

## MATOLA BAY

MATOLA WATERFRONT, MOZAMBIQUE

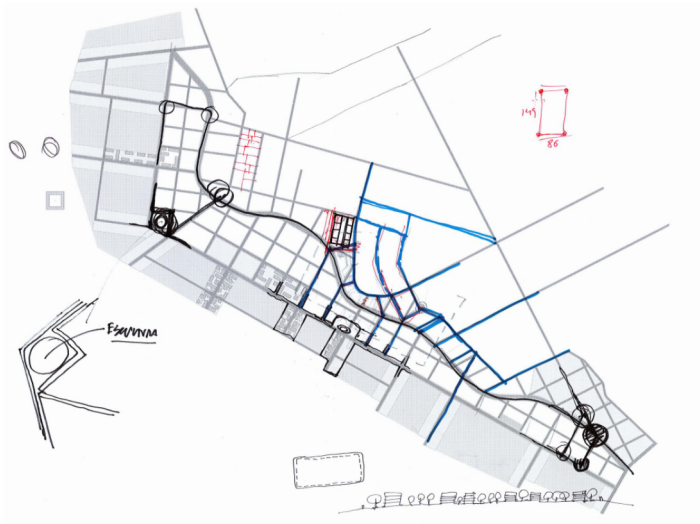
2014

Urban and environmental regeneration  
of the largest township of Maputo,  
bringing together leisure, residential and services

Matola Bay is a private development located in Matola, a satellite city of Maputo, which is now largely a dormitory for people commuting everyday to work in Mozambique's capital. Part of the site is currently occupied by the declining salt mining activity on the Espirito Santo estuary, in addition to a series of adjacent wastelands.

Similar to other waterfront transformation processes whereby areas previously occupied by port and industrial activities are cleaned from environmental hazards and reclaimed, the master plan aims to create a sustainable mixed-use development able to reverse the condition of Matola as a peripheral dormitory. This reduction of its dependence from Maputo is achieved by creating conditions for the establishment of a strong resident population with an increased quality of life, better housing, business and services, accessibilities and public facilities. In this case, it involves the transformation of the entire area into a new hub, combining a vibrant urban and administrative centre with housing, offices, parks and leisure facilities, able to compete with the best locations in Maputo. This is achieved in part by the leisure reuse of some of the salt farms devised as a unique waterfront with bridges as passageways and equipped for nautical activities and others associated with riverside ecosystems.





Location: Matola City, Mozambique

Developer: Epsilon Group

Project brief: Urban expansion and waterfront land reclaim comprising residential, offices, retail and services

Plot size: 223 hectares

Gross built area: 1,620,200 sq. m (residential 974,800 sq. m/ retail 220,750 sq. m/ services 272,400 sq. m/ equipments 152,300 sq. m)

Project status: 2014 (concept master plan)

