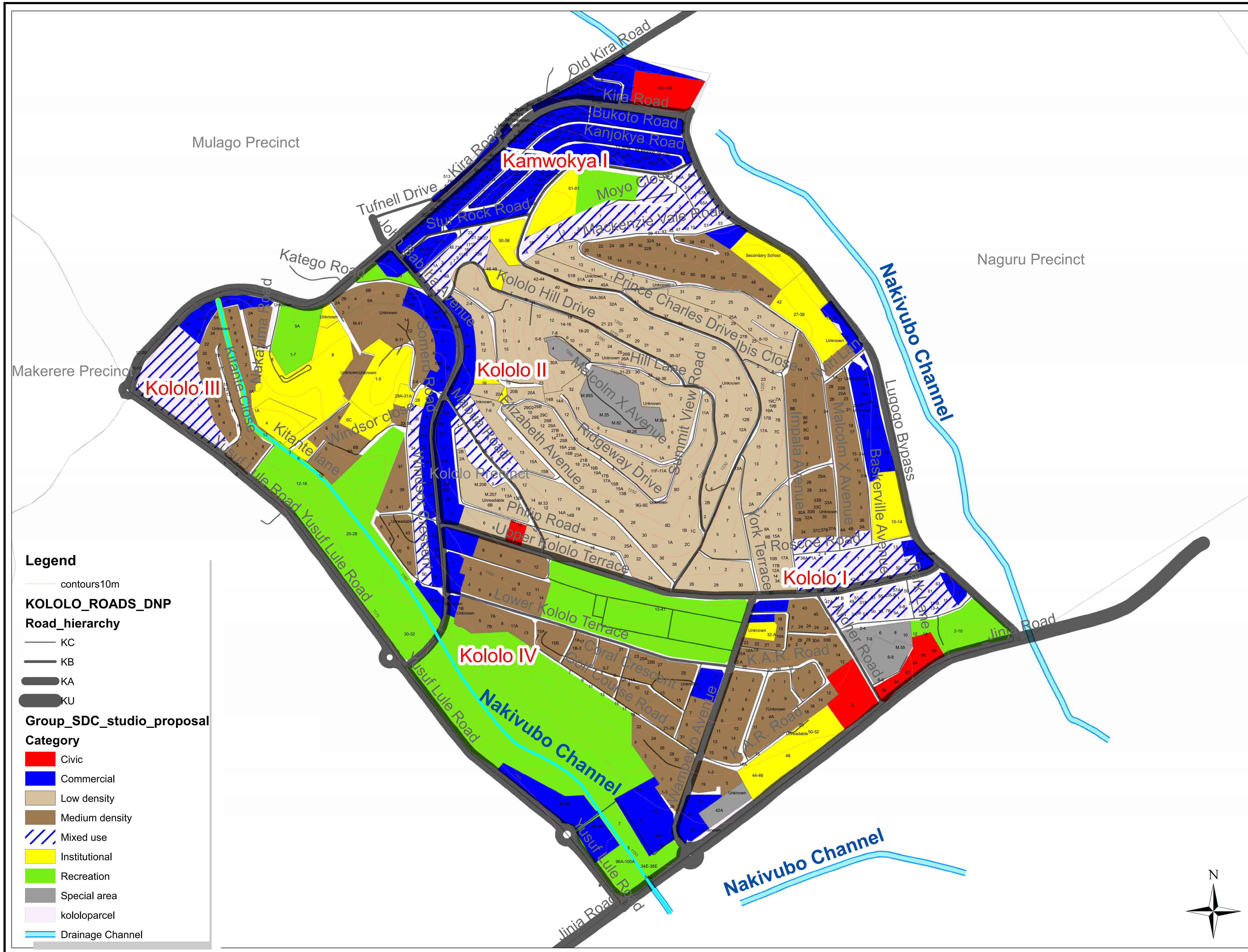


KOLOLO PRECINCT PHYSICAL DEVELOPMENT PLAN 2020-2030



Summary of the Kololo Precinct Physical Development Plan.

Kampala Capital City Authority as mandated by the Kampala Capital City Act 2011 (as amended) and the National Physical Planning Act 2010 (as amended) initiated the preparation of the Kololo Precinct Physical Development Plan (PPDP). The effort was funded by the European Union as part of the Covenant of Mayors (Sub-Saharan African) (CoM-SSA)'s support towards climate action in the region.

The Kololo PPDP is now on display for review and comments.

Precinct Physical Development Plans are intended to operationalize the Kampala Physical Development Plan KPDP (2013) which lays down broad land use and development strategies for Kampala. The Kololo PPDP combines the KPDP's spatial proposals for Kololo together with the future development aspirations of its residents.

The plan is based on a sustainability model that takes on growth which addresses the effects of climate change at both city and precinct level. It proposes conservation of the hilltop by restricting permitted uses and concentrating development around the precinct centre (Acacia/Kisementi) area to ensure accessibility of services. Green modes of transport like buses and Non-Motorised Transport (NMT) have been provided for, while limiting the percentage of developable land per plot in order to preserve Kololo's status as a green precinct, limit the development of urban heat islands in the area and providing areas for onsite storm water management to decrease the frequent flash floods in the lower lying lands around Kampala when it rains.

The plan's overall goal is to create an orderly, functional and sustainable neighbourhood. All stakeholders in both the private and public sector will be required to adopt to this proposal and provisions for its successful implementation.

To meet the KPDP's projected demand for housing and employment built in the precinct, while maintaining its character and identify as a high-end residential neighbourhood, the plan proposes the following:

Proposed Land-use Guidelines

Land Use	Density	Levels (Heights)	Type of Dwelling / Activities	Plot Coverage	Min. Plot-Size (M2)	Frontage
Residential	Low-Density	Max – 3 levels (12m) Max Allowable GFA – 1200 m2 (60%)	Single family dwellings	40% (Built & Paved) 60% (Green)	2000	Closed/ Open
	Medium Density	3-4 (16m) in areas close to the airstrip and 4-6 floors (24m) elsewhere	Multifamily dwellings	40% (Built) 30% (Paved) 30% (Green)	2000	Closed/ Open
Commercial	Zone 1	6-8 floors (32mtrs)	Offices, Financial institutions, Light retail, Entertainment and Apartments/ hotels	60% (Built) 20% (Paved) 20% (Green)	2000	Open (with on-site Parking)
		4-6 floors (24mtrs)	Offices, Light retail, Financial institutions, Entertainment and Apartments/hotels	75% (Built) 15% (Paved) 10% (Green)	450	Open (with off-site Parking)
Mixed-Use	-	6-8 floors (32mtrs)	Light retail, Offices, Financial institutions and Apartments/ hotels	40% (Built) 30% (Paved) 30% (Green)	2000	Open (with on and off-site Parking)
Institutional	-	-	schools, religious and health facilities and police sports facilities, open (green) spaces, the Golf Course, the Airstrip, the museum, Children's park and Centenary Park	-	-	-
Recreational areas	-	-	Cemeteries along Hesketh Bell, Archer road and Jinja road; and the military facility on summit view hill	-	-	-
Special areas	-	-	-	-	-	-

Note: Key Interventions and Potential impact of the plan

- The plan tries to maintain the character and identity of the precinct by maintaining bigger (minimum) plot-sizes and encouraging green at plot level. It provides for acceptable minimum green infrastructure percentages on developments in order to reduce the heat island effect, enhance onsite infiltration and carbon sinking.
- Hill-tops have been preserved (i.e. low-density residential zones with 60% of green)
- It emphasizes a multi-modal transport encouraging the creation of a walkable, accessible, safe, and well-connected precinct.
- Conservation and preservation / restoration of existing heritage facilities to preserve the historical identity of Kololo. (Jinja road cemetery, the Uganda museum, Kololo airstrip, the Golf Course).
- Restoration of Centenary Park – gazetted as public open space with play lots and a green park.
- It provides specific guidelines pertaining to noise pollution.
- The plan provides for greening of road reserves.
- It creates about 13,783 new housing units to meet the projected target population of about 50,000 people, workspaces for 94,410 persons with an employment-built space of over 2 million square metres.
- It creates a revenue potential (property tax only) of UGX 30.5 billion from lettable housing and UGX 10.7 billion from commercial space at the current rate; a full potential of UGX 41.2 Billion. This is 40 times greater than the assessed current property tax potential of only 4 billion (9.7% of its full potential).

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KOLOLO PRECINCT PROPOSED LAND USE 2020

Project title:
DEVELOPING AND SHARING THE LOW CARBON AND CLIMATE RESILIENT KAMPALA



KAMPALA CAPITAL CITY AUTHORITY
P.O.BOX 7010
KAMPALA, UGANDA
PLOT 1-3 APOLLO KAGWA ROAD



Coordinate System: Arc 1960 UTM Zone 36N
Projection: Transverse Mercator
Datum: Arc 1960
False Easting: 500,000.0000
False Northing: 0.0000
Central Meridian: 33.0000
Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter
Scale: 1:5000
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