

PRO MON TORIO

MAPUTO-SOUTH STATE PLAN
MAPUTO, MOZAMBIQUE
2010

The expansion of the Capital of Mozambique for 400,000 inhabitants

The master plan covers the urban expansion of Maputo, capital of Mozambique, following the construction of a four-lane bridge, the longest suspension structure on the African continent. This official Mozambique state plan is designed for 400,000 new inhabitants, comprising mixed residential, office and public- and private-sector services, logistics and light industry, and entertainment, in addition to tourism facilities with resorts, a marina and beach facilities.

Commissioned by the Agency for Maputo-Sul Development (SDMS), and prepared in partnership with the Betar Engineering Group, the project consists of the state plan for the expansion of the capital of Mozambique towards the south bay region, known as Katembe, which includes an 8-km-long waterfront. Located on the south bank of the Espírito Santo Bay, which is the mouth of five rivers, the Katembe (or Ka Tembe) district is the only connection to the south and to the South African city of Durban. The coastline, with its unique flora and animal life, including one of the world's greatest elephant reserves and the coral-sand beaches of Ponta do Ouro, is an important tourism asset.

The master plan rested on four main considerations. Firstly, once the construction of the bridge (engineered by Betar) connecting Maputo and Katembe was awarded, coupled with a new road connection from it to Ponta do Ouro (110 km), it anticipated all of the territorial impacts this new access would imply. Secondly, any equivalent expansion of Maputo northwards would be severely constrained by its landlocked nature, with extensive informal settlements and involving socio-political issues. Thirdly, is a strong market demand for fully structured, mixed-use districts with business, logistics, residential uses and facilities that can service both national and international investors. Finally, the forecasted demographic growth, including a youth bulge, and the 10-year projected GDP growth, as well as the desire to foster social harmony, all corroborated the need for large and comprehensive planning.

Topographically, Katembe is a low and extensive plateau sloping gently towards the coast. In terms of urbanism, the plan follows the strategy of many African and Mediterranean cities and their cultural approach to the territory, based on the Roman hierarchical grid-system of the *cardo-decumanus*. Variations in this grid system are generated not only by anomalous topographic circumstances but also from adjustments to the infrastructure design of public facilities, such as parks, boulevards and the road systems of existing small hamlets and military structures.

The bulk of the master plan caters for large and varied housing schemes for different market segments, ranging from social housing and assisted-rent schemes, to middle and high-income projects. On the east coast of the site, provision has been made for a large resort area, comprising hotels, golf courses, a congress centre and residential housing, in addition to a number of amenities and sports facilities that guarantee a stable occupancy throughout the year. On the opposite side, in the western hinterland, a logistics and light-industry park is planned to provide sustainable economic diversity and generate jobs in this new cityscape. An area of approximately 3,000 hectares of marshland is preserved and remains as an agriculture and ecological reserve.

The master plan underwent an extensive series of public hearings, followed by individual and group contributions from the population, government agencies and various NGOs, until it was finally published as state legislation. The Maputo-Katembe bridge was inaugurated in 2018, and the master plan of this new city is to date accordingly in force.



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Location: South Bay region (Maputo), Mozambique

Client: Sociedade de Desenvolvimento de Maputo-Sul, EP

Associate Engineers: Beta Consultants (BETAR Group)

Scope of services: Master plan

Project brief: Urban expansion south across Maputo river

Site: 8 km of waterfront

Plot area: 4.2 ha

Project status: 2010 (concept design)

Rendering: 4+Arquitectos