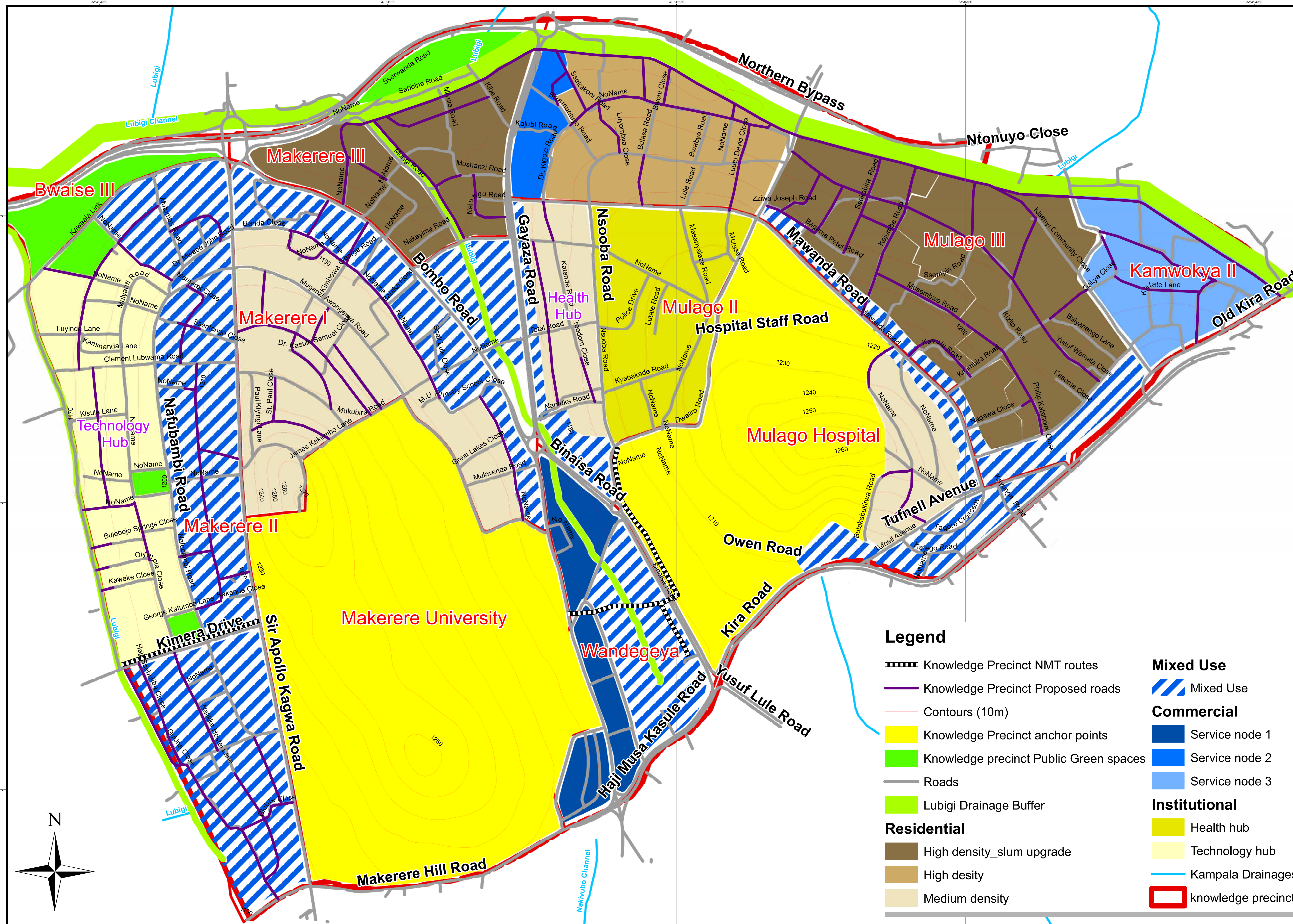


# KNOWLEDGE PRECINCT PHYSICAL DEVELOPMENT PLAN 2020-2030



## Knowledge 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 Knowledge 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 Knowledge Precinct PDP which comprises of the Mulago and Makerere Precincts is now on display for review and comments.

Precinct Physical Development Plans are intended to operationalizes the Kampala Physical Development Plan (KPDP) (2013) which lays down broad land use and development strategies for Kampala. It considers Makerere University and Mulago Hospital as significant and contributors to the development of Kampala. The Knowledge Precinct PDP proposes to create strong linkages (physical and otherwise) between Makerere University, Mulago Hospital and their host communities in order to gain entrance into and participate in the international Knowledge Economy Marketplace.

The plan is modelled around leveraging position, role, faculty and facilities of Makerere University to enable the creation of a Tech Hub / Business Park in Makerere II Parish. It further proposes leveraging the same – role, faculty and facilities of Mulago Hospital to create a Health Hub in Mulago II Parish. The Hubs and their anchor facilities are woven together by various sustainable transport modes including Bus Rapid Transit (BRT) and Non-Motorised Transport (NMT). It proposes a sites and services approach to slum upgrading in the affected areas; realigning roads and providing drains, making the neighbourhoods more accessible and less vulnerable to the disaster risks related to climate change.

The Knowledge Precinct's overall goal is to create an economy centred around innovation, research with an empowered community. All stakeholders in both the private and public sector will be required to adopt to its proposal and provisions for its successful implementation.

To meet the projected demand for housing and employment built space in the precinct while fostering innovation and research, the plan proposes the following:

Land Use	Density	Levels (Heights)	Type of Dwelling / Activities	Plot Cover-age	Minimum Plot-Size (M2)	Frontage
Residential	Medium Density	4-6 floors (28m)	Multifamily dwellings	50% (Built) 20% (paved) 30% (Green)	600	Closed / Open
	High Density	2-4 floors (16m)	Multifamily dwellings	50% (Built) 20% (Paved) 30% (Green)	450	Closed / Open
Commercial Zone		4-6 floors (28m)	Offices, Financial institutions, Light retail, Entertainment Hotels and Apartments (up to 25% of Gross Floor Area)	75% (Built) 10% (Paved) 15% (Green)	600	Open (with on / off-site Parking)
Mixed-Use		4-6 floors (28m)	Light retail, Offices, Financial institutions, Apartments / hotels (between 50% - 75% of the Gross Floor Area)	60% (Built) 20% (Paved) 20% (Green)	600	Open (with on/ off-site Parking)
Technology Hub / Health Hub		Up to 8 floors (36m)	Housing (40%) Technology / Health Innovation work spaces, Financial Institutions, Hotels	40% (Built) 30% (paved) 30% (Green)	4,000	Open / Closed with on / off-site parking

## Key Intervention Points to Note and Potential impact of the plan:

### Social services:

- Proposal for one (1) new government seed secondary school in Mulago III.
- Proposal for 2 new Health centre IV's; one in Mulago III and the other near the TECH Hub (Makerere II).
- Upgrade and maintenance of existing schools and health centres to the minimum standards as per the KPDP and the minimum Health Sector Strategic Plan (HSSP).

### Environment:

- Proposal for one (1) new government seed secondary school in Mulago III.
- Proposal for 2 new Health centre IV's; one in Mulago III and the other near the TECH Hub (Makerere II).
- Upgrade and maintenance of existing schools and health centres to the minimum standards as per the KPDP and the minimum Health Sector Strategic Plan (HSSP).
- Proposal for a transport terminal at the confluence between Hajji Musa Kasule Road and Binaisa Road. It will be used as an interchange between modes.
- Opening up of the blocked roads in some parts of the precinct especially in the informal settlements.
- Proposal of new roads to improve internal connectivity within the precinct.

### Transportation:

- Emphasizes the provision of multi-modal and climate friendly transport choices including the Bus Rapid Transit and Non-Motorised Transport.
- Proposal for a transport terminal at the confluence between Hajji Musa Kasule Road and Binaisa Road. It will be used as an interchange between modes.
- Opening up of the blocked roads in some parts of the precinct especially in the informal settlements.
- Proposal of new roads to improve internal connectivity within the precinct.

### Plan Implications:

- The plan provides for housing for about 43,000 households, providing for a population of 159,000 people.
- It creates potential workspaces for 85,000 persons in 1,350,000sqm of employment built space
- The plan creates a revenue potential (property tax only) of UGX 10.2 Billion from lettable housing annually and UGX 23.9 billion from commercial space annually at the current rate; a full potential of 34.1 billion; over 6 times the assessed property tax potential.

## For more information contact;

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## KNOWLEDGE 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



EUROPEAN UNION



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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### Community Spaces:

- Restoration and maintenance of the children's park in Katanga.
- Upgrading and maintenance of the current Kamwokya Sports ground (near Kira road) to a community centre with other facilities like public toilets.
- Maintenance of the Community Hall in Makerere II.
- Incorporation of community spaces within the health and Tech Hubs
- Creation of public gardens in the drainage buffer zones