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VILLAGE LAYOUT SCHEMES IN MOMBASA

by

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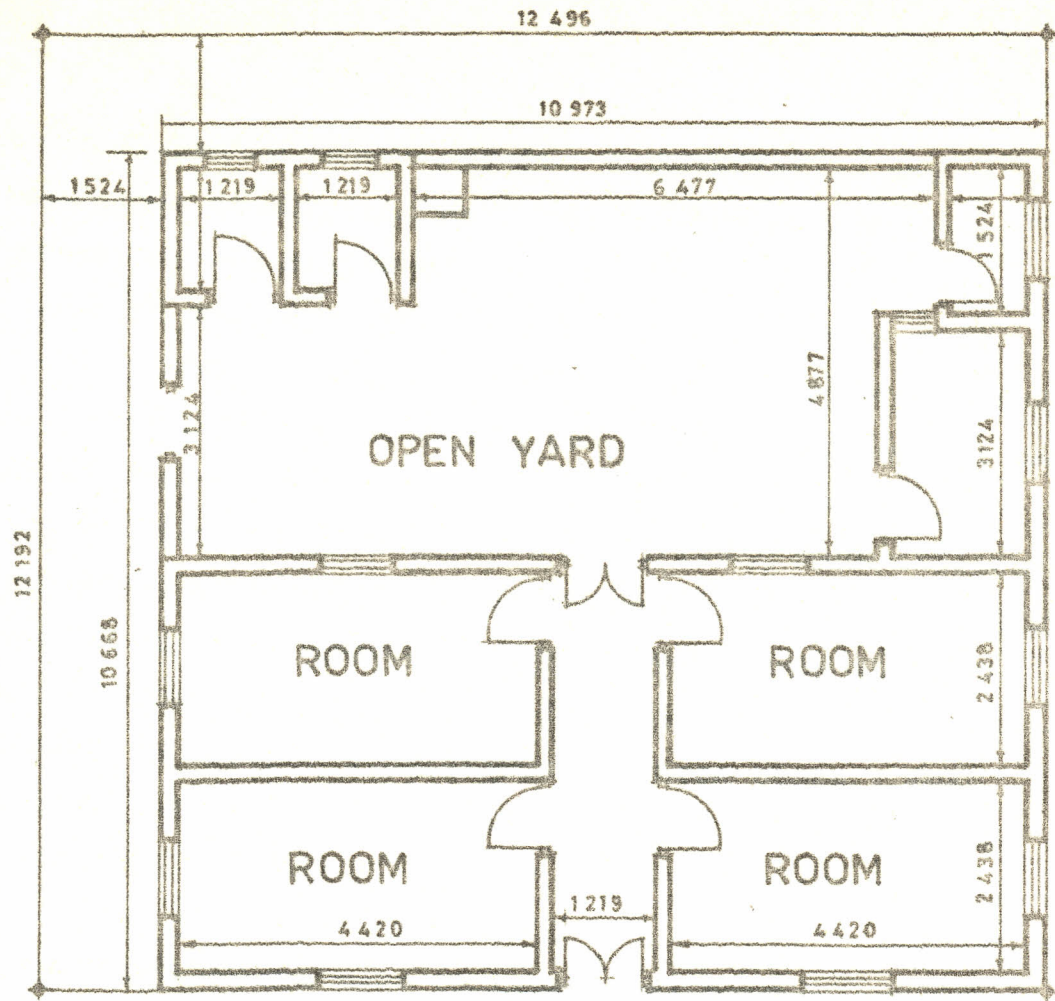
Village layout schemes is a means of providing sites for housing to the low-income groups.

The Village layout system was first introduced in 1927 on Mombasa Island. In Mombasa, before the extension of the boundary in 1959, most of the land was private and freehold. Under the circumstances, the landlord would have a layout plan drawn showing proposed sub-divisions, and would enter into agreement with the would be developer to pay a ground rent for the sub-plot. A minimum plot size for these schemes was 40 ft by 41 ft. and on this could be built a 4-roomed house with kitchen, latrine and bathroom at the back as shown on Diagram 1.

By-laws were made to cover the schemes and these were frequently amended to suit the prevailing conditions. The legislation on these schemes which are still in force can be found in the Mombasa Municipality (Building and Subdivision) By-laws Chapter 136 of the 1948 Laws.

For the lack of proper population projection and a Master Plan, the general development of the town have had to take the form and state it is in now. Upto 1962 (population 179, 575), the only plan used was the 1926 Mombasa Town Planning Schemes which covered only Mombasa Island measuring 5.5 sq.miles although the Municipal boundary measured 29 sq.miles. In 1959, the Municipal boundary was extended to 102 sq.miles.

By 1958 it was obvious that the population of the town was increasing rapidly and there was a need for a Master Plan. The Government Town Planning Adviser was commissioned to prepare the Plan which was presented in 1962.



PLAN

DIAGRAM 1

- 1 All walls 9" thick
- 2 Height of walls from floor level:-
Main building 12'-0" kitchen & stores 8'-0" to 10'-0"
Bath & choo 8'-0" to 10'-0" compound wall 6'-0"
- 3 Windows & ventilators:-
Front windows 5'-0"x3'-6" all other windows 5'-0"x3'-0"
All ventilators 2'-0"x1'-6"
- 4 Floor level to be 1 foot above ground level.
- 5 All walls to be rendered outside & inside to a smooth finish & to be limewashed outside & inside.
- 6 Kitchen and bath waste water to be discharged to g.t. and connected to a soakage pit.
- 9 Roof to be covered with makuti or tin.
- 10 Eaves projection not to be greater than 1'-6".
- 11 No baraza to be erected in front of the house.
- 12 Floor to be rendered with cement plaster.
- 13 Bath & choo wall inside to be rendered with cement plaster up to 4'-0" high.
- 14 House will be inspected by the building inspector & the sanitary inspector before an occupation.
- 15 Drainage works to be carried by registered plumber.