



GOVERNMENT OF THE REPUBLIC OF MALAWI
MINISTRY OF LOCAL GOVERNMENT AND RURAL DEVELOPMENT
LILONGWE CITY COUNCIL



THE STUDY ON URBAN DEVELOPMENT MASTER PLAN FOR LILONGWE IN THE REPUBLIC OF MALAWI

FINAL REPORT *Drawings*
SEPTEMBER 2010



JAPAN INTERNATIONAL COOPERATION AGENCY
KRI INTERNATIONAL CORP.
NIPPON KOEI CO., LTD.



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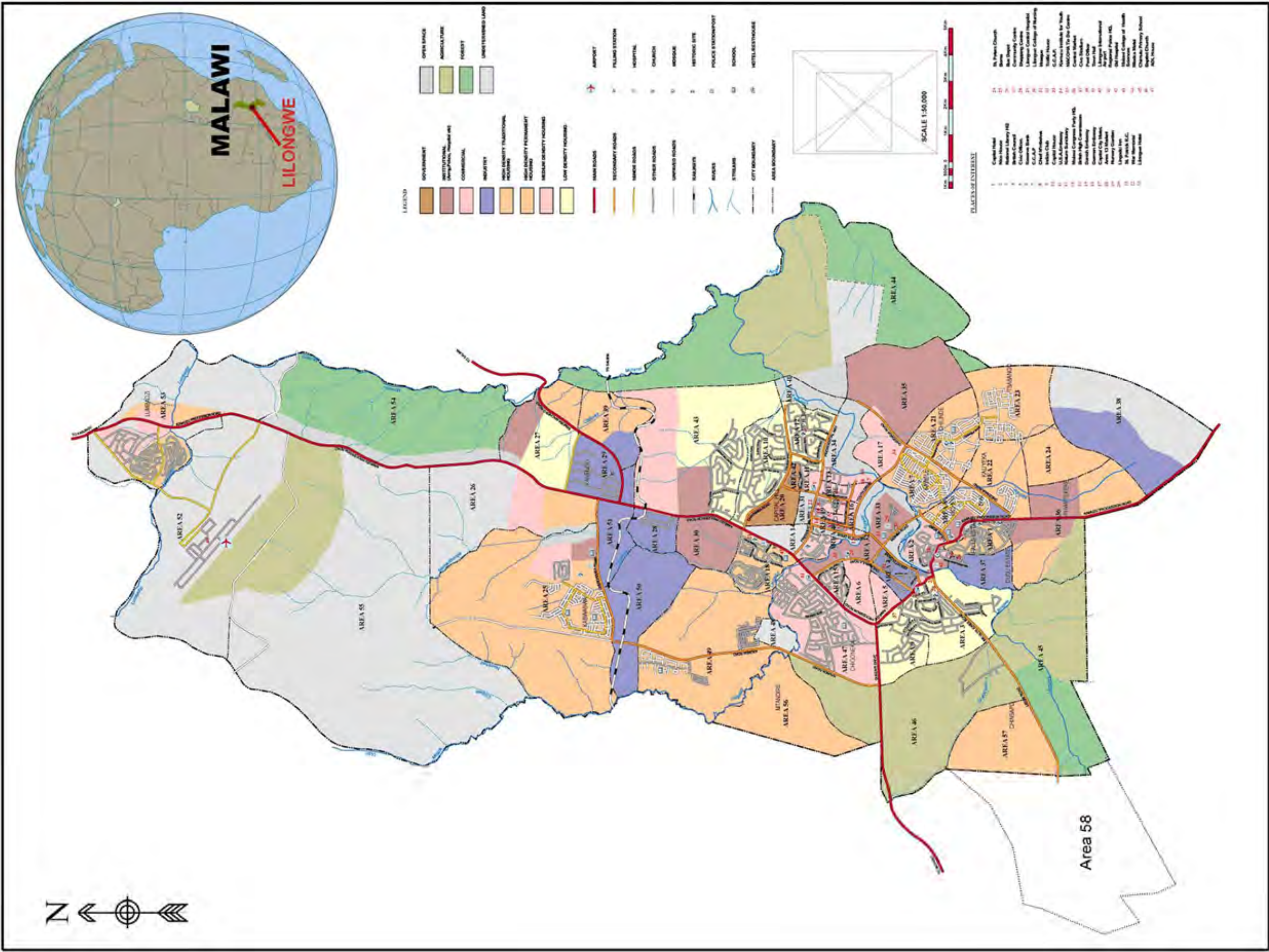
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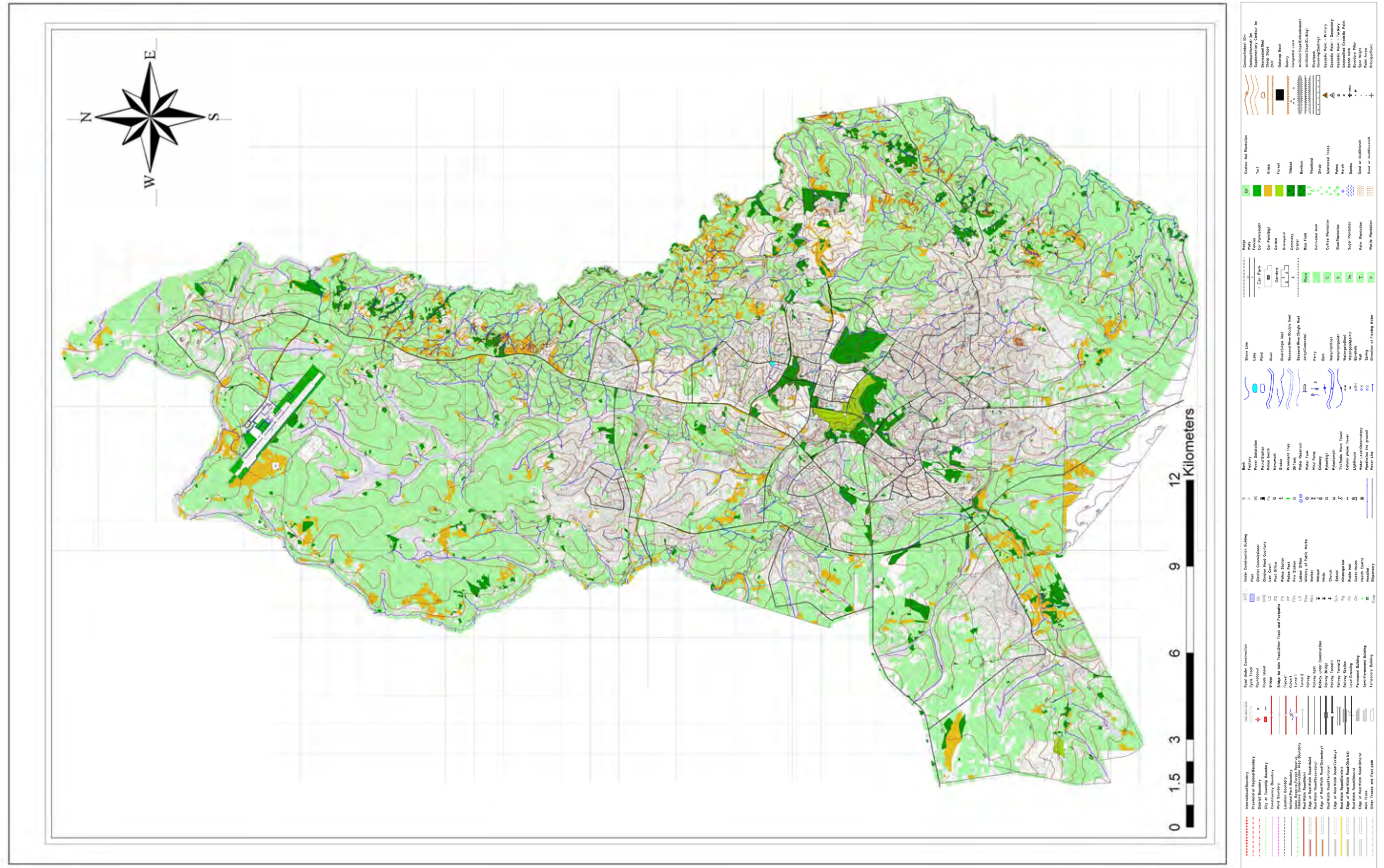
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1. Location Map



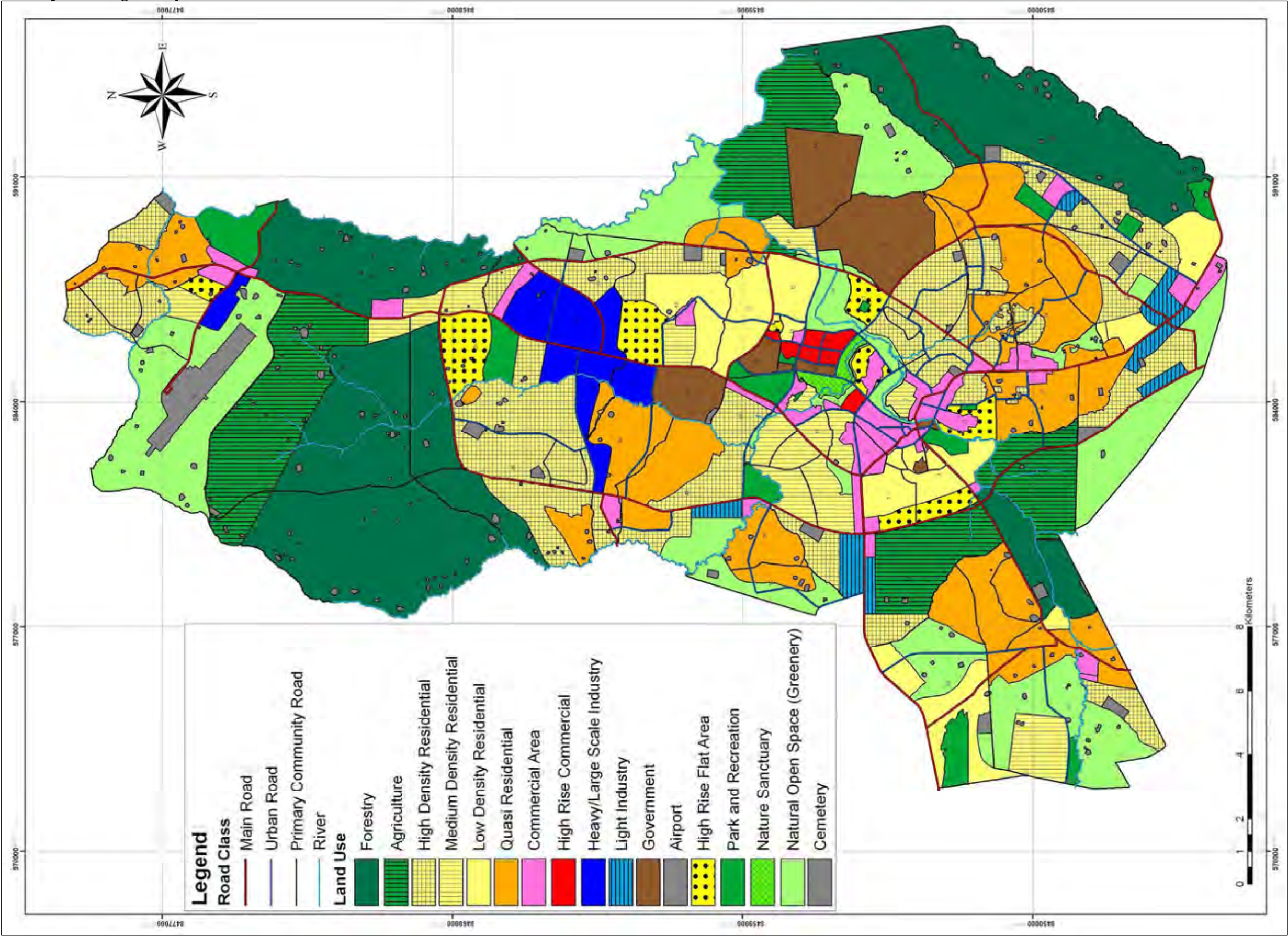


The map displays the City of San Jose, California, with a grid overlay showing coordinates (easting and northing). The map is color-coded to represent different land use and land cover categories. A legend is provided on the right side of the map, detailing the categories and their corresponding colors and patterns. The legend is organized into several sections: Land Use, Land Cover, and Land Management. The map also includes a north arrow and a scale bar.

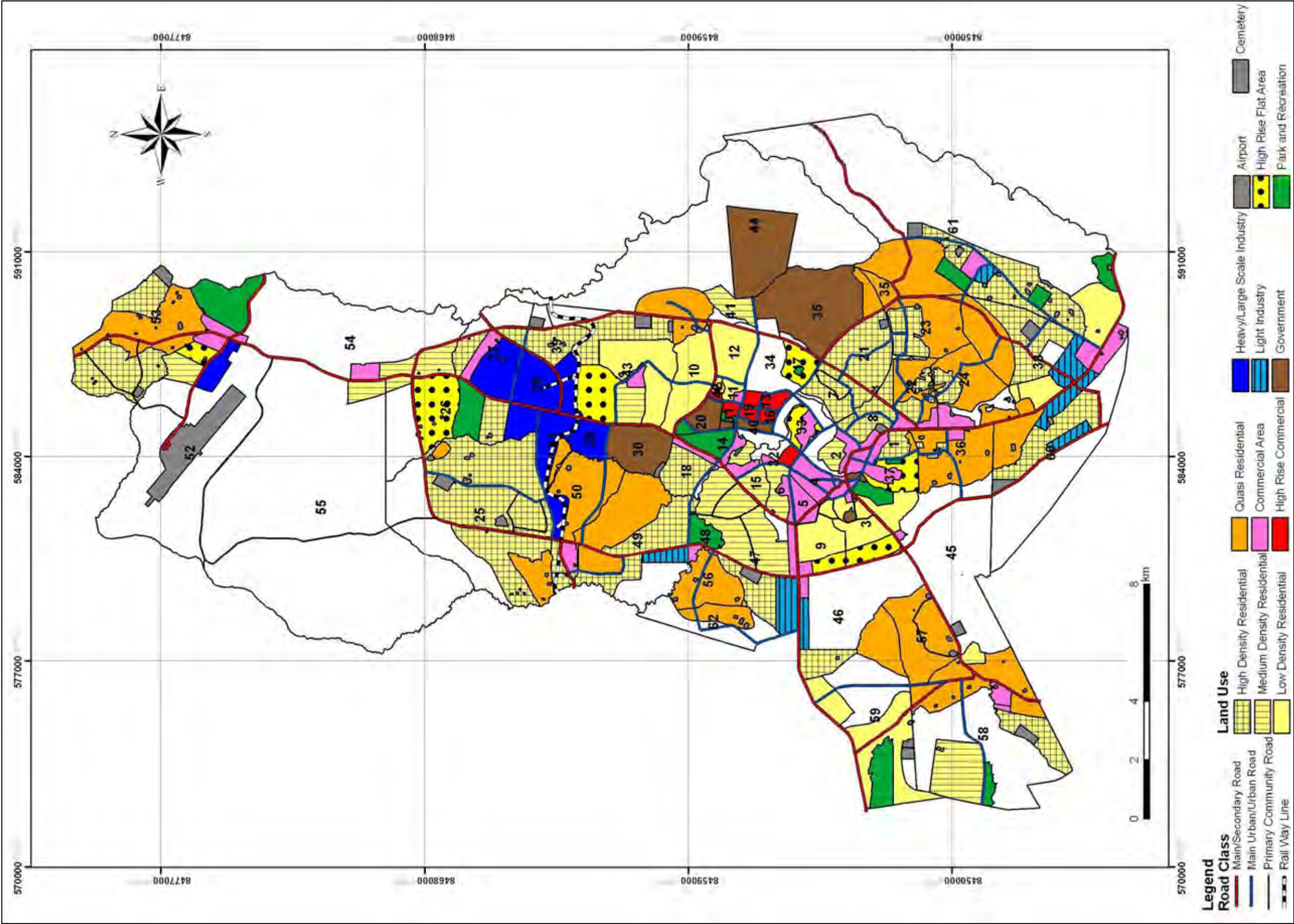
Legend

- Land Use**
 - Major Freeway
 - Major Urban Road
 - Primary Community Road
 - Residential Road (Local Road)
 - Street
 - Street 1 & 2
 - Street 3
 - Street 4
 - Street 5
 - Street 6
 - Street 7
 - Street 8
 - Street 9
 - Street 10
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 - Street 95
 - Street 96
 - Street 97
 - Street 98
 - Street 99
 - Street 100
- Land Cover**
 - Forest
 - Shrubland
 - Grassland
 - Barren
 - Water
 - Wetland
 - Urban
 - Commercial
 - Industrial
 - Transportation
 - Open Space
 - Recreation
 - Other
- Land Management**
 - Conservation
 - Recreation
 - Other
 - Urban
 - Commercial
 - Industrial
 - Transportation
 - Open Space
 - Recreation
 - Other

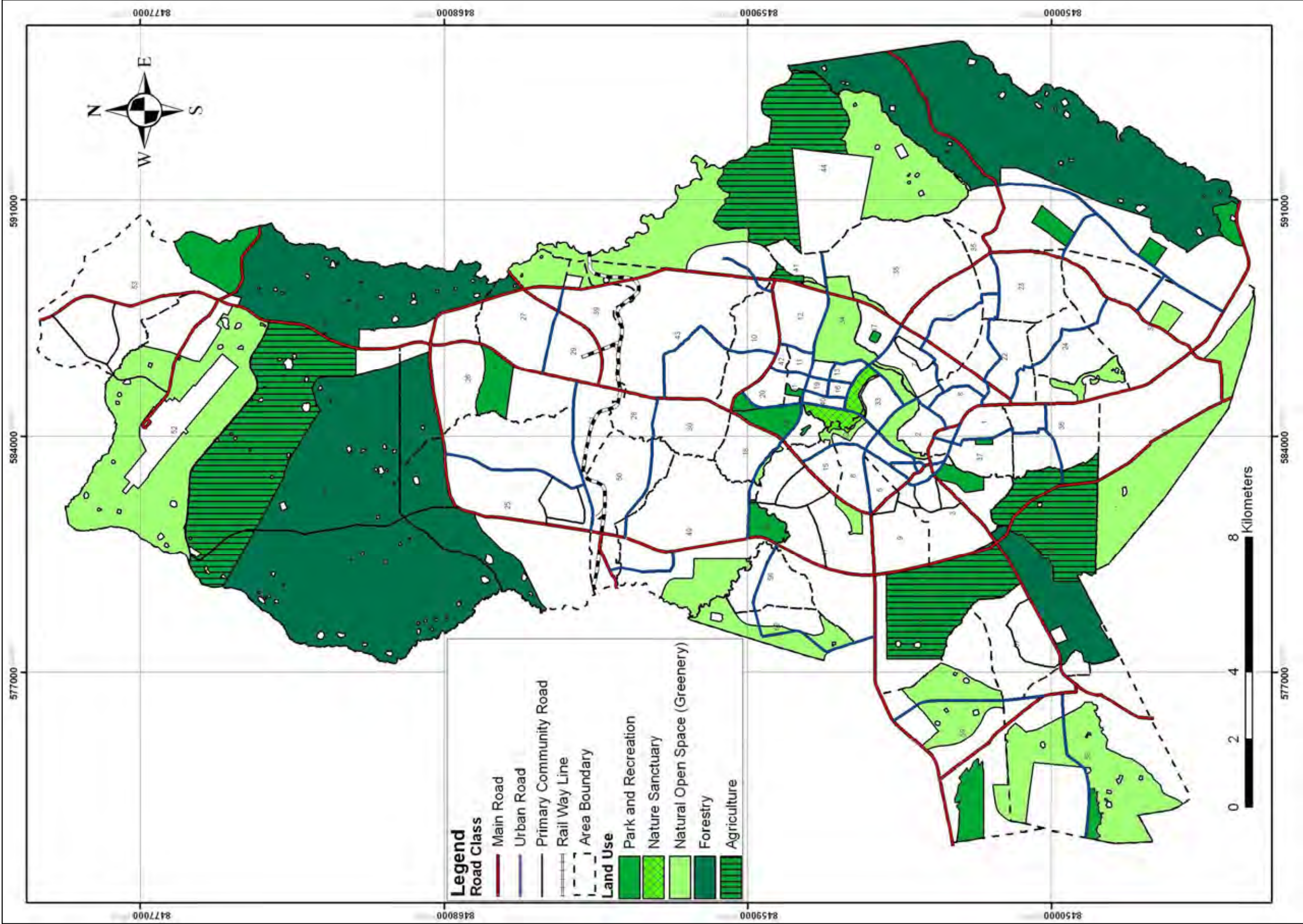
4. 2030 Land Use Map of Lilongwe City



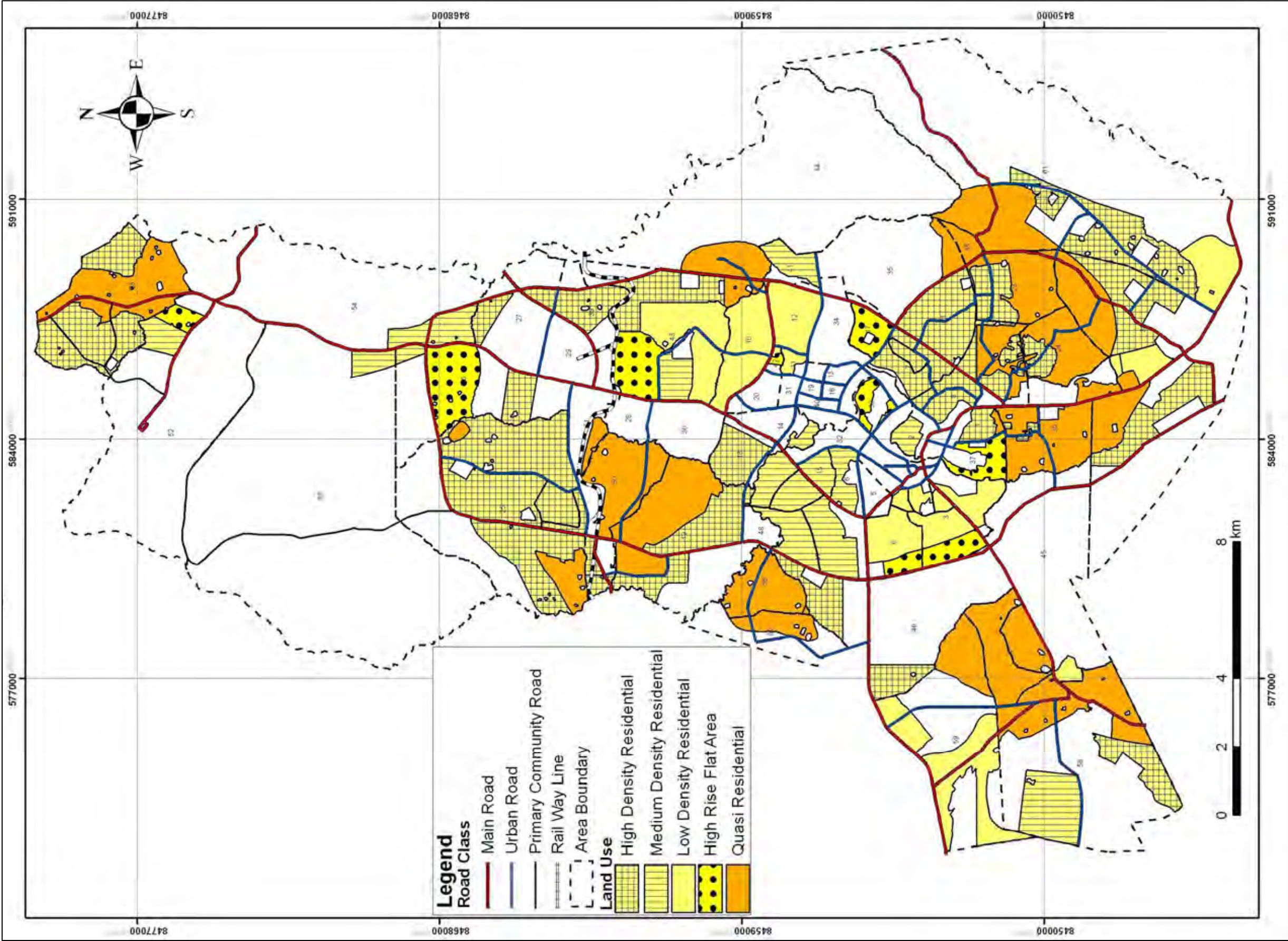
5. Zoning for Urban Land Use (2030)



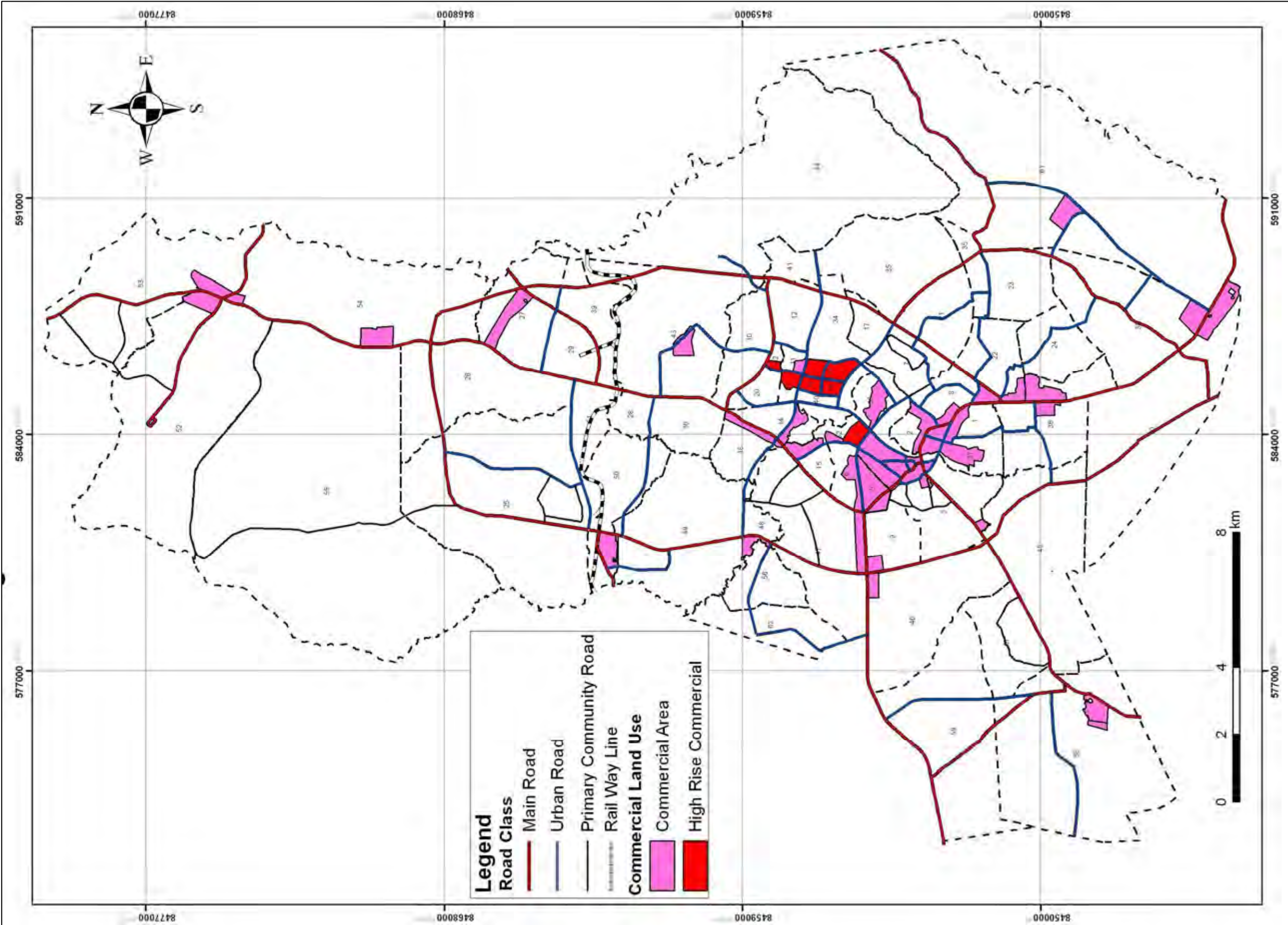
6. Zoning for Open Space/ Greenery



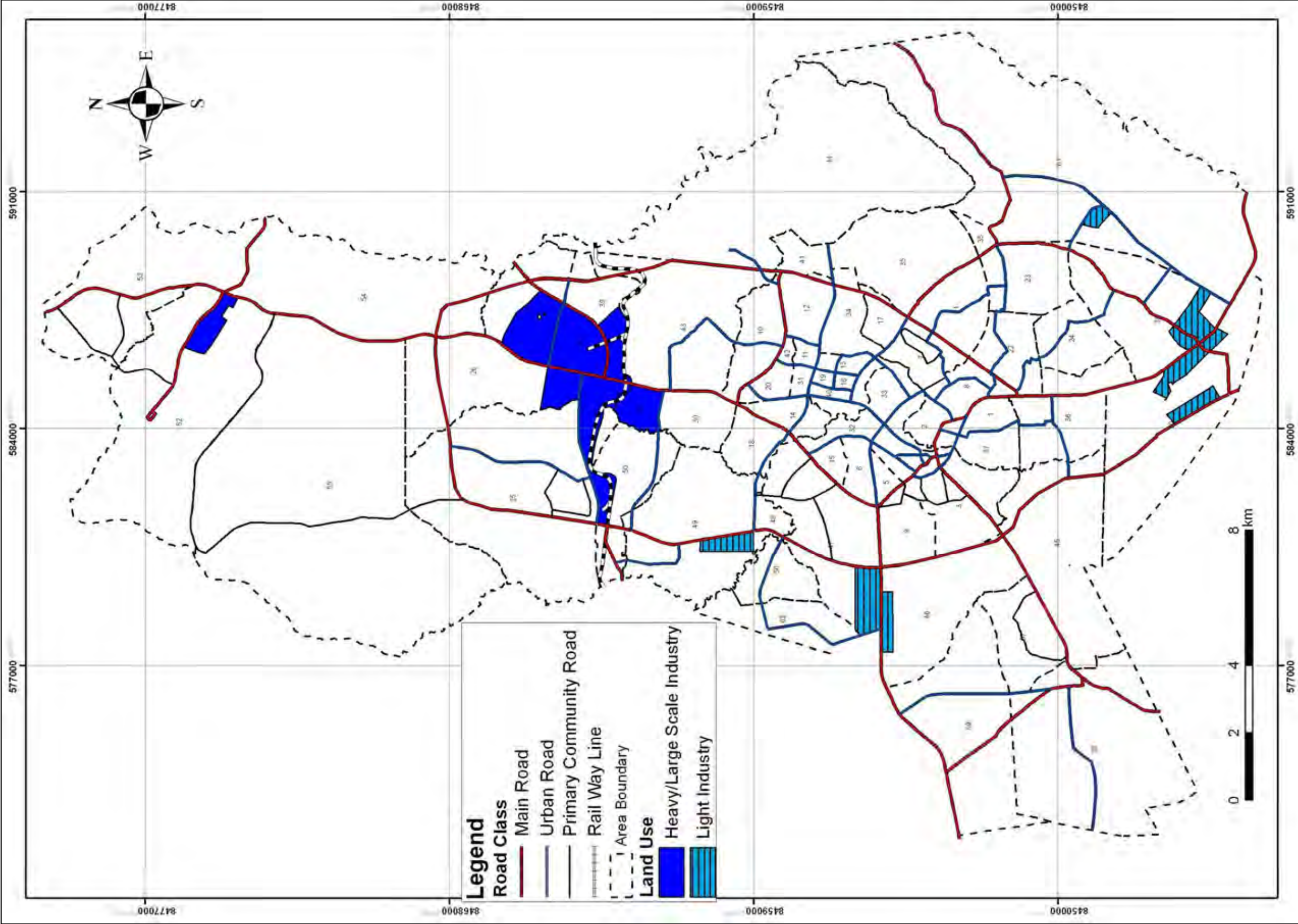
7. Zoning for Residential Land Use



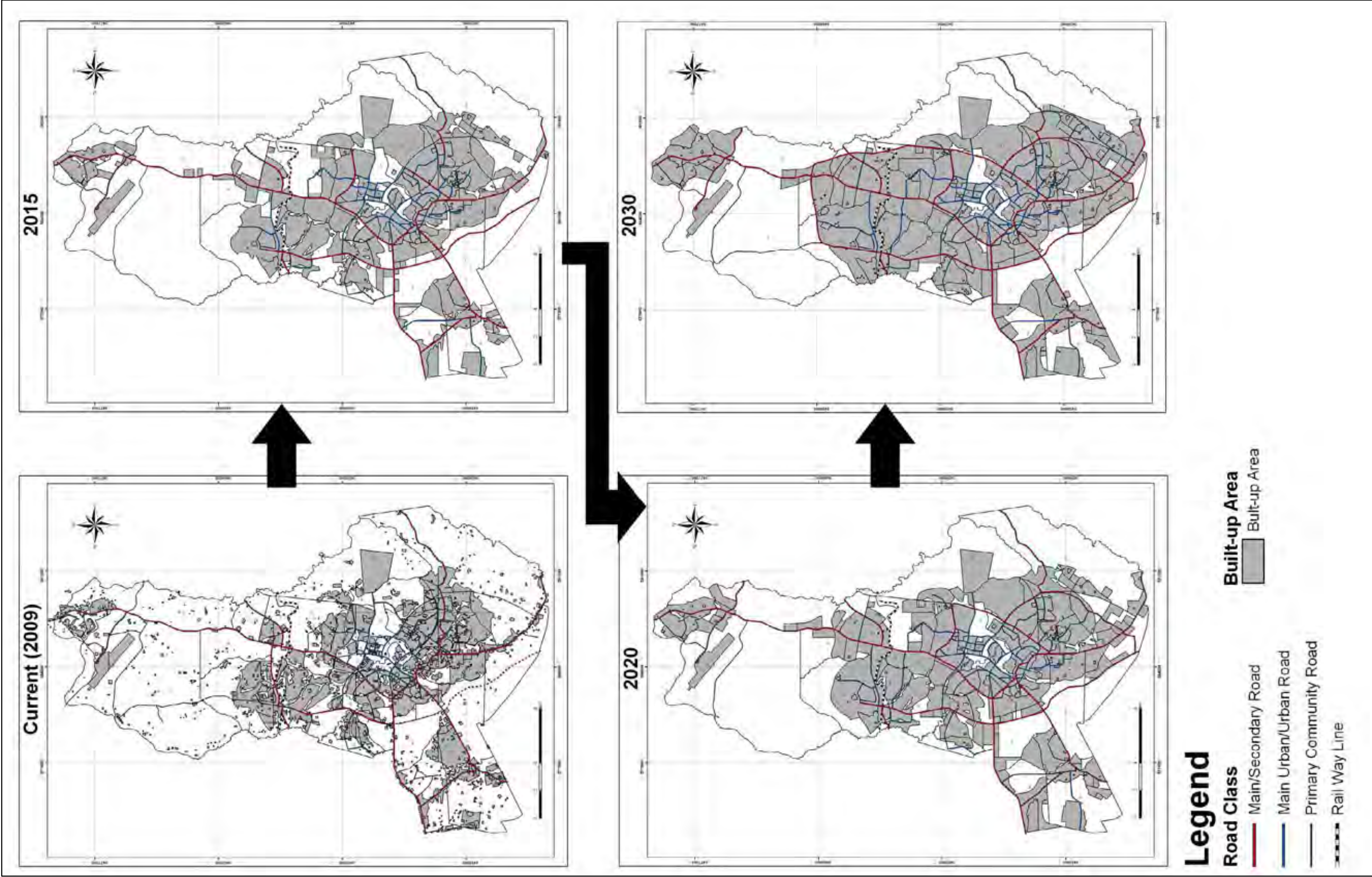
8. Zoning for Commercial Land Use



9. Industrial Land Use Zoning (2030)



10. Expansion of the Built-up Area (Urban Land Use)



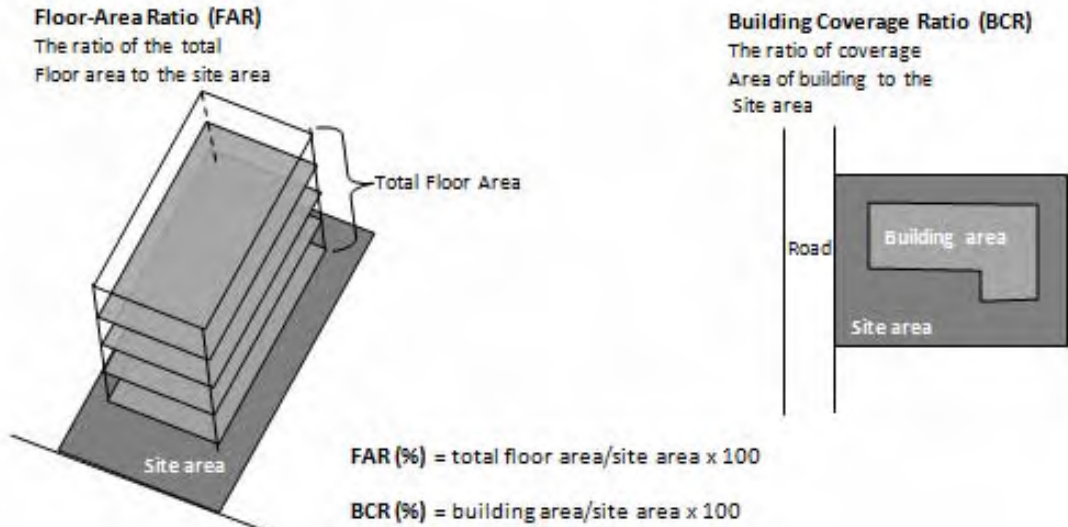
11. Proposed Institutional Measures for Implementation of Land Use Zoning

Matrix Table to Control Building Use/ Activity by Land Use Category

Activity/Building Use	Classification of Land Use Zoning															
	LDR	MDR	HDR	QUR	HRR	COM	HRC	HID	LID	GOV	ARP	AGR	NST	PAR	FOR	GNO
Detached house	P	P	P	P	P	△	X	X	X	△	X	X	X	X	X	X
Semi-detached house	P	P	P	P	P	△	X	X	X	△	X	X	X	X	X	X
Flats	△	△	P	P	P	P	P	X	X	△	X	X	X	X	X	X
Hotels/Other Accommodation	X	X	P	P	P	P	P	X	△	△	△	X	X	X	X	X
Retail shops, small storage*1	△	△	P	P	P	P	P	P	△	△	△	X	X	△	X	X
Retail shops, small storage*2	X	△	P	P	P	P	P	P	△	△	△	X	X	△	X	X
Retail shops, small storage*3	X	X	P	P	P	P	P	X	X	X	△	X	X	X	X	X
Retail shops, small storage*4	X	X	△	△	X	P	P	X	X	X	△	X	X	X	X	X
Commercial office*5	△	△	△	△	△	P	P	P	P	X	△	X	X	△	X	X
Commercial office*6	X	△	△	△	△	P	P	P	P	X	△	X	X	X	X	X
Commercial office*7	X	X	X	X	X	P	P	P	P	X	△	X	X	X	X	X
Commercial office*8	X	X	X	X	X	P	P	P	P	X	△	X	X	X	X	X
Government Office	△	△	△	△	△	P	P	△	△	P	△	X	X	X	X	X
Entertainment/Leisure bldg.*9	X	X	△	△	△	P	P	△	△	X	X	X	X	X	X	X
Entertainment/Leisure bldg.*10	X	X	X	X	X	P	P	△	△	X	X	X	X	X	X	X
Public facilities (Police, fire station, post office)	△	△	P	P	P	P	P	P	P	P	△	X	X	X	X	X
Church/Religious Bldg..	P	P	P	P	P	P	P	X	△	△	X	X	X	X	X	X
Primary and secondary schools, library, culture center, museum	P	P	P	P	P	P	P	△	△	△	X	X	X	X	X	X
University/College	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X
Clinics	P	P	P	P	P	P	P	△	P	△	△	X	X	X	X	X
Hospitals	△	△	P	P	P	P	P	△	△	△	X	X	X	X	X	X
Social welfare facilities	△	△	P	P	P	P	P	X	X	△	X	X	X	X	X	X
Wholesale/Distribution/Large storage facilities	X	X	X	X	X	X	△	P	P	X	△	X	X	X	X	X
Light industry	X	X	X	X	X	X	X	△	P	X	X	X	X	X	X	X
Heavy/large-scale industries	X	X	X	X	X	X	X	P	△	X	X	X	X	X	X	X
Small workshop/repair	X	X	X	X	X	△	△	P	P	△	X	X	X	X	X	X
Petro filling station	X	X	X	X	X	△	△	△	△	△	X	X	X	X	X	X
Bus terminal	X	X	X	X	X	△	△	△	△	X	X	X	X	X	X	X
Special utility facilities	X	X	X	X	X	X	X	△	△	X	X	X	X	X	X	△
Outdoor recreation facilities	X	X	X	X	X	X	X	X	X	X	△	X	△	P	△	△
Agriculture-related buildings	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X
Forestry-related buildings	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	X

Note: *1: Floor area under 50m²
Note: *2: Floor area over 50m² under 200m²
Note: *3: Floor area over 200m² over 2000m²
Note: *4: Floor area over 2000m²
Note: *5: Floor area under 50m²
Note: *6: Floor area over 50m² under 200m²
Note: *7: Floor area over 200m² over 2000m²
Note: *8: Floor area over 2000m²
Note: *9: Cinema, theatre, dance hall etc.
Note: *10: Night clubs, massage parlor, casino, cabaret
Exlanation of Land use zoning abbreviation is as follows:
LDR: Low density residential, MDR: Medium density residential, HDR: High density residential,
QUR: Quasi-ressidential, HRR: High-rise commercial
COM: Commercial, HRC: High-rise commercial
HID: Heavy industrial, LID: Light industrial
GOV: Governmental use, ARP: Airport, AGR: Agriculture, NST: Nature Sanctuary,
PAR: Park and recreation, FOR: Forestry, GNO: Greenery/natural open space

P *Permitted
△ *Special consent required (In condition, permitted)
X *Not permitted



Floor Area Ratio (FAR) and Building Coverage Ratio (BCR)

Regulation on Maximum Ratio of BCR and FAR for Density Control

Land Use Category			Maximum Ratio	
Category	Sub-Category	Abbreviation	BCR (%)	FAR (%)
Residential	Low density residential	LDR	30	40
	Medium density residential	MDR	40	60
	High density residential	HDR	50	80
	High-rise residential	HRR	30	100
	Quasi-residential	QUR	50	80
Commercial	Commercial	COM	40	100
	High-rise commercial	HRC	30	200
Industry	Heavy indutry	HID	30	50
	Light industry	LID	30	50
Government	Government	GOV	40	100
Airport	ARP	ARP	-	-
	Agriculture	AGR	-	-
	Forestry	FOR	-	-
	Nature Sanctuary	NTS	-	-
	Park and recreation	PAR	-	-
	Greenery/natural open space	GNO	-	-

Plot Size Regulation

Land Use Category			Plot Size Regulation	
Category	Sub-Category	Abbreviation	Minimum	Maximum
Residential	Low density residential	LDR	1,000	2,000
	Medium density residential	MDR	600	1,000
	High density residential	HDR	375	600
	High-rise residential	HRR	10,000	-
	Quasi-residential	QUR	375	600

Height Control

Land Use Category			The number of storeies allowed above the ground
Category	Sub-Category	Abbreviation	
Residential	Low density residential	LDR	1~2
	Medium density residential	MDR	1~2
	High density residential	HDR	1~3
	High-rise residential (1) *1	HRR (1)	3~4
	High-rise residential (2) *2	HRR (2)	8~12
	High-rise residential (3) *3	HRR (3)	5~6
	Quasi-residential	QUR	1~3
Commercial	Commercial	COM	3~4
	High-rise commercial	HRC	8~12
Industry	Heavy indutry	HID	1~3
	Light industry	LID	1~3
Government	Government	GOV	1~5

- *1 HRR(1): located in Area 3 and Area 9
These areas are located just next to LDR. In view of harmonizing cityscape, the height control shall be restricted to 3-to 4-storey restriction.
In general, townhouse type residential development shall take place therein.
- *2 HRR(2): located in Area17, 32 and 37
Since these areas are located very near to City Centre or in the middle of Old Town, the height control shall be 8- to 12-storey restriction
- *3 HRR(3): located in Area 26 and 43
These areas are very near to the industrial zones. The height control shall be 5 – to 6 - storey -to-6-

Regulation for Building Line

Land Use Category			Building Line		
Category	Sub-Category	Abbreviation	Front (m)	Rear (m)	Side (m)
Residential	Low density residential	LDR	10	5	5
	Medium density residential	MDR	5	5	4
	High density residential	HDR	5	3	3
	High-rise residential	HRR	10	8	8
	Quasi-residential	QUR	3	3	3
Commercial	Commercial	COM	2	10	-
	High-rise commercial	HRC	30	20	20
Industry	Heavy indutry	HID	20	10	10
	Light industry	LID	10	5	3
Government	Government	GOV	10	8	8

Standard for Minimum Requirement for Car Parking Spaces

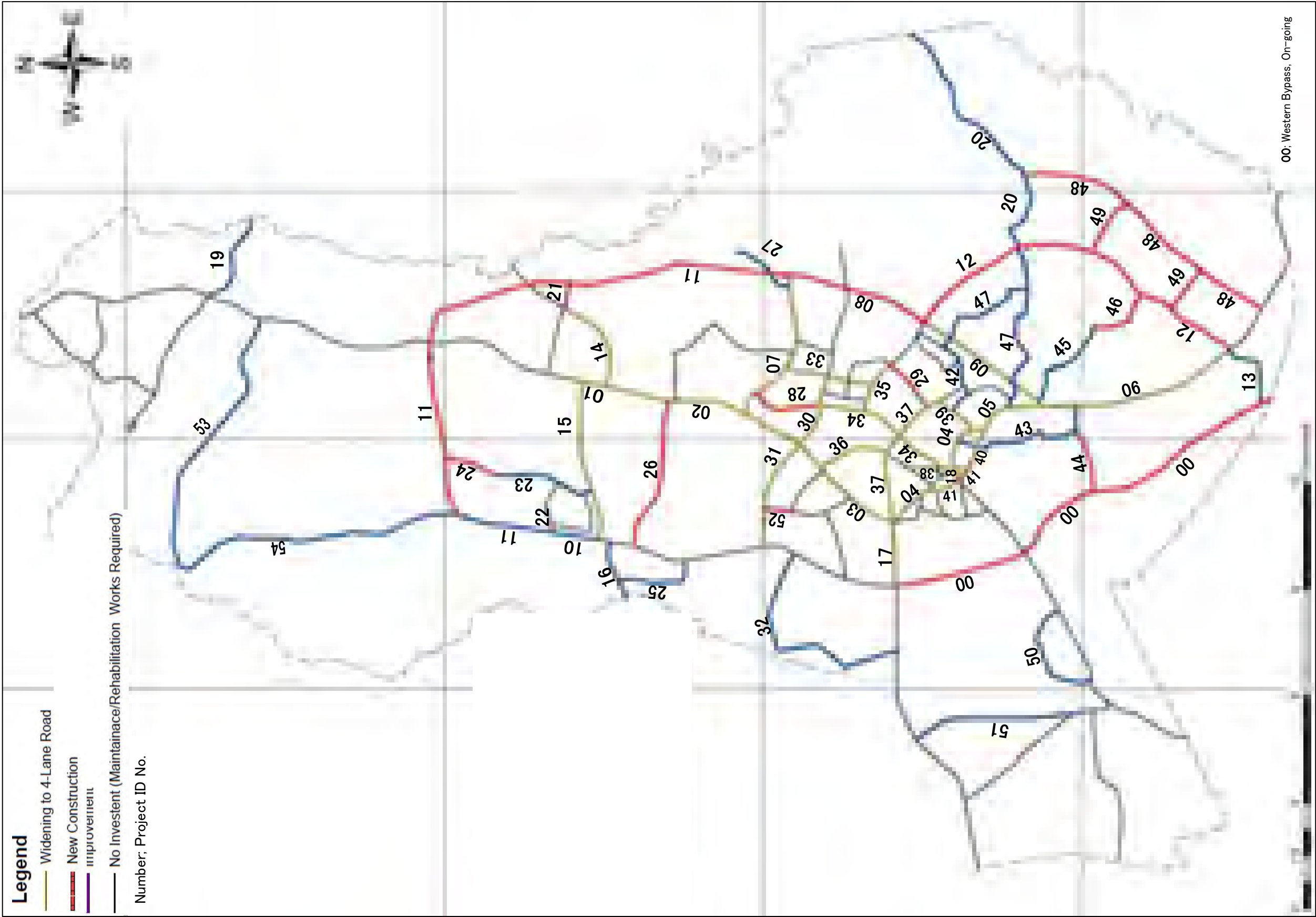
Land Use Category			Car parking space(cars/plot)
Category	Sub-Category	Abbreviation	
Residential	Low density residential	LDR	at least 2
	Medium density residential	MDR	at least 2
	High density residential	HDR	at least 1
	High-rise residential	HRR	at least the same number of units
	Quasi-residential	QUR	*5
Commercial	Commercial	COM	*1
	High-rise commercial	HRC	*2
Industry	Heavy indutry	HID	*3
	Light industry	LID	*4
Government	Government	GOV	*1

- The number of minimum car spaces shall be calculated from the floor area (m²) of the building concerned by the following formula.
- *1 $N=F/50$

N= the minimum car spaces to be needed
- *2 $N=F/40$

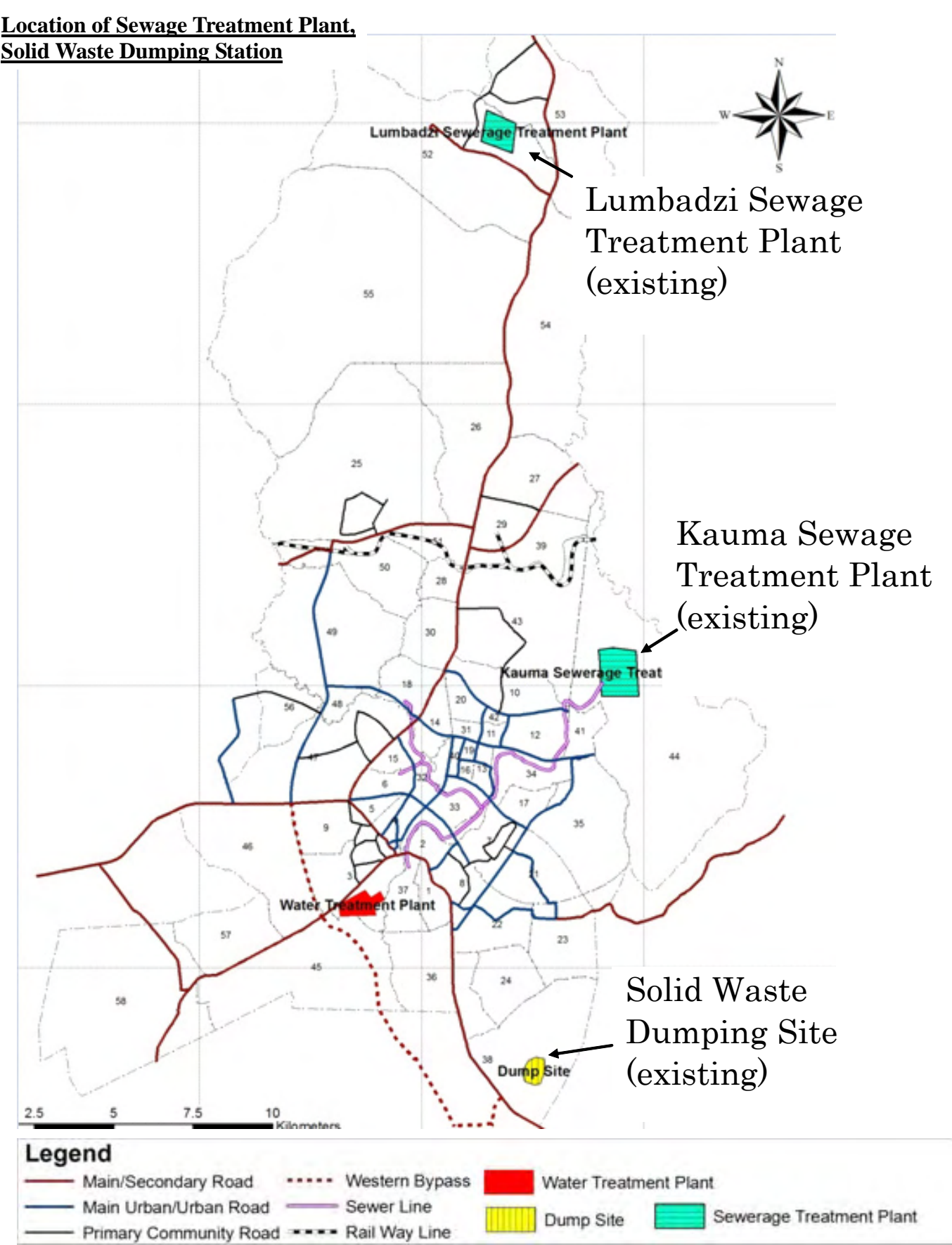
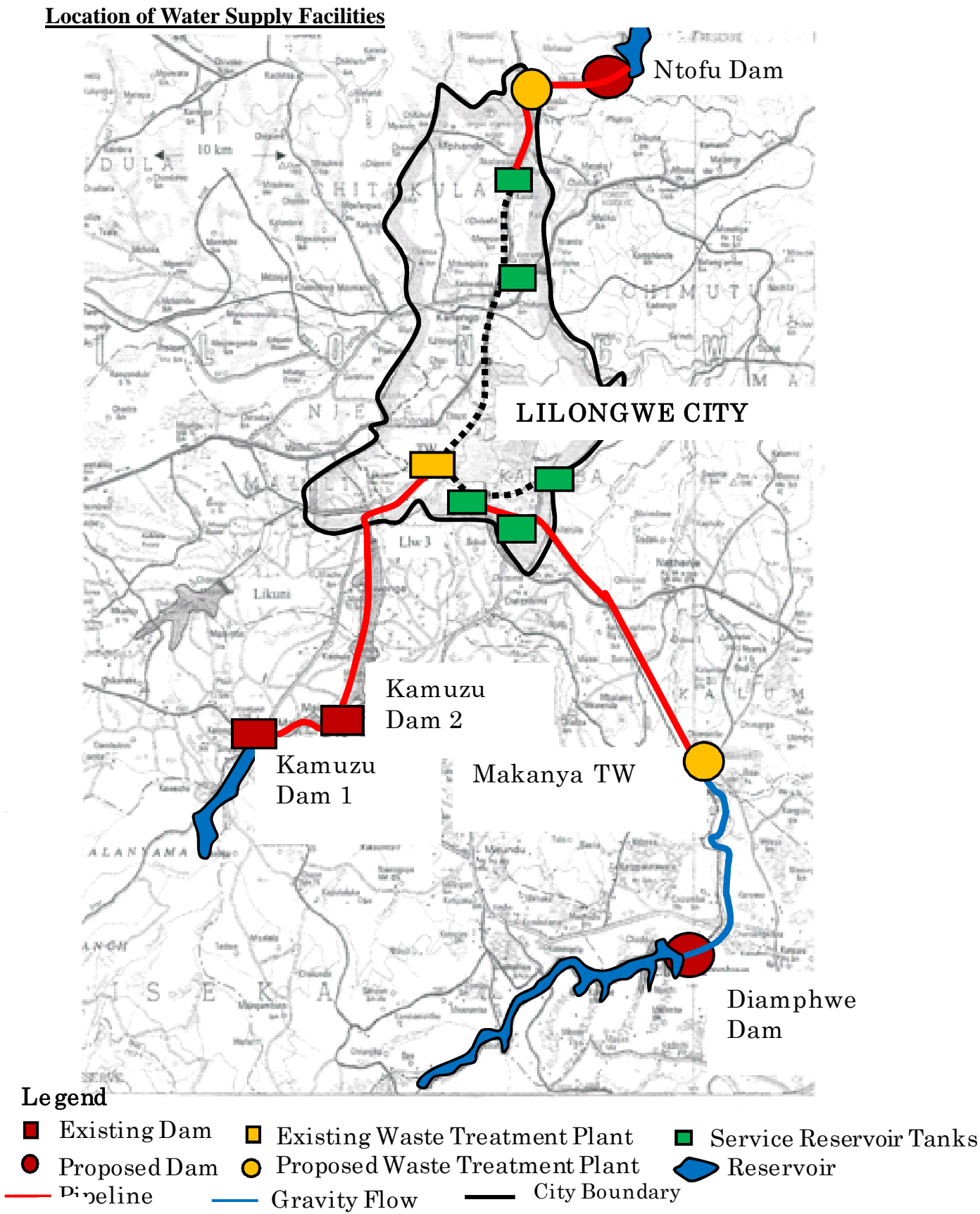
F= Floor areas (m²)
- *3 $N=F/300$
- *4 $N=F/200$
- *5 Common public parking space to be established with the ratio of 1 car/ 3 plots

12. Transportation Development Plan -Location Map of Priority Project

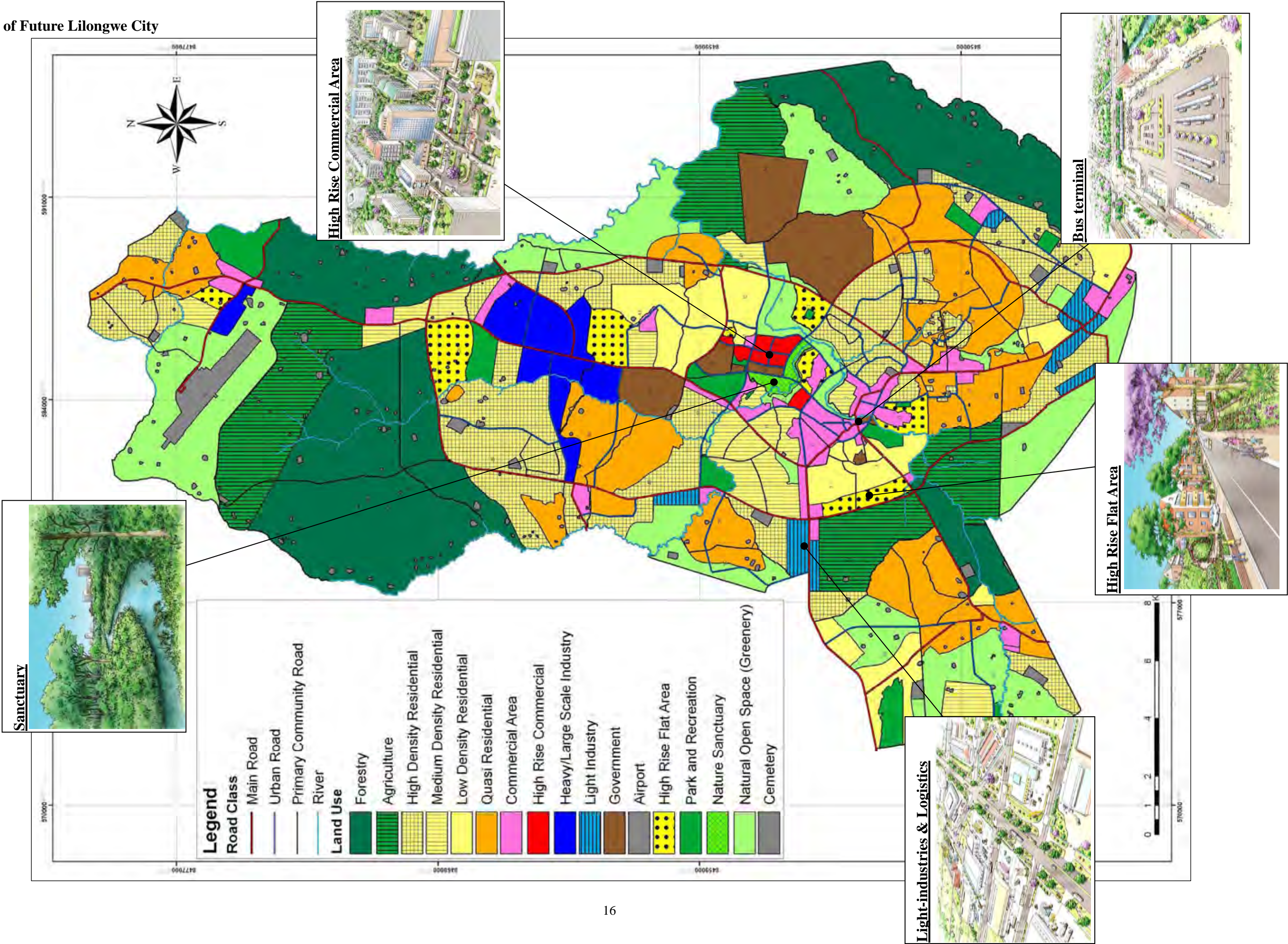


Road Development Projects					
Function	ID No	Project	Function	ID No	Project
North - South Axis (M1)	RD01	Widening of M1 Kanengo	Urban Roads	RD28	Construction of Parliament Circumferential Road in Area 14, 20 & 31
	RD02	Widening of M1 Area18 Roundabout North		RD29	Construction of Urban Road in Area 33
	RD03	Widening of M1 Area 18 Roundabout - Mchinji Roundabout		RD30	Widening of Presidential Drive I(M1 - Kenyatta Road Section)
	RD04	Widening of M1 Old Town Area		RD31	Widening of Presidential Drive II
	RD05	Widening of M1 Community Center - Chidzanja Road		RD32	Improvement of Urban Road in Area 56 & 62
	RD06	Widening of M1 South		RD33	Widening of Independence Drive & Chilembwe Road
Inner and Outer Ring Roads	RD07	Widening & Extension of Chayamba Road for Inner & Outer Rign Roads		RD34	Widening & Upgrading of Kenyatta Road
	RD08	Extension of Chidzanjya Road for Inner Ring Road		RD35	Widening of Youth Drive
	RD09	Widening of Chidzanjya Road for Inner Ring road		RD36	Widening of Paul Kagame North Section
	RD10	Improvement of Northern Outer Ring Road I		RD37	Widening of Mzimba Road Extension
		Improvement of Northern Outer Ring Road II		RD38	Widening of Murray Road
	RD11	Construction of North Western Arche of Outer Ring Road		RD39	Widening of Kawale Road
	RD12	Construction of South Western Arche of Outer Ring Road		RD40	Construction of Lilongwe Town Hall Roundabout Related Road
	RD13	Improvement of Western Bypass Access Road for Outer Ring Road		RD41	Widening of Colby Road & Extension
Radial Roads	RD14	Widening of Salima Road (M14)		RD42	Upgrading to Urban Road in Area 7 & 8
	RD15	Widening of S123 in Area 50 & 51		RD43	Upgrading to Urban Road in Area 36 & 37
	RD16	Improvement of S123 in Area 50		RD44	Construction of Urban Road in Area 36
	RD17	Widening of Mchinji Road (M12)		RD45	Upgrading to Urban Road in Area 22 & 24
	RD18	Widening of S124 (Likuni Road) in Area 3		RD46	Construction of Connection Road Between Area 24 and Area 38
	RD19	Improvement of T361 in Area 53 & 54		RD47	Improvement Area 22 & Area 23 Connection road
	RD20	Improvement of T363 in Area 61		RD48	Construction of Circumferential Road in Area 61
Urban Roads	RD21	Construction of Connection Road with Outer Ring Road in Area 39		RD49	Construction of Outer Ring Road Connection Roads in Area38&Area61
	RD22	Construction of Connection Road with Area 25 Market		RD50	Upgrading to Primary Community Road in Area 57
	RD23	Improvement of Central Urban Road in Area 25		RD51	Urban Road Improvement in Area 58 & 59
	RD24	Construction of Central Urban Road Extension in Area 25		RD52	Construction of Primary Community Road to Presidential Drive in Area47
	RD25	Upgrading to Urban Road in Area49		RD53	Improvement of Primary Community Road(for Agricultural) in Area55
	RD26	Construction of Urban Road in Area 50 & 28 (missing link)		RD54	Improvement of Primary Community Road(for Agricultural) in Area25&55
	RD27	Upgrading to Urban Road in Area 44 (to Kauma market)			

13. Urban Utility Development Plan -Location Map of Priority Project



14. Image of Future Lilongwe City



14.1 Image of Future Land Use (High Rise Commercial Area)

