



# Mombasa Gate City Master Plan

A Premier Gateway Port City that  
Upholds Diversity and Heritage



# 1. MOMBASA GATE CITY MASTER PLAN

## Significance of the Master Plan

- 1) **Integrated Master Plan:** Mombasa Gate City Master Plan (MGCMP) aims to improve urban conditions and strengthen logistics conditions which contributes to improving Northern Economic Corridor as a gate city.
- 2) **Comprehensive Transport Survey:** Traffic volume survey, Origin-Destination (OD) survey, household survey, traffic demand projection were conducted.
- 3) **Satisfying Legal Requirements:** MGCMP was prepared based on County Government Act and Urban Areas and Cities Act. In addition, Strategic Environmental Assessment (SEA) was conducted during the preparation process.
- 4) **Active Public Engagement:** MGCMP was prepared together with County Government of Mombasa and with stakeholder through a series of stakeholder meetings and information dissemination through a various medias such as social media, newspapers, posters.
- 5) **Technology Transfer:** Organizing working groups were conducted to promote collaborative work between County Government of Mombasa, concerned organizations and JICA expert team. In addition civic education was conducted.

## Mombasa County

Mombasa is located in the coastal area of the Republic of Kenya with population of 1.15 million (2015) on a land area of 287.94 km<sup>2</sup> (the smallest County in Kenya).

## Background

Mombasa County is located in the strategic location within the Northern Economic Corridor (NEC) which connects Mombasa to the rest of East African nations. NEC is the most significant multi-modal corridor in East Africa.

## Objective

Formulating a "Comprehensive Master Plan in the Mombasa Gate City" for the target year of 2040.



Map of Mombasa County



# 2. SITUATION OF MOMBASA

## ECONOMY

- Two core sectors: manufacturing, and transport & communication
- Large size of employed labour force with 54.4% engaged in formal sector

## URBANIZATION

- Rapid urbanization in Mainland North and Mainland South
- Kongowea in Mainland North is heavily congested and causing negative impact to transport in island
- Mombasa island needs re-vitalization to strengthening commercial function and transport network

## INFRASTRUCTURE

- Logistics related traffics from port operation creates traffic and environmental problems in Mombasa
- Infrastructure and public services are concentrated in the Island

## TOURISM

- Beach attractions dominates the tourism industry
- Cultural tourism needs to be promoted to benefit local community

### 3. DEVELOPMENT VISION

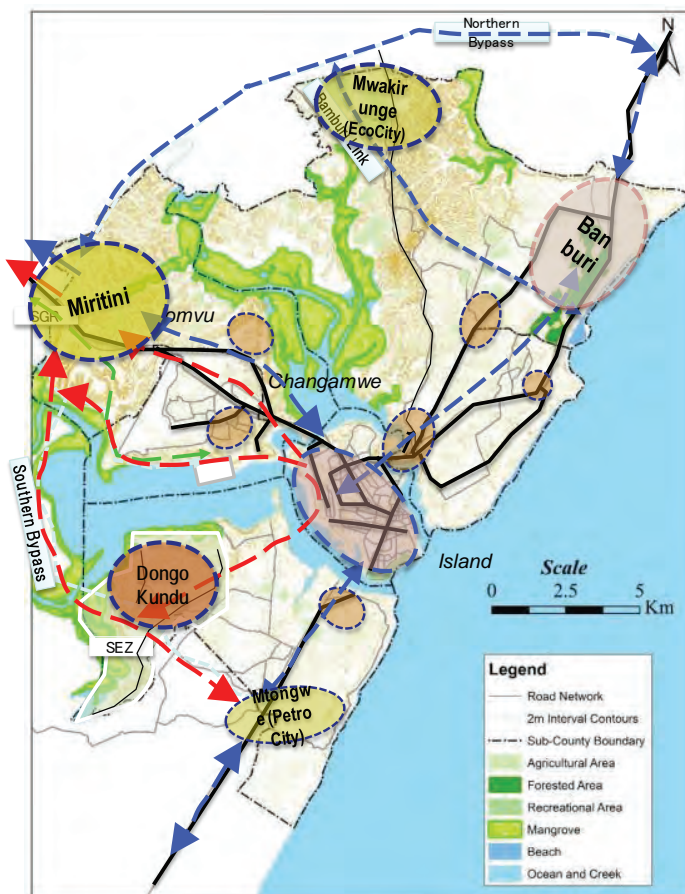
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Based on the historical context of a gateway port city and discussions among relevant organizations, the development vision was set at the top of the Mombasa Gate City Master Plan.

The vision will be realized through achievement of four key pillars.

### 4. STRUCTURE PLAN - Southwest Corridor Development (Logistics Oriented Development)

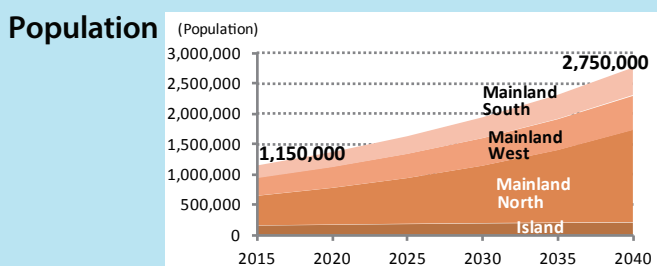


- Northern Economic Corridor links are strengthened and logistics and local transport are separated.
- Sub-centres are developed mainly along the Northern Economic Corridor to support logistics condition.
- Land use and structure in Island and other existing urban areas are re-organized.

Sub-centres	Function/Social Facility
Island (Main Centre)	<ul style="list-style-type: none"> <li>• Governmental services</li> <li>• Commercial and market</li> <li>• Tourism destination</li> </ul>
Bamburi	<ul style="list-style-type: none"> <li>• Shopping complex</li> <li>• Apartment for long stay</li> <li>• Low density residence</li> </ul>
Mwakirunge (Eco City)	<ul style="list-style-type: none"> <li>• Low density eco residence</li> <li>• High density mix use apartment along Bamburi Link</li> </ul>
Likoni (Petro City)	<ul style="list-style-type: none"> <li>• Oil terminal with off shore oil jetty</li> <li>• Shopping complex for Likoni area</li> </ul>

Structure Plan

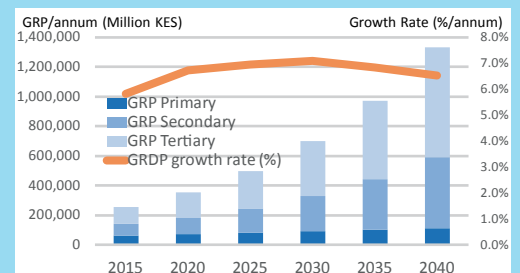
### 5. DEVELOPMENT FRAMEWORK



Population Projection by Area

- 2015: 1.15 million → 2040: 2.75 million (2.4 times)
- Mainland North consists mostly of the future increase.

### Economy



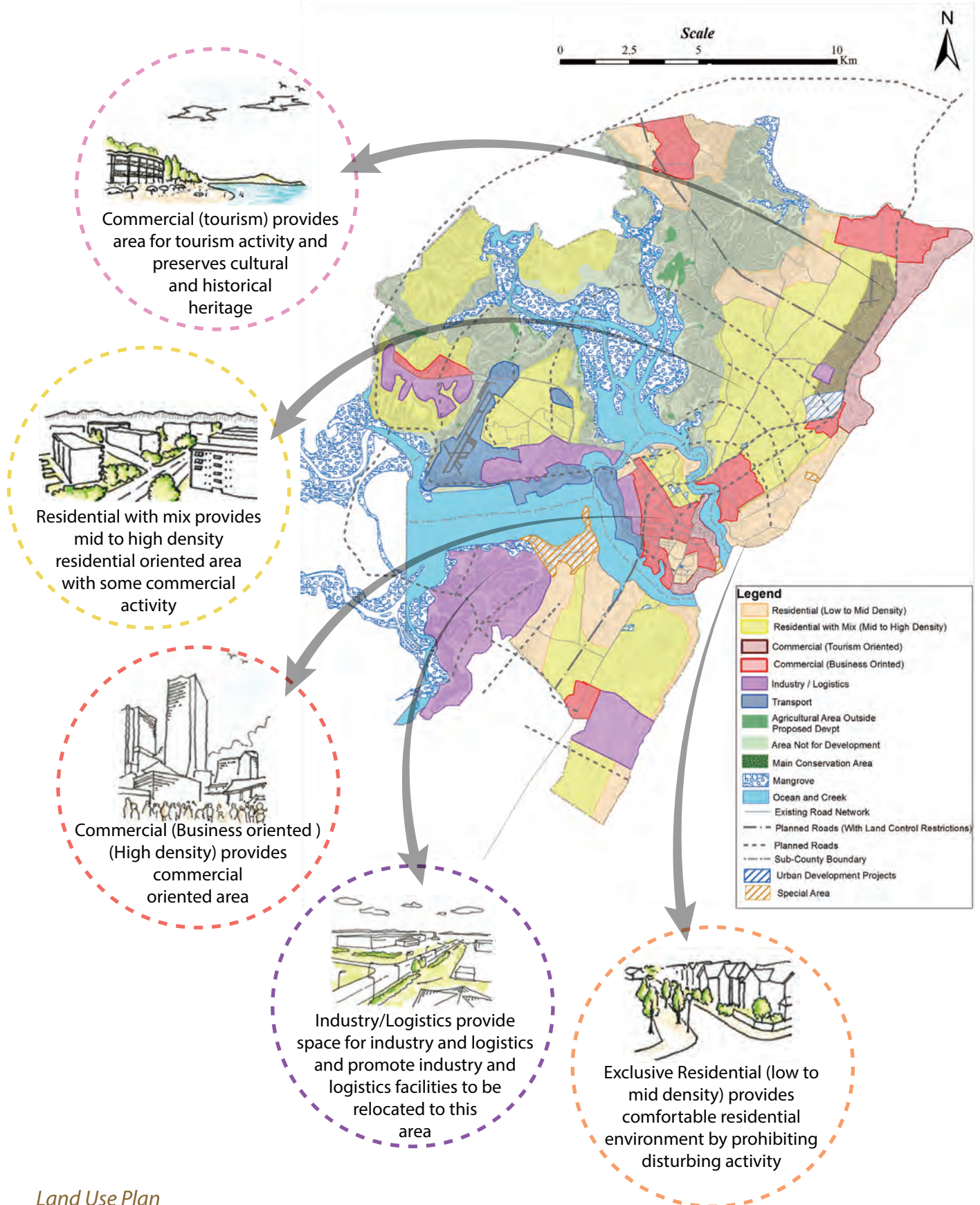
Projection of Mombasa GRP by Sector

- 2015: 256 billion KES → 2040: 1,332 billion KES (5.2 times)
- Value addition becomes the key for economic growth.

# 6. LAND USE PLAN

## Land Use Concept

1. Expand urban function with sub-centre development
2. Revive land use of Mvita (island) to commercial and tourism
3. Rationalise logistics/port related functions in Changamwe and Miritini
4. Protect natural environment



## 7. TRANSPORT DEVELOPMENT STRATEGY - Infinite Industrial Loop

The loop will connect Kilindini Port, the bulk cargo terminal in Shimanzi, Moi International Airport, the Kipevu Container Terminal and new berths, and future development sites in Tsunza and Dongo-Kundu with a well-developed and high-quality highway network.

With the smooth connections enabled, bulk cargo in Kilindini Port can be transferred to the Dongo-Kundu SEZ, and similarly, containerized cargo from the SEZ can be transported to the New Container Terminal.

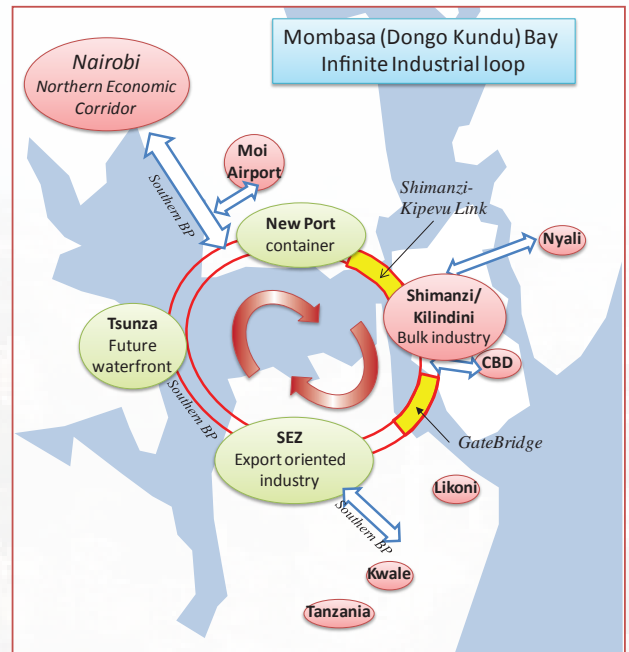


Image of the Infinite Industrial Loop

## 8. REGION-WIDE ROAD TRANSPORT NETWORK

- The Shimanzi-Kipevu Link (R1) can divert heavy vehicle traffic from Shimanzi and the Makupa Causeway.
- The Second Nyali Bridge (R2) can form a large ring road covering Kongowea and the Island's peripheral areas, avoiding major pedestrian traffic hubs.
- The Likoni Bridge (R3) can connect the SEZ and Nyali Bridge directly.
- The links for Lumumba-Nyerere (R4) and Shimanzi – Kisauni (R5) will form the Hyper Corridor in the Island.
- The proposed circular roads as (R6, 7, 8) are regional corridors for Mainland North, West and South areas.
- A Third Nyali Bridge (R5) or (R9) could be proposed

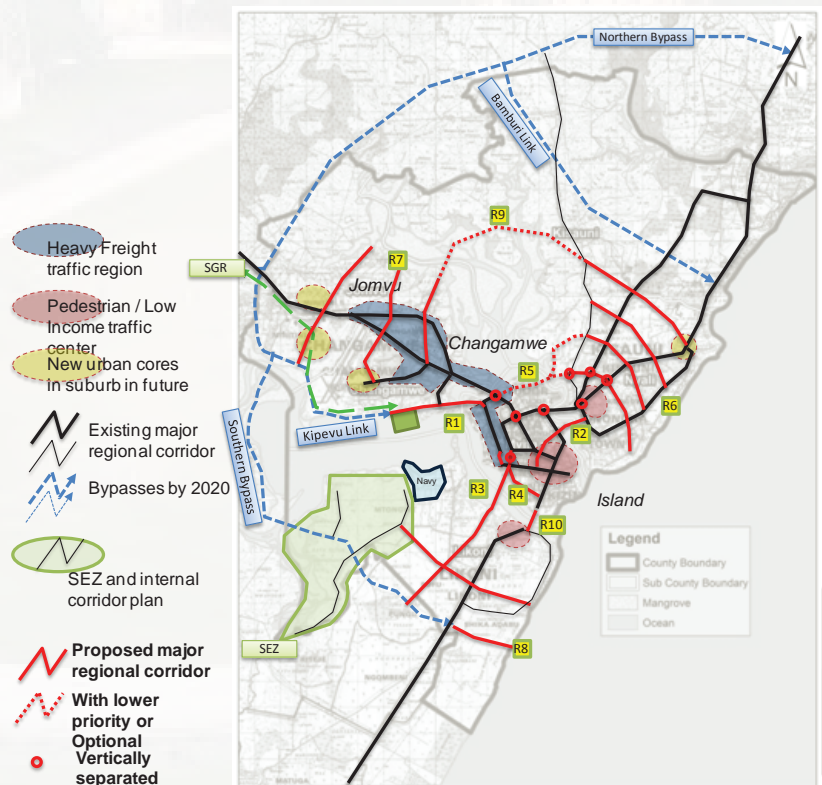
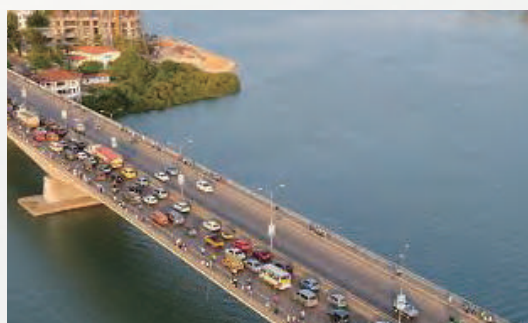


Image of the Transport Network



## 9. URBAN INFRASTRUCTURE

SECTOR	POLICY AND DIRECTION
Water Supply	24 hours per day continuous, Comply with WHO guidelines for drinking water, All production and consumers should have a metered supply, Water supply distribution network to increase coverage, Repair of old pipe lines for reduction of Non-Revenue Water
Sewerage	Access to safe sanitation facilities for all, comply with effluent water quality standards, confirming of effect on environmental improvement by analysis of water quality at sea or river, campaign for creating demand for toilets and safe sanitations
Drainage	To provide high quality and sustainable environment by developing a comprehensive drainage system, Remove the encroachment of drains in market area, Regular cleaning of existing drainage to avoid flooding, large-scale land and housing in future. (e.g. Rainwater infiltration facilities, Regulation of management for the controlled discharge of rainwater)
Solid Waste Management	Prompt collection and transportation from residential and commercial areas, Environment-friendly waste disposal, Reduction of waste volume for final disposal
Social Facility	Housing: To ensure shelter for all residents with good living environment, Education: To facilitate access to educational facilities to promote social inclusion and cohesion and facilitate quality of service" Health: To provide improved access to quality health care services through developed health infrastructure
Power Supply	To secure reliable and sufficient power supply, affordable and lowest possible cost, extension the coverage of power supply for all of Mombasa County, encourage of renewable energy sources
Telecommunication	To develop efficient and high capacity ICT infrastructure, reliable and affordable mobile phone coverage, policy/regulation/institution development, public service systems
Urban Management	Regulation strengthening on development control was proposed. Human resources development includes staff training and collaboration with training institutes Organizational strengthening covers public sector and private sector including community organizations

## 10. TOURISM DEVELOPMENT

### Product Development

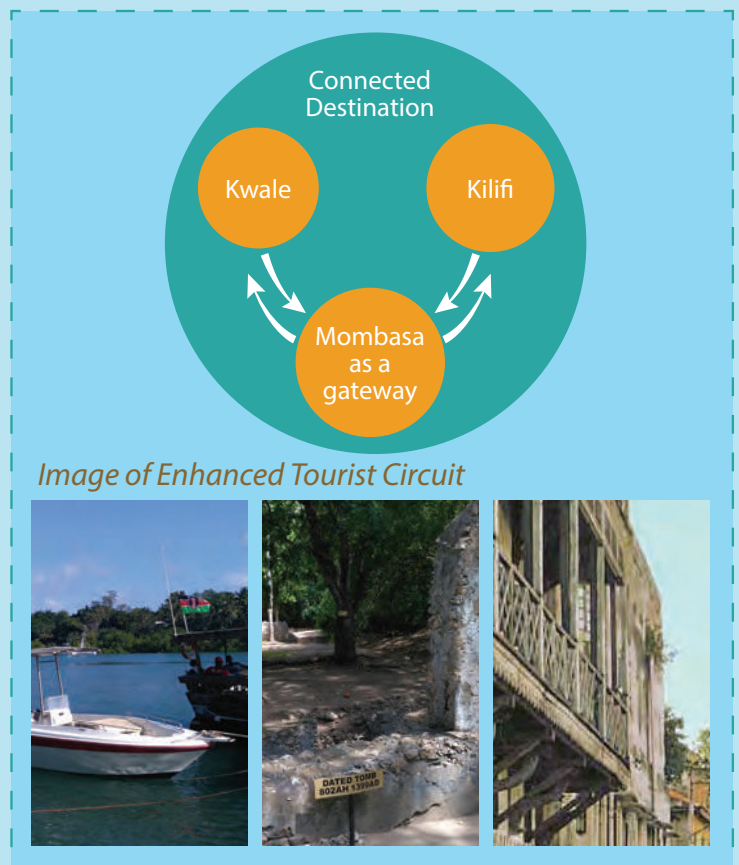
- To develop tourism product development strategy in order to diversify tourism products
- To determine tourism resources / sites and make priority on those utilization
- To enhance / maintain existing tourism sites / infrastructure

### Product Competitiveness

- To conduct proper marketing of Mombasa as a Gate City and surrounding areas
- To upgrade skills of tourism service providers
- To enhance local communities' involvement in tourism directly and indirectly
- To coordinate with authorized entities to enhance value of cultural heritages

### Tourism Environment

- To coordinate with national government to secure safety and security conditions
- To develop a clean town



## 11. PRIORITY PROJECTS AND MASTER PLAN IMPLEMENTATION

Priority projects are selected from each sector. Priority projects are selected through working group discussion by considering importance to solving each sector issues and contribute to achieving development vision for Mombasa County 2040.

Sector	Priority Projects	Sector	Priority Projects
Transport	1 Likoni Bridge (Gateway Bridge)		19 Capacity development for 3R Activities (Solid Waste Management)
	2 The Second Nyali Bridge		20 Development of Power Supply (Power Supply)
	3 Northern Bypass Road Construction		21 Development of Extension the Coverage (Power Supply)
	4 Mombasa Southern Bypass Road (MSBR) Construction		22 Upgrade the Current Distribution Network (Power Supply)
	5 Missing Link Improvement		23 Development of Optic Trunk Communication Network (Telecommunication)
	6 Shimanzi – Kipevu Link		24 Development of Mobile Phone Coverage in Mombasa County (Telecommunication)
	7 Road Development Program Preparation (2020-40); Consulting Services		25 Development of Mombasa ICT Centre with Data Center (Telecommunication)
	8 Mass Rapid Transit (MRT) Ferry-VOK-City Mall Line, Loop Line		
Urban Infrastructure	9 Rehabilitation and Extension Project of Water Supply System (Water Supply)	Social and Public Facility	26 Formulation of Zoning Regulation (Housing)
	10 Development of Mwache Multipurpose Dam (Water Supply)		27 Housing Development
	11 Rehabilitation of Existing Waste Water Treatment Plant (Sewerage and Drainage)		28 Formulation of Minimum Quality Standard for Private School (Education)
	12 Rehabilitation and Extension of Sewerage System (Sewerage and Drainage)		29 Development of Specific Training Course for Key Industries of Mombasa (Education)
	13 Construction of Drainage along Existing Paved Roads (Sewerage and Drainage)		30 Establishment of Referral Hospitals in each Sub-county with Emergency Services (Health)
	14 Provision of Waste Collection and Transportation Vehicle (Solid waste Management)		Tourism
	15 Capacity Development for Solid Waste Management (Solid waste Management)	32 Project for Capacity Development on Tourism Statistics in Mombasa County	
	16 Decommission of Dumping Sites and Construction of New Sanitary Landfill Sites (Solid Waste Management)	33 Cultural Heritages Restoration	
	17 Provision of Waste Collection and Transportation Vehicles and Construction of Transfer Stations (Solid Waste Management)	Urban Management	
	18 Construction of Hazardous Waste Disposal Facility (Solid Waste Management)		35 Comprehensive Cooperation with Universities
			36 Organizational Strengthening for Urban Management

In order for securing master implementation, action plan on land use implementation and transport implementation have to be secured.

Land use implementation includes zoning regulation, development standard, organizational strengthening and community involvement.

Transport implementation includes Kipevu connection, Likoni bridge, MRT/BRT, management for freight traffic, pubic transport, and road development program.

## 12. PUBLIC ENGAGEMENT

- Public Engagement and Information Disclosure was conducted in the form of stakeholder meetings, civic education, essay and art competition, Mombasa Gate City Master Plan (MGCMP) website, and advertisement and public notice through a various media.
- Stakeholder Meetings were particularly important because there is actual value addition to the policy/plan/programme by engaging persons likely to be affected by the PPP/strategic action.
- Three rounds of Stakeholder Meeting was conducted at six sub-counties in Mombasa County. More than 2,500 participated in those meetings.
- Focused group meetings were conducted for selected groups such as women, disabled people, professional, and special purpose group.
- Comments from Stakeholder Meeting were integrated in MGCMP and SEA (Strategic Environmental Assessment) Report.



## 13. TECHNICAL TRANSFER

- Technical Working Groups were organized as a part of the master plan formulation process. Through discussion, issues were compiled, plans were formulated, collaboration with the counterpart was strengthened, and the information was shared with related organizations.
- Weekly lectures were conducted to strengthen technical capacity of County Government of Mombasa. A variety of topics were selected for open discussion.



### Technical Working Group

- Main topic: land use, settlements, socio-economy, transport, social and environmental consideration, tourism, infrastructure, governance

### Lecture

- Main topic: transport analysis, Special Economic Zone (SEZ), SEA, Public Private Partnership (PPP), urban planning, solid waste management, water supply/wastewater, urban development, logistics, Container Freight Station (CFS), tourism, housing policy



## CONTACT US

County Government of Mombasa  
Japan International Cooperation Agency (JICA)  
<http://gatecityymp.mombasa.go.ke/>