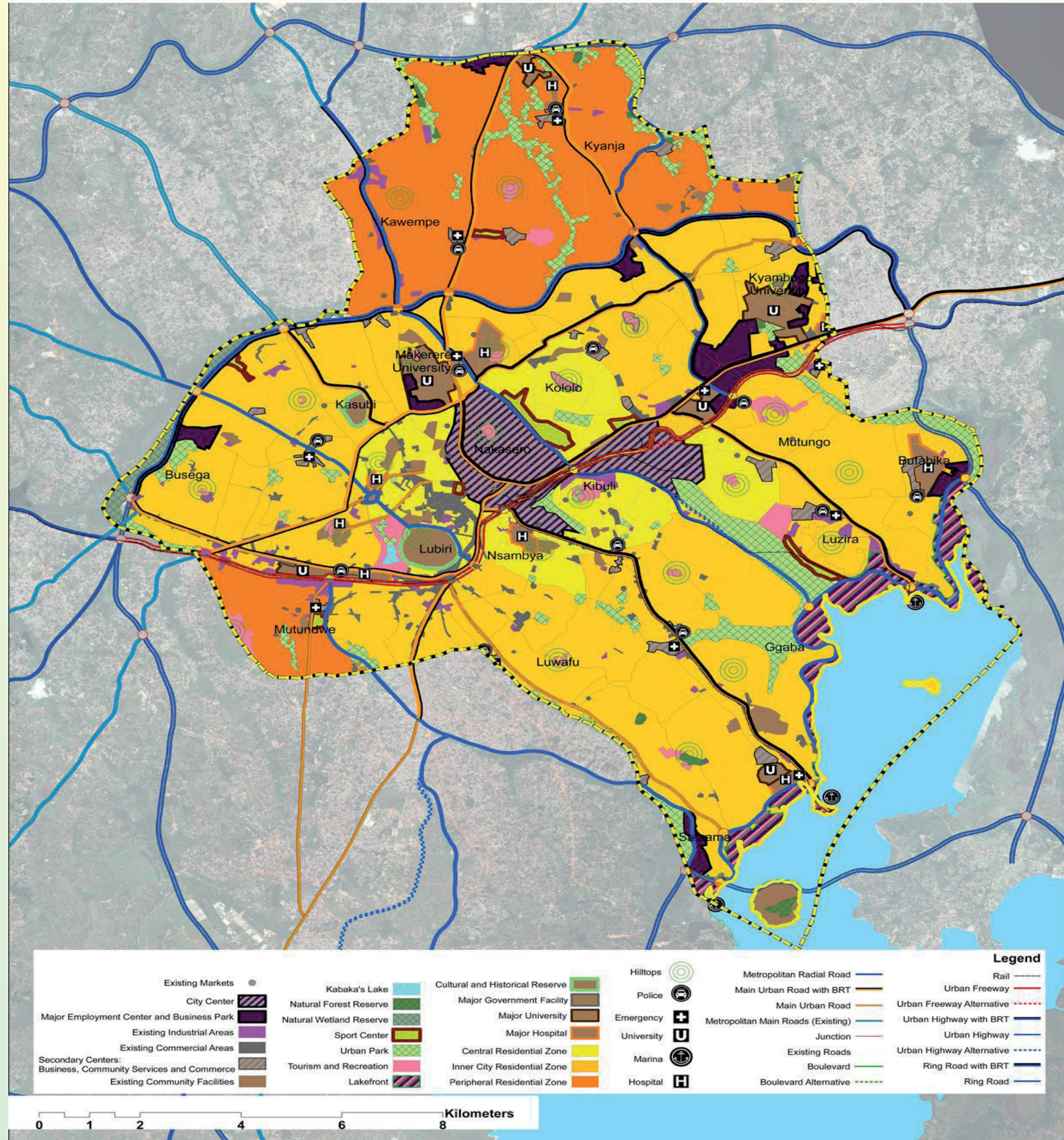


KAMPALA CAPITAL CITY AUTHORITY

DIRECTORATE OF PHYSICAL PLANNING

PROPOSED KAMPALA PHYSICAL DEVELOPMENT PLAN



Kampala plays multiple roles and functions of critical importance to Uganda. It serves the entire country as the center of administration, services, commerce, finance, education, culture, sport, and government. Kampala is and will be the engine growth, gateway, and showcase of Uganda. The Kampala Metropolitan Area, currently with a population of little over 3 million is projected to grow to some 5 million in the coming decade and to exceed, at the very minimum, 10 million within a generation. And if in-migration is to accelerate over the coming generation the city's population may well significantly exceed 15 million by 2040. As a result Kampala is subject to an unrelenting "Demographic Tsunami" driven both by rural "push" and urban "pull" factors. These factors are expected to amplify the attraction and accelerate the rate of rural-urban migration. The city is already overwhelmed by its current population, failing to adequately provide housing, employment, services, utilities and amenity for the bulk of its population and battles to absorb the current rate of in-migration. Kampala lacks even the semblance of a balanced and functional Metropolitan System, lacking the complementary and supplementary elements required to relieve pressures on the City. As such, the city battles to fill its role in driving development in the city and the country to higher planes. Kampala is at a critical crossroads and the strategic decisions and actions will determine the nature of the city for years to come.

A planning team from Israel has been given the task of developing a Vision for the development of Kampala and its Metropolitan Area, and providing a Physical Plan for development in aims of achieving this Vision. The planning team includes Tzamer Architects and Planners Ltd., Shapira & Hellerman Planners, ROM Transportation Engineering Ltd., and Larry Aberman Associates. The physical planning has been led by Prof. Yigal Tzamer. The planners proposed a Vision for the long term development of Kampala as a modern, functional, balanced city and metropolis, driving Uganda's growth, transformation and modernization, and ensuring Kampala's future as a vibrant, attractive and sustainable city.

The planning team performed a thorough analysis of the Greater Kampala Metropolitan Area (GKMA) and constructed the Kampala Physical Development Framework (KPDF) aimed at carrying out the Vision of Kampala to create a well-organized and modern urban metropolitan system. The Physical Development Policy is composed of three primary elements:

1. **Strengthening existing urban centers** in the GKMA by redevelopment and new development (e.g., Wakiso, Mukono and Entebbe).
2. **Developing new satellite towns** in the GKMA, near Kampala yet independent of it in terms of employment, public services, etc., in order to lessen the pressure on the Main City.
3. **Continuing the process of development and renewal of the Kampala Capital City** as the core of the Metropolis and country.

The KPDF led to the construction of the Kampala Physical Development Plan (KPPD) which focuses on the development of the KCCA area as the heart of the GKMA. The objectives of KPPD are to guide the orderly, sustainable physical development of the city in the short and long term.

The planners identified the following planning goals for the physical planning of Kampala:

- To create a **multi-focal and multi-functional City Center** composed of all components of metropolitan importance (e.g., business center, cultural heritage sites, and administration).
- To **enlarge and extend the Central Business District** and develop it as a modern employment and business area.
- To construct an **Urban Freeway** for better accessibility to employment and businesses in the Inner City and also a **comprehensive Transportation System**, emphasizing public transportation.
- To develop Kampala as a **Lakefront city** and to connect the lake to the Inner City, taking advantage of the city's natural resources.
- To change the attitude towards wetlands within the city and develop them to become lively, healthy and functional **Urban Parks** of the metropolis.
- To stop the endless linear sprawl of shops and public services by creating a **new hierarchy of organized and accessible service centers**, including education, commerce, employment and public services facilities.
- To develop the city's **cultural activities, recreation and tourism** by incorporating important sites into a comprehensive and clear city structure.
- To develop the **hill tops for public use, recreation and tourism** thus taking advantage of the city's topographical characteristics
- To define and designate new **Urban Quarters and Precincts/Neighborhoods** as planning entities for better control, management and development, as opposed to the administrative Divisions and Parishes.
- To develop **quality residential areas** by creating new neighborhoods, redevelop existing neighborhoods and addressing the problems of existing slums in the city.
- To encourage **new housing models**, including affordable housing, in order to ensure the wellbeing and quality of life of the inhabitants of low income.
- To improve **Infrastructure (Drainage, Sewage, Water Supply Systems and Electricity)** in the city and its surrounding area.
- To develop new and modern **Employment Centers and Business Parks** as part of an overall economic plan for the city, ensuring employment for the inhabitants of the city and metropolitan area.

The KPPD addresses not only the long term structure and development of Kampala, but also leads to a Short Term Implementation policy. This policy includes a list of specific projects and actions which should be implemented in the near future:

- Existing and Extended Central Business

District (Nakasero) - Improving the Existing CBD functionality by upgrading existing infrastructure, open public spaces, new trade centers, new roads and public transportation.

• **New Central Business District (Nsambya)** - The New CBD should include a variety of building types, including high-rise buildings and complexes, a freeway combined with a railway and train station, a BRT system, a large scale urban square, as well as local plazas, a system of open spaces, and an urban park.

• **Lakefront Development** - Developing Kampala as a Lakefront city and to connecting the lake to the Inner City in order to help protect the lakeshore and stop encroachment by development of the lakefront through proper drainage and design. The Lakefront will combine nature, public services, recreation and tourism, and form a link between the natural and the urban.

• **Central Urban Park (Bogolobi-Luzira)** - The park will offer a green open space for public use within the KCCA including facilities for recreation, sport and culture and connect the Inner City to the Lakefront. The development will assist in eliminating the problems that occur due to wetland location within the city while protecting the wetlands from encroachment.

• **Urban Freeway and City Center Freeway Zone** - The Urban Freeway will run along an east-west axis through the KCCA and be constructed along the existing railway tracks, thus taking advantage of the land reserves along the railway. The Urban Freeway will offer a quick and efficient way in and out of the city and will greatly improve traffic within the city. The City Center Freeway Zone will receive special attention in the development of the Urban Freeway.

• **Ssisa-Nsangi and Nakisungu-Ntenjeru New Satellite Towns** - Development of new towns adjacent to the KCCA boundary to provide housing, services and employment, thus forming a new focal point outside the KCCA and reducing the existing and future pressures which will fall on the city. The new towns will provide adequate and modern living conditions for future generations.

• **Central Employment Center (Existing Industrial Area)** - Creation of a new, modern and high-density employment center in the heart of the KCCA in close proximity to the Existing and New CBD.

The KPPD directs many design and implementation actions take place on a comprehensive city scale in order to have full effect. It suggests specific sites for **pilot projects** to take place in the immediate future:

- **New Employment Areas** - New Employment areas outside the City Center will reduce the need to reach the City Center for employment by creating new employment options in accessible locations, thus reducing congestion in the city. Pilot Projects can take place at Naguru, Busega, Banda, and near Kyambogo University.
- **New Commerce and Service Centers** - Offer

an alternative to the existing sprawl of service and commerce along main roads by creating a hierarchy of focal service centers. Every point in the KCCA will have access to a service center located within a 2km walking radius, providing organized and accessible services. Pilot Projects can take place at Buziga, Bogolobi-Luzira and Lubia-Lubaga.

• **Precinct / Neighborhood Physical Development Plans** - According to the KPPD every Precinct/Neighborhood must have a Physical Development Plan as part of the KPPD planning hierarchy. These will allow orderly, coordinated, harmonious and progressive development of neighborhoods and housing sites, by promoting health, safety, order, amenity, convenience, general welfare for all its inhabitants, efficiency and economy in the process of development and improvement of communication. Pilot projects for new or improved housing sites can take place at Lubia, Banda, Busega, and Bogolobi-Luzira.

The Kampala Physical Development Plan offers a long term Vision for the future of Kampala as well as an implementation strategy for the short and long term. Following the instructions of the KPPD will ensure bright future for Kampala as a functional, sustainable and vibrant capital city of Uganda.

The plan has been developed for public viewing and making comments. Any interested person who wishes to make any representation/comments/objections to the draft plans should do so in writing to:

The Secretary, National Physical Planning Board, Ministry of Lands, Housing and Urban Development.

The Director Physical planning, Kampala Capital City Authority.
Email: jssemambo@kcca.go.ug

Communications & media Officer, Kampala Capital City Authority.
Email: rkalumba@kcca.go.ug

No representations will be entertained after 20th December 2012.

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KCCA