



LUSAKA CITY COUNCIL

2nd Annual IGC Cities Conference

Making Cities work for growth

London School of Economics (LSE)

United Kingdom.

28th - 29th January 2016

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Town Clerk - Lusaka City Council

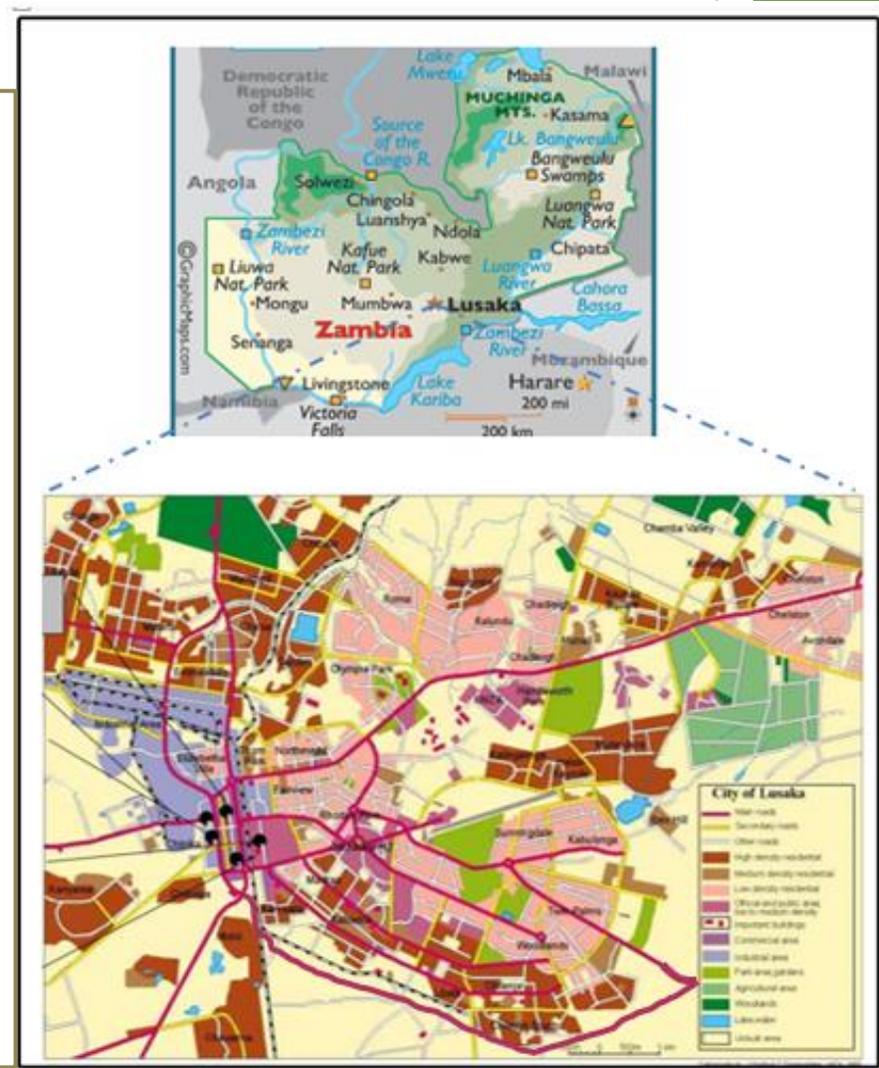
Outline of Presentation

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- ❑ Strategy for Urban Development of Lusaka
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Making Cities Work for Growth: The Lusaka City case

Lusaka: Introduction

- Capital of Zambia
- Biggest city in Zambia
- Pop: 1.74m (2010)
- Total land area: 360km²



Development Goals & Vision of Lusaka

The development goals towards 2030 are:

- i) promotion of industrial development and job opportunity creation for the urban poor,
- ii) environmentally sustainable & well controlled urban growth/development,
- iii) full service of urban infrastructure and social facilities for formal and informal settlements.

Development Goals & Vision of Lusaka Cont.

The vision of Greater Lusaka development is **ECHO** Garden City with “stimulating **Economically** strong development and a friendly Environment, for attaining a **Community Hope** and **Opportunity**, through the provision of a world class and competitive business and living environment by the year 2030.

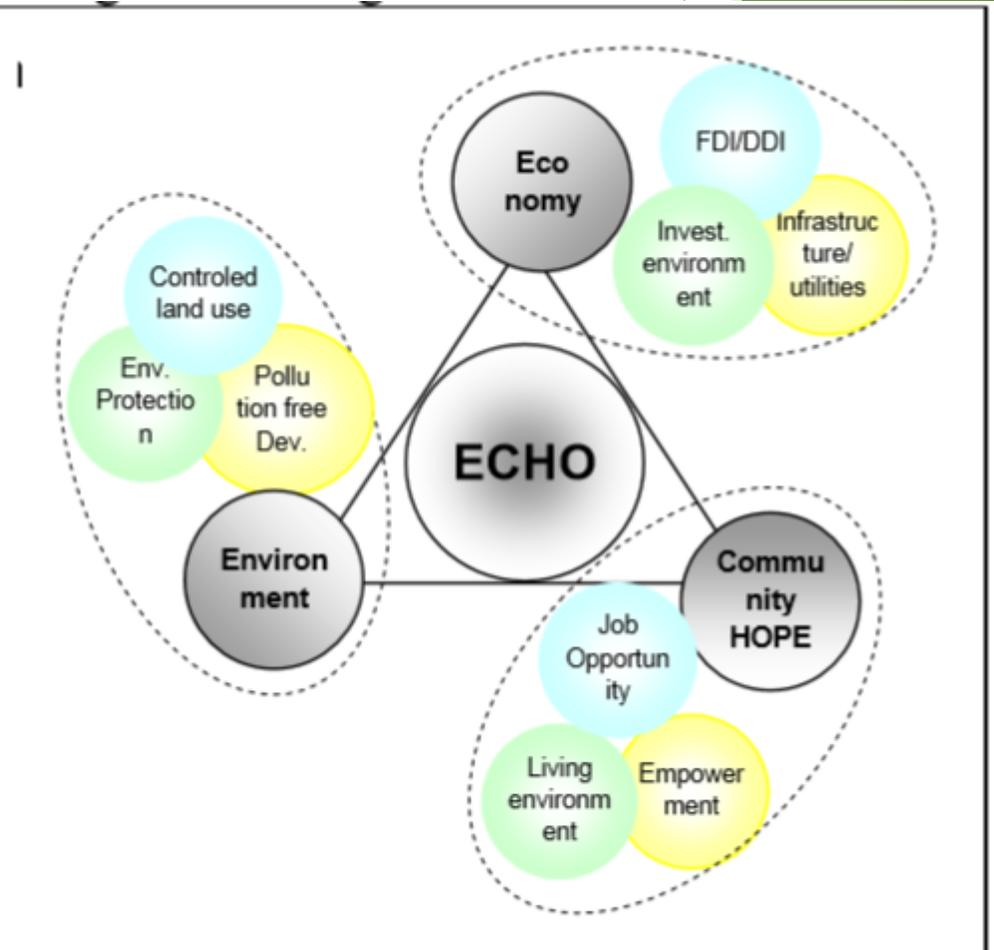
Development Goals & Vision of Lusaka Cont.

Vision Diagram; ECHO Garden City LUSAKA with Balanced Development of Economy, Environment and Community

ECHO: Economically Strong - Environmental Friendly - Community Hope & Opportunity

ECHO

- Echo of prosperity to the Zambia from Lusaka
- Echo of social and economical challenges in Lusaka to neighboring countries and the world
- Echo of benefit to the communities for Hope and Opportunity



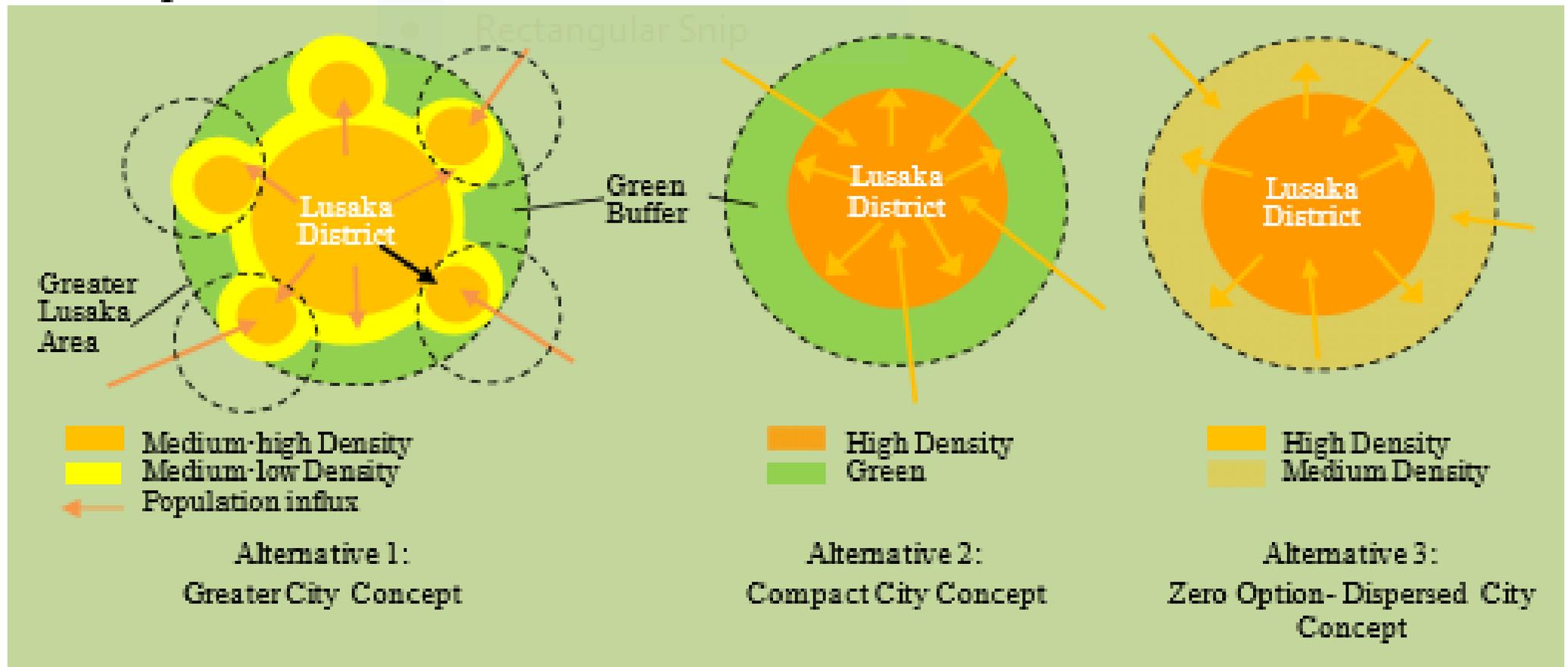
Source: JICA Study Team

Spatial Development Concept Alternatives

Three tactical ideas were considered in order to accommodate the projected development.

- New Urban Expansion: Through satellite town formulation in urban fringe areas, embracing the linkage development along the existing urban area.
- Upgrading Existing City: Through strong urban growth management for compact city formulation with intensive development in the interior area
- New Capital Development: Through decentralization of the capital such as the development of twin city or new capital city in remote area

Spatial Development Concept Alternatives Cont.



Strategy for Urban Development of Lusaka

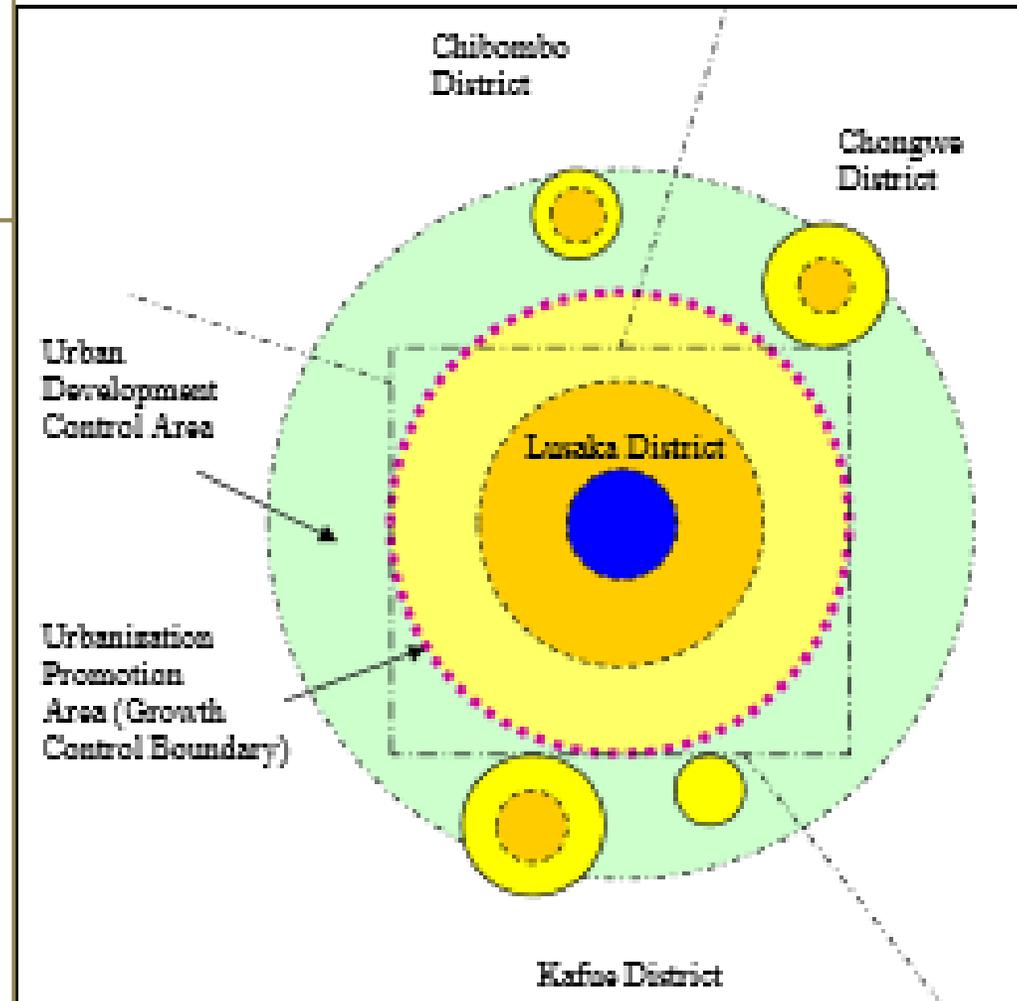
The following principle was proposed for Lusaka City and satellite city spatial development

(Inner City area: Lusaka City territory)

- Well controlled dense settlement
- Efficient land use with adequate density distribution
- Controlled urban growth through urbanization promotion area (within outer-ring)

(Satellite Cities: adjoining three district territory)

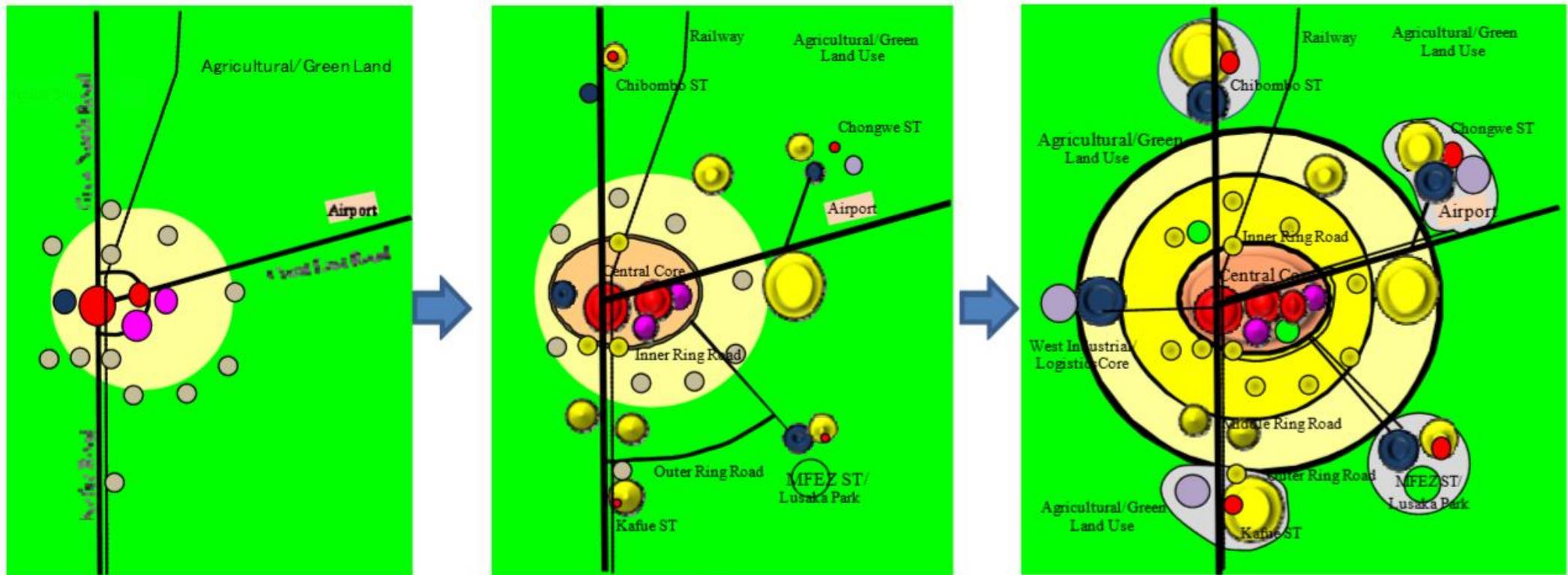
- Self-sustained cities with dense settlement
- Planned settlement with adequate infrastructure



Source: JICA Study Team

Land Use Trend Perspective

Land use of Lusaka was to change with the expansion of the urban area. As shown below.



Legend

- Residential use (low pop. density)
- Residential use (high/medium pop. density)
- Mix use (Business/commercial/residential)
- Business/commercial land use

- Industrial use
- Logistics/distribution use
- Administration/educational use
- Green park/tourism destination

- Unplanned Urban Settlement (redeveloped)
- Unplanned Urban Settlement (under redevelopment)
- New Mass Transit

Source: JICA Study Team

2010

2015

2030

Land Use Trend Perspective Cont.

- By 2015, the CBD surrounded by the Inner Ring Road was expected to be developed in accordance with the economic growth.
- Satellite towns with industrial development and commercial/business functions were expected to be formulated. Low residential area were expected to expand to some extent while some UUS were to be upgraded.
- In 2030, residential areas will expand to the outer ring road, and the middle density residential area will be formulated in the middle ring road.
- All UUS will be upgraded. Satellite town areas will be fully developed and linked to the ring roads which will eventually become a self-sustained urban function.

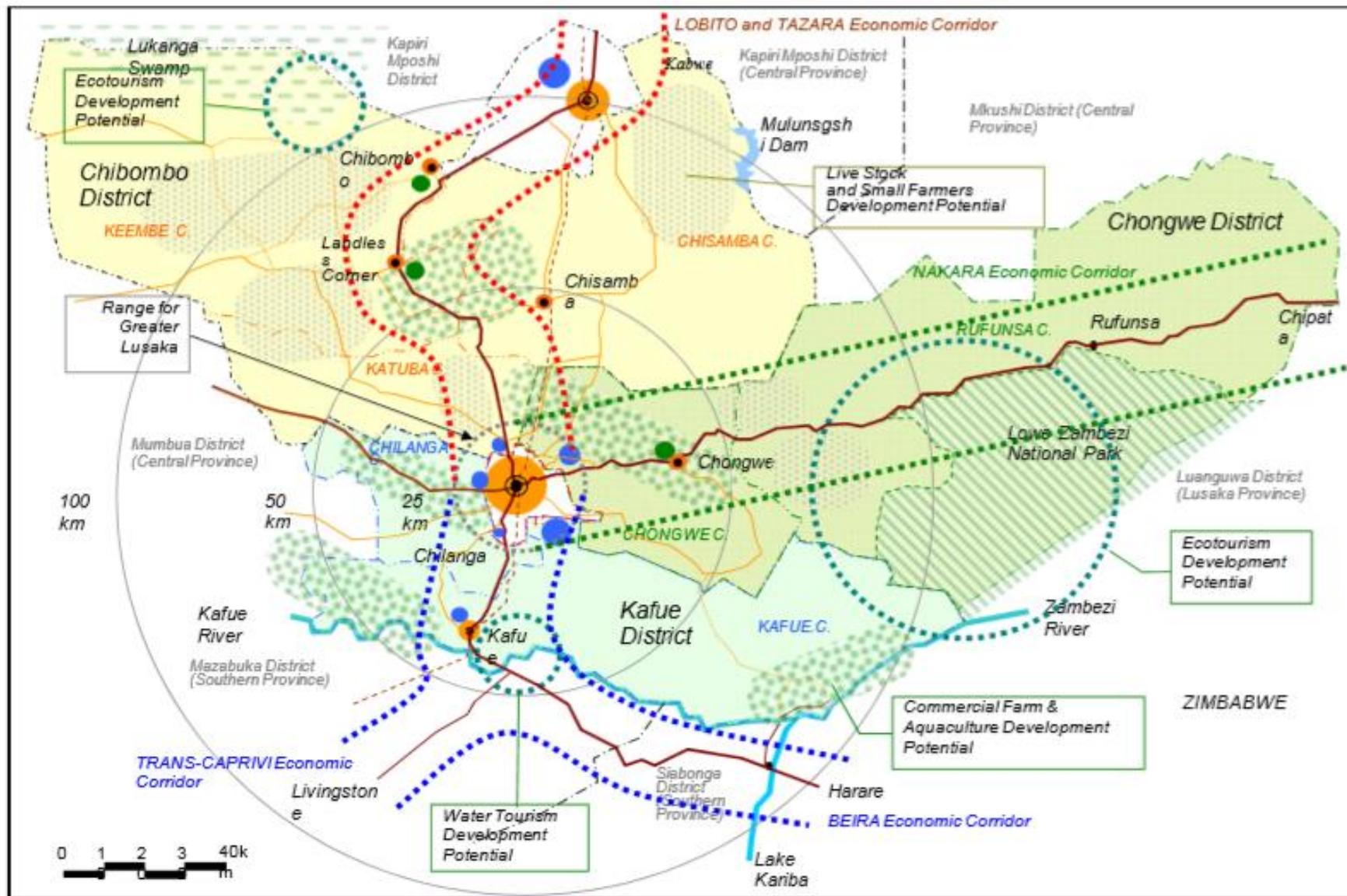
Regional Development Direction and Greater Lusaka

Since Lusaka City was expanding to the adjacent Districts of Kafue and Chongwe in Lusaka Province and Chibombo in the Central Province at the time of master plan development, the integrated development with Lusaka City and three adjacent districts was considered most important.

Owing to the fact that the 3 districts located in the node of the country and Southern African countries have been highlighted recently as one of the potential areas crossing 4 economic development corridors in SADC economic region, and will largely benefit from the socio-economic development by utilizing the economic corridors, natural resources and potential land for agriculture development spreading out in the districts.

As demonstrated in the next slide.

Regional Development Direction and Greater Lusaka Cont.



Source: JICA Study Team

Spatial Development (Land Use Plan)

The land use plan for Greater Lusaka is formulated on the basis of the target population and employment towards 2030.

It is anticipated that gradual dense residential development and effective foundation for economic development, led by industrial zones and competitive urban centre development, are fundamental elements for the land use plan, while vulnerable water system with greenery network will be protected and formulated.

Four satellite cities were anticipated to be established in medium and long terms in adjacent areas covered by Chibombo, Chongwe and Kafue Districts, in conjunction with industrial zones' development within the sphere of the proposed Outer Ring road.

Peri-urban agricultural land will be retained and improved for both food production and environmental buffer green of garden city development.

Urban Growth Management

Urban growth management will be achieved through effective urban growth control and intensive infrastructure provision in the guided Urban Development Promotion Area through appropriate administration that curb urban sprawl, with the rest of the other area being strictly controlled.

Density formulation of Greater Lusaka development for the future will be a fundamental tool in maximizing efficient land utilization in urban areas guiding the private sector development, through economic development incentives.

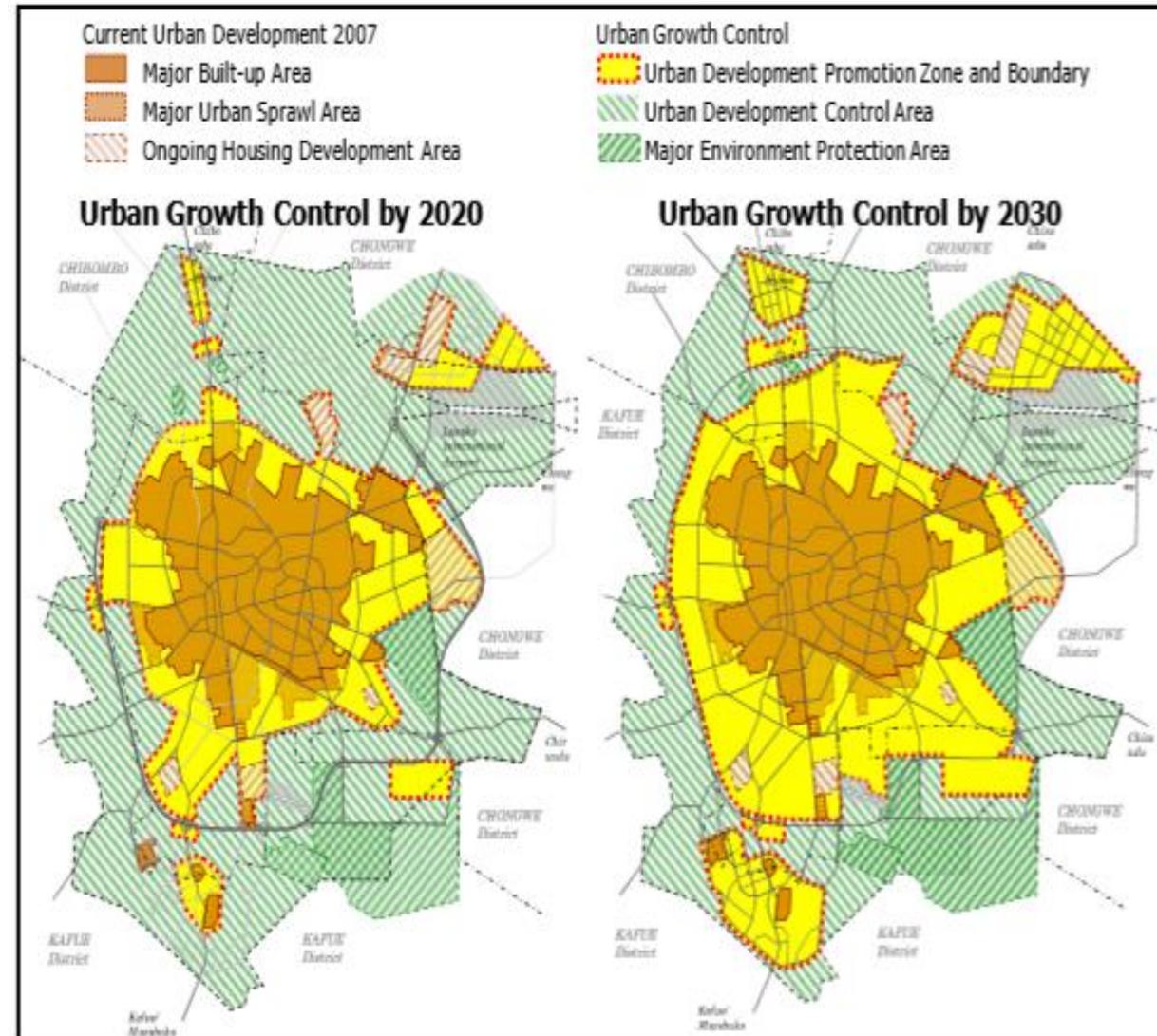
Gradual densification will be set from the centre to outer area of Greater Lusaka through land use control combined with Floor Area Ratio (FAR) and Building Coverage Ratio (BCR).

Urban Centre Development

The urban centre of the Capital of Zambia is poised to play an essential role in Zambia's growth centre development & serving commercial, inter-regional & international business activities in a competitive manner.

Lusaka CBD is to be developed into a dual core development connected by public transportation system and pedestrian network where a financial business centre will be strengthened as a business and commercial centre

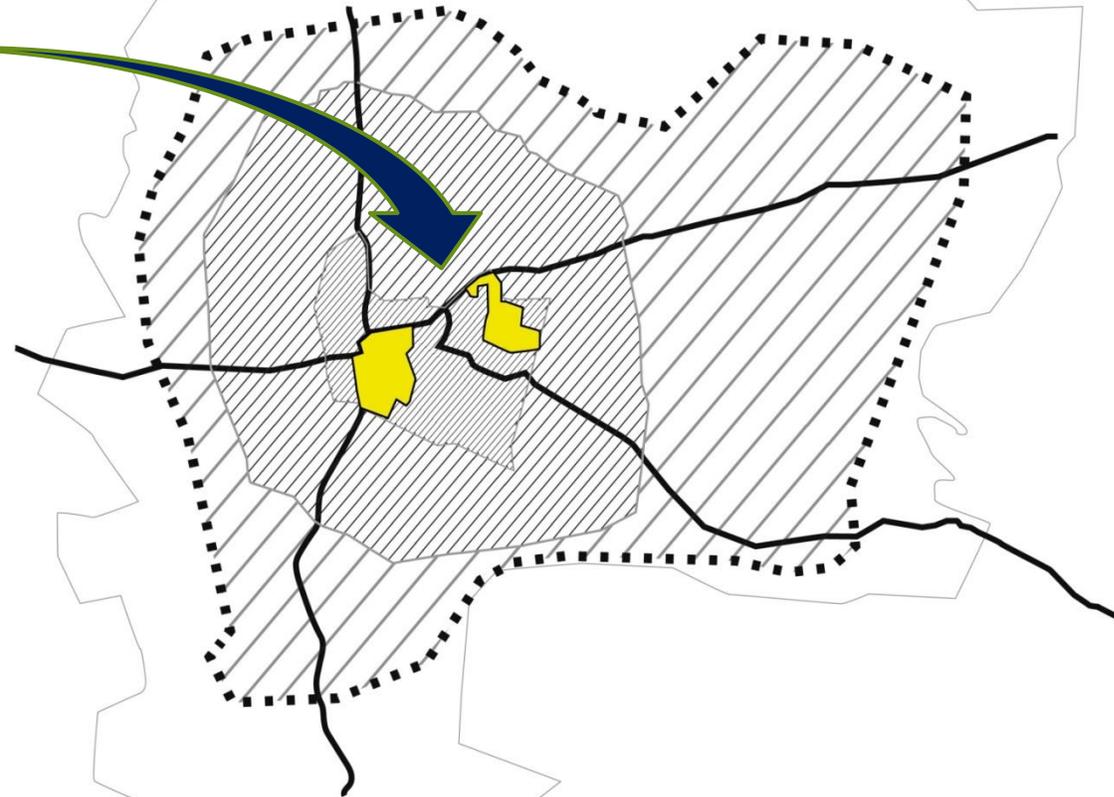
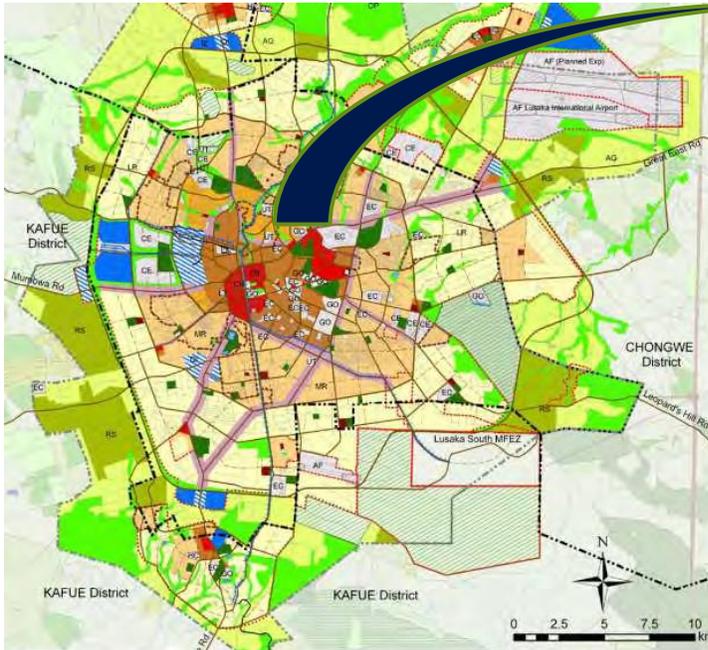
while another new urban centre will be established in Lusaka City Airport area for commercial-shopping tourist centre development.



Source: JICA Study Team.

Urban Centre Development Cont.

Lusaka CBD is to be developed into a dual core development connected by public transportation system and pedestrian network where a financial business centre will be strengthened as a business and commercial centre while another new urban centre will be established in Lusaka City Airport area for commercial-shopping tourist centre development.



Urban Centre Development Cont.



CBD Development Zoning

- Financial Business Center
- Commercial Shopping & Tourist Center
- National Regional Public Center
- Zambia Knowledge Center
- High-medium Residential Area by Mixed Use
- Urban Oasis in CBD

Infrastructure

- Arterial Road I and II
- Other Roads
- Public Transportation System
- Railway
- Pedestrian Network (incl Bicycle)

NEW CBD development



Convenient Efficient Urban

Financial and business center development

Urban Plaza development for Citizen

Green Park development for

Medium-rise Housing Development with commercial

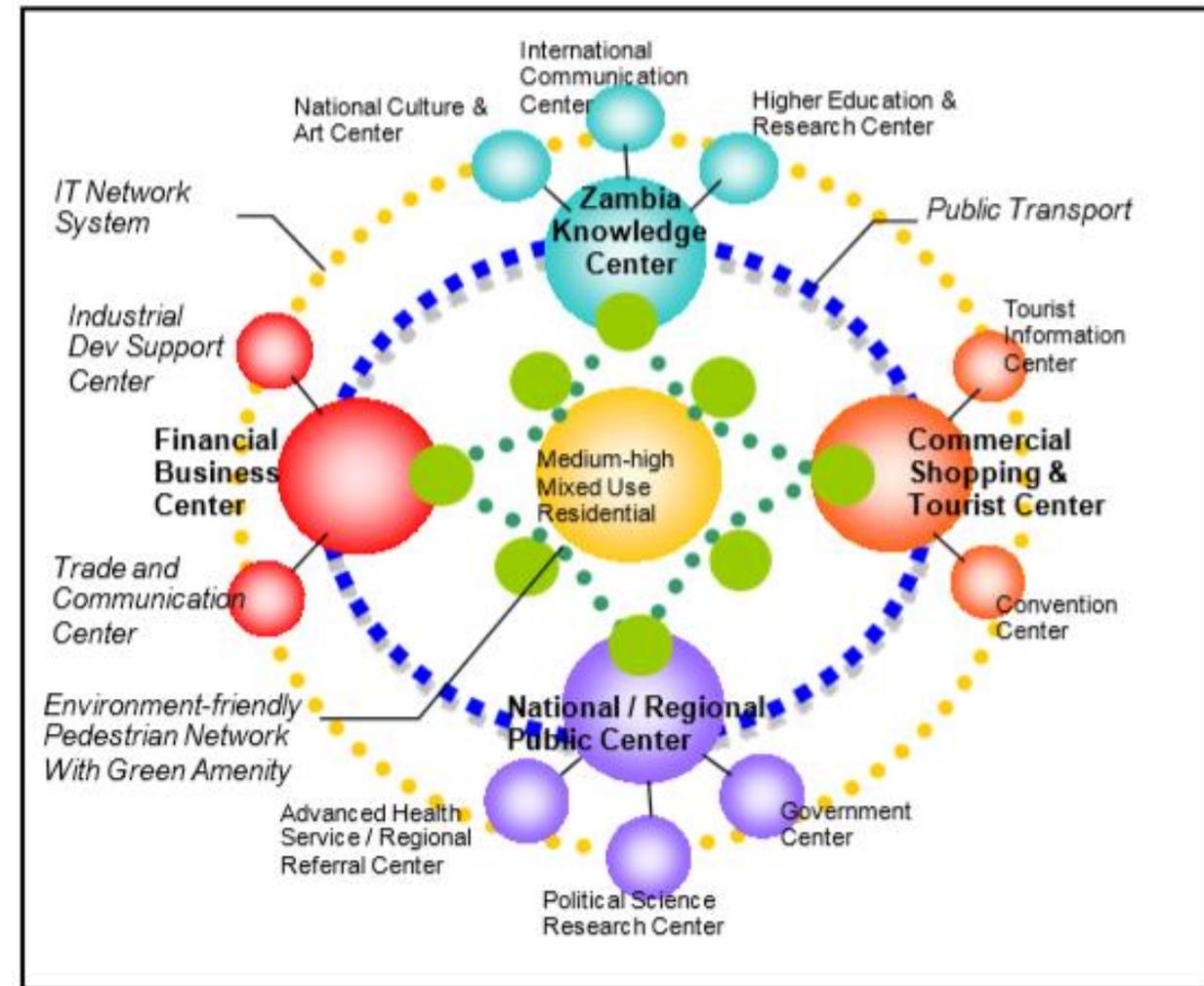
Source: JICA Study Team

Urban Centre Development Cont.

Government centre is expected to be enhanced alongside a knowledge centre development with advanced technology and IT infrastructure provision utilizing higher education resources and facilities.

Livable living places in CBD area are to be reorganized by densification of residential area as mixed use development including urban renewal.

Industrial development serving as the lead role in economic development in Greater Lusaka will achieve the development vision through the effective and efficient provision of industrial infrastructure in connection with the national industrialization project of Multi Facility Economic Zone (MFEZ).



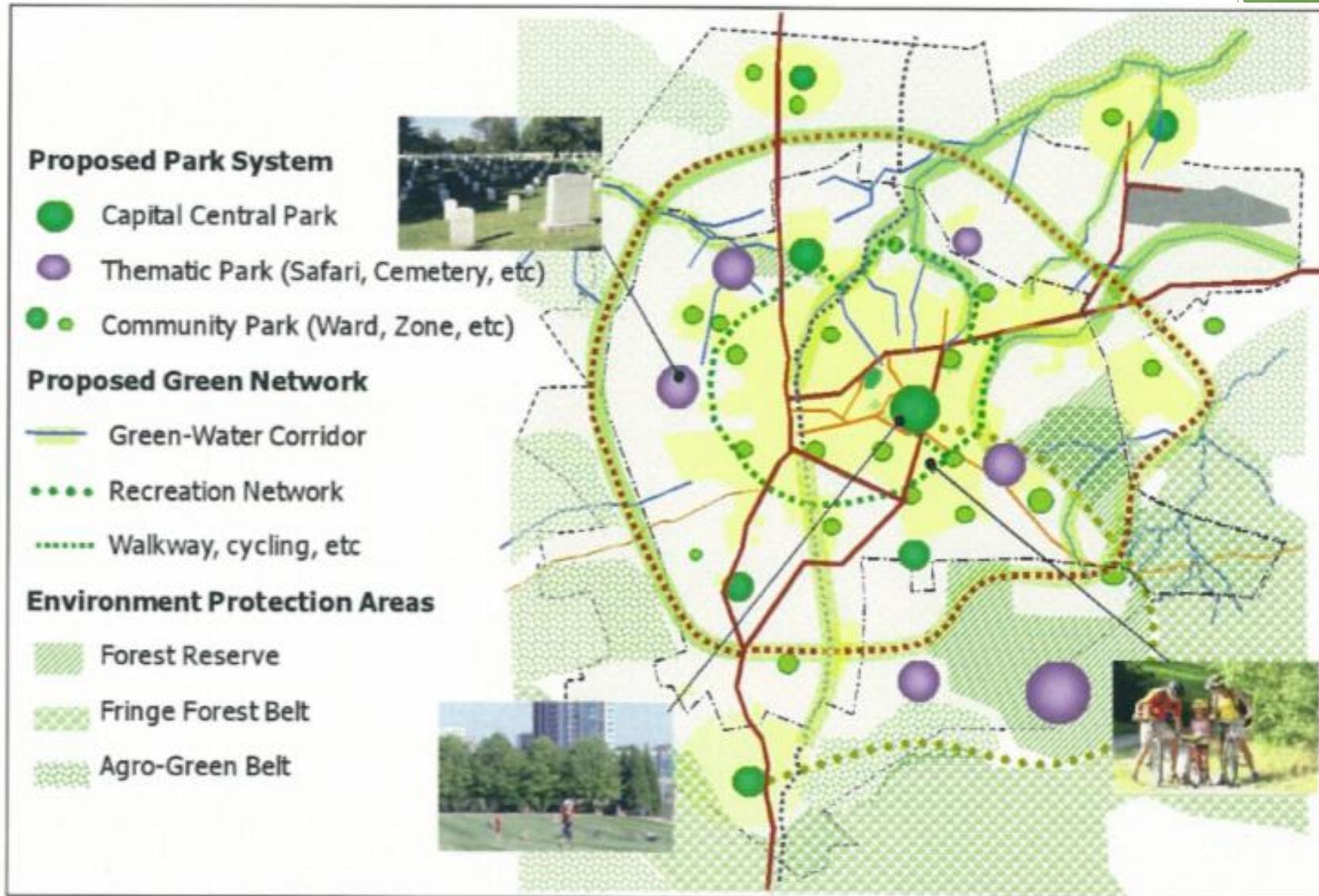
Source: JICA Study Team

Environment Protection and Green Network Development.

As Lusaka still has potential natural resources, strategic approach is required to achieve effective urban environment protection, to suit its old name, the “garden city Lusaka”.

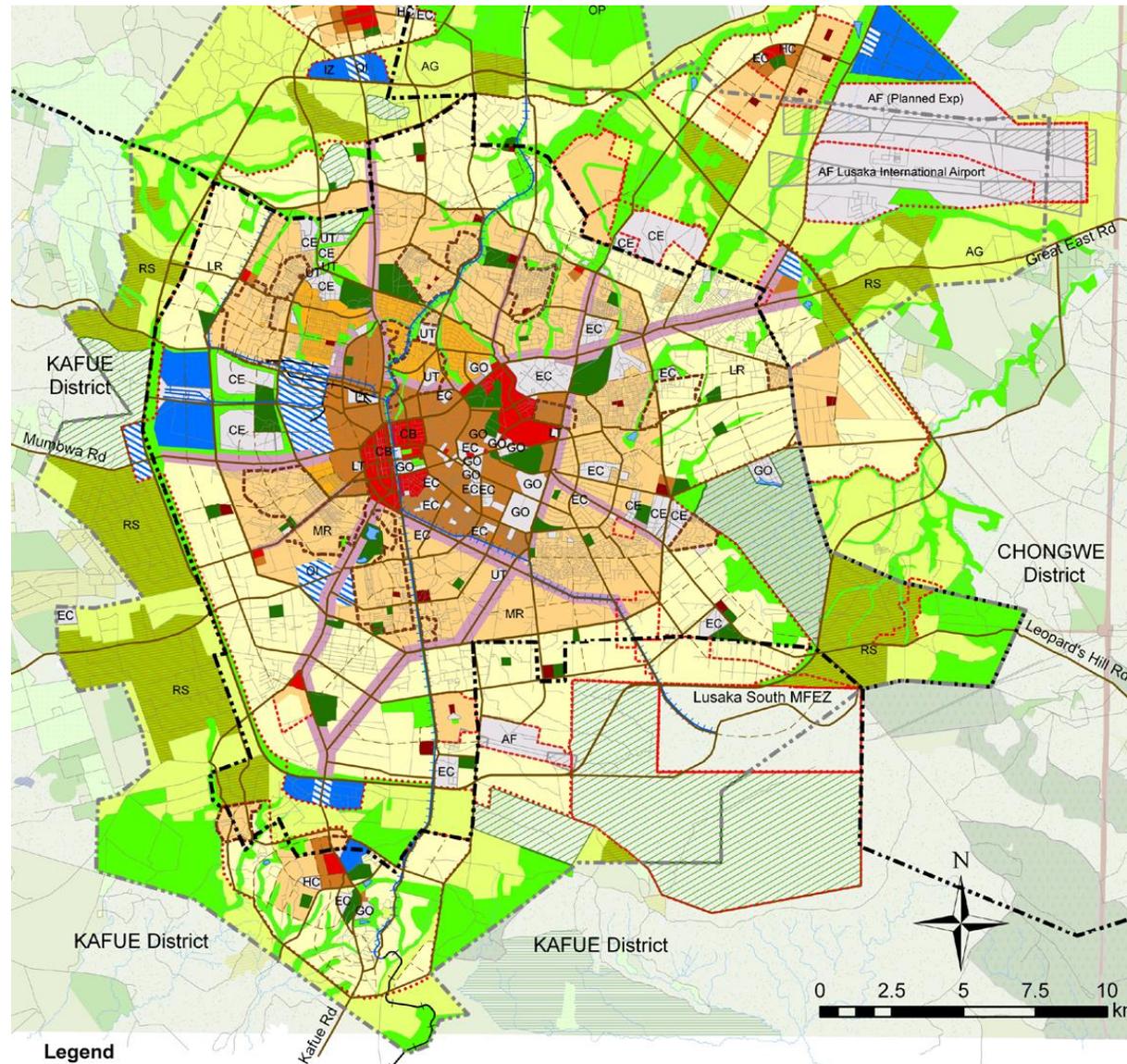
Strategies for urban environment protection and green network development are;

- i) to provide urban environment protection and green management program through the formulation of strategic interventions for environmental protection,
- ii) to establish sustainable urban design in order to protect the destruction of natural reserve forest and damage of natural habitats and biodiversity,
- iii) to formulate a “green belt zone” maintaining mainly agriculture land and other natural green spaces, functioning as buffer for urban sprawl and environmental and recreational network,
- iv) to formulate spatial network for urban green environment (river green, street green, open space, and suburban agriculture belt) and recreational activities (parks and walkways or cycling lanes)
- v) to empower local communities’ activities in a participatory manner for the environment improvement, especially for waste management and energy (charcoal) issues.



Source: JICA Study Team

Lusaka City Land Use Plan - 2030



Legend

Proposed Land Use 2030

Class I: RURAL

- AG Agricultural Area
- RS Rural Settlement (Village, Small holdings)

Class IV: PUBLIC USE

- (P) Key Public Zone (Govt, Institutions, Health, Edu, etc)

Class V: INDUSTRIAL AREA

- IZ Industrial Area (Heavy and Light Industry by EPZ, etc)

- Urban Development Promotion Zone
- Study Area (Original)
- District Boundaries
- Streams & Waterways

LOW COST HOUSING & BASIC SERVICE PROVISION





Background on Housing in Zambia

- After Zambia gained independence in 1964, colonial restrictions on the movement of people (Africans) from rural areas to urban areas were removed leading to great increase in immigrants to the city.
- The Council's response was to build a number of low cost houses .
- The houses were mainly built between Chilenje, Kabwata in the south and Chelstone in the east of the city center.

1. Background Cont.

- Other housing schemes were self-help housing schemes such as Chibolya, Kanyama and New Kaunda Square
- Others were site and service schemes, which included Chunga, Marrapodi-Mandevu in the north; Mtendere and Kaunda Square in the east
- However, the official schemes could only satisfy a fraction of the housing demand leading to an enormous growth of squatter settlements

1. Background Cont.

- ▶ In May 1996 the Government issued circular no. 2 of that year directing municipal, city and district councils to sell their houses to sitting tenants.
- ▶ The decision to sell council houses, most which were sold at give away prices, was done through a presidential directive and done within the context of the 1996 Presidential and Parliamentary elections

2. Current Situation

- The Local Government Act and the National Housing Policy acknowledges the importance role of local authorities in the housing sector.
- Councils are expected to discharge a number of functions among them are:
 - Construct low-cost housing for sale and/or rent at economic rates
 - Allocation of land and provision of security of tenure
 - Provision of basic services

Construction of Low-Cost Housing

- ▶ Lusaka City Council (LCC) has not been able to invest in low-cost housing due to a number of constraints
- ▶ The shortage of funds is the major constraint restricting the Council to invest in low-cost housing
- ▶ The Council lost a number of income generating activities it was involved in before the 1991 Local Government Act.
- ▶ Prior to 1991 councils generated revenue from such sources as motor licenses, electricity levy and house rentals before the 1996 from house rentals

Allocation of land for Low-Cost Housing

- ▶ The Council faces a critical shortage of land for construction of houses.
- ▶ The increase in population growth and expansion of informal settlements is the major constraint on the availability of land for low-cost housing schemes.
- ▶ According to Zambia population census of 2010, Lusaka has one of the highest population growth of 4.9% per annual.

Security of Tenure

- ▶ The city has about 35 regularized Informal settlements Known as Improvement Areas, in which over 70% of the city's population reside
- ▶ Security of tenure in improvement areas is provided through the issuance of occupancy licenses , which is valid for 30 years, in accordance with the Urban and Regional Planning Act No. 3 of 2015
- ▶ An occupancy license, which is renewable after a period of 30 years, can be used as collateral for loans from banks for housing improvement



Civic Center

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