

MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT



DIRECTORATE OF PHYSICAL PLANNING AND URBAN DEVELOPMENT (DPPUD)

DPPUD at a glance

2022

Volume No 1





MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT



Hon. Judith Nalule Nabakooba

Minister Lands, Housing & Urban Development



Hon. Sam Mayanja
Minister of State for Lands



Hon. Persis Namuganza
Minister of State for Housing



Hon. Obiga Kania
*Minister of State for Urban
Development*

Vision

Our Vision Is

**“Sustainable Land Use,
Land Tenure Security,
Affordable, Decent
Housing and Organized
Urban Development.”**

Mission

The Mission Is

**“To ensure sustainable
land management,
planned urban and rural
development and decent
housing for all.”**

Mandate

Our Mandate Is

**“To ensure a rational
sustainable and effective
use and management
of land and orderly
development of urban
and rural areas as well
as safe, planned and
adequate housing
for socio-economic
development.”**

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FOREWORD



The Directorate of Physical Planning and Urban Development (DPPUD), initiates, manages and implements several projects to enhance sustainable development. This is done through addressing aspects of the National Development Plan (NDP) to operationalize the NDP with unique strategies yet interrelated.

The DPPUD periodical Magazine captures the Directorate's activities per department. The document can then be issued out locally to publish the Directorate's activities and provide information to the general public. The magazine can also be shared at international conferences.

The DPPUD periodical Magazine will be important in Promoting/sharing what the DPPUD does at a local and international scale. This can also help the different stake holders to get more acquainted with the missions, goals, objectives, projects and activities of the Directorate and MLHUD generally, among others. Secondly, this Magazine will stimulate and energize the Directorate to develop more and better projects that. It should be noted that the proposed DPPUD Magazine focuses on the works; activities and/or projects that have been already implemented or those that are in the process of implementation.

Vincent B. Byendaimira

Commissioner Physical Planning Department

Ministry of Lands, Housing and Urban Development





Directorates in the MLHUD

MLHUD comprises of three directorates; the Directorate of Land Management, the Directorate of Physical Planning and Urban Development and the Directorate of Housing. The Directorate of Physical Planning and Urban Development, comprises of the office of Director, Physical Planning and Urban Development; the Department of Physical Planning; the Department of Urban Development and the Department of Land Use Regulations and Compliance.

The major aim of the Directorate of Physical Planning and Urban Development in the MLHUD

The major objective of this directorate is to attain an orderly, progressive and sustainable urban and rural development as a framework for industrialization, provision of social and physical infrastructure, agricultural modernization and poverty eradication.



Figure 1; Showing the different Ministry Zonal offices around the country.

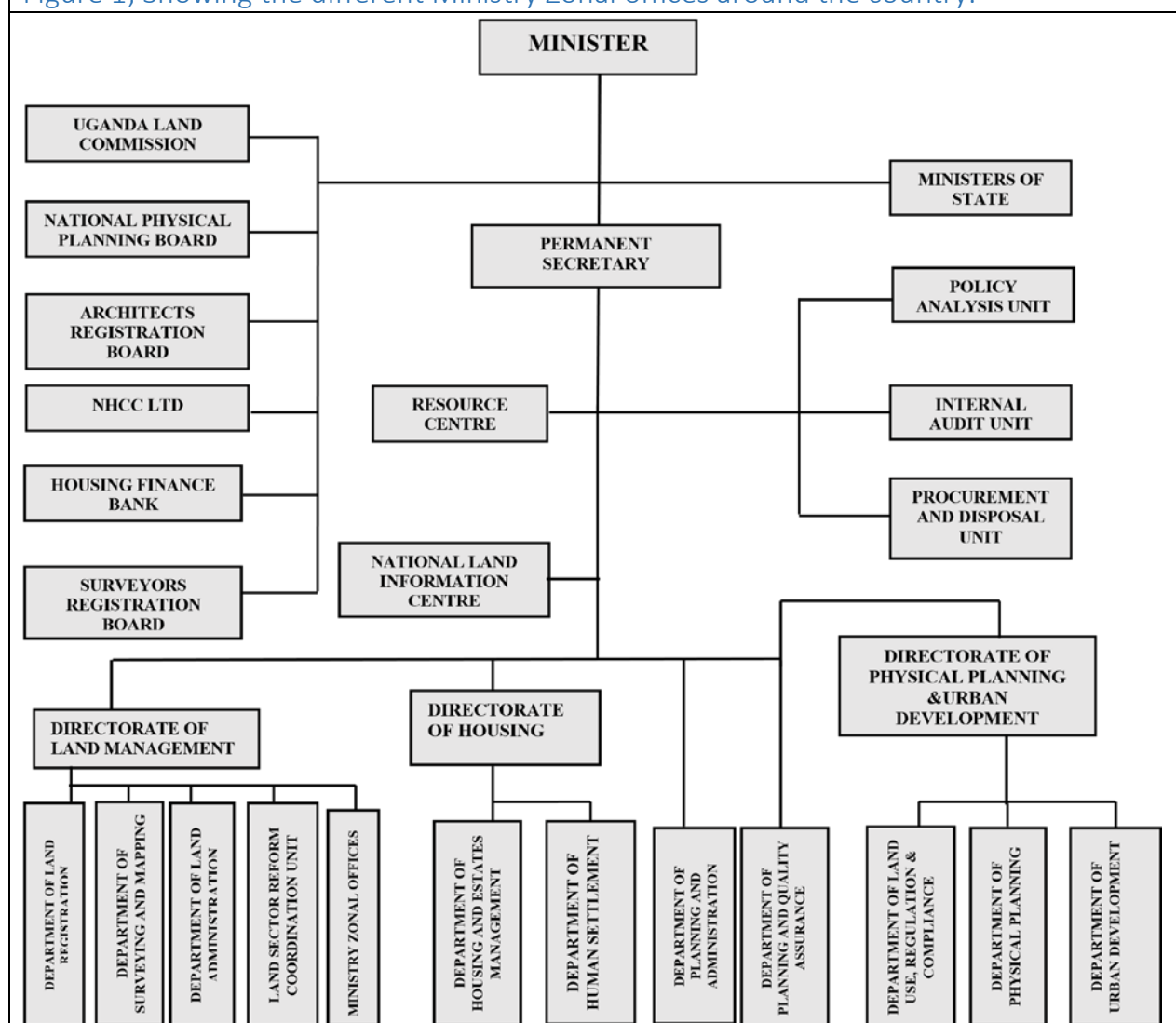


Figure 2; Structure of the Ministry of Lands, Housing and Urban Development.



CELEBRATING 59TH INDEPENDENCE DAY



HON. JUDITH NSAKOBA
Minister of Lands, Housing and Urban Development



Hon. Kania Obiga
State Minister Urban Planning



Hon. Persia Namuganza
State Minister for Housing



Hon. Sam Mayanja
State Minister Lands



Mrs Dorcas W. Okutary
Permanent Secretary



Mrs AMANDA NABIRAMBA Chairperson
National Physical Planning Board



Mr. David Wamal
Ag.E.D National Physical Planning Board

MINISTRY OF LANDS, HOUSING & URBAN DEVELOPMENT

NATIONAL PHYSICAL PLANNING BOARD

Orderly Development



CONGRATULATORY MESSAGE

The Board, Management and Staff of the National Physical Planning Board wishes to congratulate and extend its best wishes to H.E. Gen Yoweri Kaguta Museveni, President of the Republic of Uganda and Commander in Chief of the Armed forces and the people of Uganda on this occasion when we commemorate the 59th Independence Day Anniversary of the Pearl of Africa, Uganda.



H.E. GEN. YOWERI K. MUSEVENI
President of the Republic of Uganda

NATIONAL PHYSICAL PLANNING BOARD: Was established by the Physical Planning Act 2010, to provide a coordination and oversight role in ensuring orderly and sustainable spatial development in both Rural and Urban areas with the following specific functions:

1. To ensure that Physical Development Plans (PDPs) at various levels are in place and implemented.
2. To resolve appeals and complaints relating to physical planning.
3. To advise and guide Government on all matters relating to physical planning and urban development.
4. To issue guidelines, directives and instructions to the Physical Planning Committees.
5. To sensitize the Public on Physical Planning matters.
6. To course improvement of slum and informal settlements.

The current Board was inaugurated in July 2020 and it has been able to achieve the following:

1. Approved Physical Development Plans for eighteen (18) local Governments.
2. Resolved and settled eight (8) appeals related to Physical Planning.
3. The Board also just concluded the fuel stations audit across the country
4. Caused demolition of illegal structures including two fuel pumps in Kira Municipality and a building in the road reserve in Masaka City.
6. Carried out awareness and sensitization campaigns across the country

According to Mr. David Wamal, the NPPB Ag Executive Director, implementing the Physical Planning Act, 2010 under the Ministry of Lands, Housing and Urban Development as amended in 2020, is a clincher of the Physical Planning Act, 2010. The National Physical Development Plan gives direction to Regional PDPs which in turn inform District PDPs and this relationship continues up to the lowest plan in the hierarchy. The rationale behind this system is the fact that it is impossible to take care of national level interests in a local area unless these have been handed down from a higher level. For example, a sub-county would never plan for a national rail line through their territory unless they have information to that effect. This is why the hierarchy starts with national planning, which hands down national interests to lower-level plans which encompass village level physical development planning.

Physical planning entails twin functions:
Land use planning which involves processes through which local government authorities (Districts, Cities, Municipalities, Town Councils and Sub Counties) and KCCA allocate land to different competing uses as provided for under section 32 and 33 of Physical Planning Act 2010. Structures will be set up in the manner prescribed for the users' comfort and practical use in compliance with the prescribed standards and regulations.

Development Control that ensures that development occurs in the right place, at the right time; that buildings are structurally sound and will not endanger the safety or lives of those who live in or use them; that they are provided with the basic services and facilities necessary to support the purpose for which they are erected; and that the environment and natural resources are managed carefully and prudently for the enjoyment of present and future.

The formulation of the Act in the year 2010 construed Uganda as a planning area and any development in both urban and rural areas of this country must be planned. Thus NPPB acts as the link between Central Government (Policy makers) and Local Government (implementers) all of whose planning element is well articulated. The institutions involved in physical planning implementation include the Ministry of Lands, Housing and Urban Development, Ministry of Local Government, NEMA and the Building Review Board, all of which are now coordinated by the NPPB. Uganda Police helps the Board with the co-ordination during enforcement to ensure that it is well done.

The Board has identified 'quick wins' activities to kick-start the NPPB's operations which are to be undertaken by Cities, Districts and Municipalities as a matter of urgency and a circular was issued to that effect to the Local Governments to ensure that these Wins are achieved. **These quick Wins include but not limited to:**

- i. Painting the exterior of all buildings in Cities and Municipalities.
- ii. Placement of litter bins or garbage bins at every house or premises in the City or Municipality.
- iii. Slashing the green patches at one's premises.
- iv. Provision of pavers and maintenance of cleanliness at the front of business premises.
- v. Placement of a sign with street and Plot name on the plot as prescribed by the Local Government.

In November last year, the Board visited the country's new cities of; Arua, Gulu, Lira, Soroti, Mbale, Jinja, Masaka, Mbarara, Hoima and Fort Portal sensitising their leadership on the benefits of Physical Planning to their people.

The Cities' political and technical leadership raised concern over the sprouting fuel stations; encroachment on wetlands and irregularly mushrooming illegal structures in the cities thus the boards issuance of instructions halting illegal structures including fuel filling stations.

The Board also embarked on massive interface with the public including physical meetings in the country.

NPPB works in collaboration with these MDAS such as; the Ministry of Lands, Housing and Urban Development, and the Building Review Board, along with NEMA, the National Forestry Authority, the Ministry of Energy and Mineral Development, and the National Bureau of Standards among others, all of which are supportive at all the relevant levels of interface.

For Kampala's physical planning case, gaps were identified which called for urgent redress, considering its manifestation in the state of uncontrolled street vending, even where the newly constructed markets are in place, massive flooding is often seen in Kampala City whenever it rains. The emergence of eyesore haphazardly constructed food and drinks kiosks on roads reserves in upscale localities, notwithstanding their designation as planned areas is still cause for much concern to the Board. In the country side, it is uncommon for designated agricultural land for mechanisation to be littered with structures yet when well planned, there would be vast land for mechanized agriculture. With a compliant and responsible mind-set change, all these can be tackled and reversed, especially with the enforcement of the law which provides for the penalisation of the culprits; Section 33(1) of the Physical Planning Act 2020. It is without contradiction that a development without a Physical Development plan is illegal and is a subject of court proceedings.

Enforcement:

individual who was demolishing other people's structures was disowned by the UPDF, prompting the offender to vanish into thin air. The cardinal role of the board is to ensure compliance with the designated Physical planning rules, guidelines and regulations in keeping up with the specific development permission.

The Board is in the process of developing a strategic plan for which a frame work is in place; a road map entailing the ongoing medium term activities and subsequently the long term is in place. Physical planning is everybody's concern and hence the multifaceted effort, it calls for team work and clear appreciation of each participant's role and responsibility. Physical planning also calls for some coercion as developers have propensity for ignoring common sense and decency to satiate their selfish desires; such are the individuals with constructions on road reserves, wetlands and green spaces.



A disorganized rural commercial village Visa Vi a Peri Urban Commercial Village



A Disorganised Slum Visa Vi an organized urban setting



An Illegal Structure before and after demolition in Masaka City



An Illegal Fuel Pump in Kira Municipality before and after demolition

The Board calls for conscientious coordination of the stakeholders' activities, public awareness, sensitisation and engagement for harmonious participatory development, and information sharing so that no one is left behind as per Vision 2040 and beyond.

ADDRESS:

**Ministry of Lands, Housing and Urban Development
NATIONAL PHYSICAL PLANNING BOARD, 11th Floor Crested Towers Building
Tel 0414671475, Email info@nppb.go.ug, Website: www.nppb.go.ug**

DEPARTMENT OF PHYSICAL PLANNING



Planning can in our times be seen as “action directed to the future in which human insights and values are taken into consideration in decision making in an attempt to achieve harmony and compatibility between man and nature as well as people themselves” (Steyn 1997). The relationship between space and human beings calls for guidance and regulation. Department of Physical Planning was initially responsible for interaction between space and human beings hence the umbrella for Spatial Planning, Land use regulation and Urban Development in the Country until her sister departments were established in 2009.

The Physical Planning Act 2010, declares the entire country a planning area; this implies that all areas in the Country should be developed with the guidance of Physical Development Plans or seek development approval prior. The law further provides for a hierarchy and structures in Physical Development Plans from National to Regional, district, urban and finally local level.

However, Physical Planning in Uganda is still at the early stages. A small portion of the country has Physical Development Plans yet developments keep sprawling without proper guidance. Urban authorities are faced with limited resources to prepare Physical Development Plans. In some cases, the situation is due to lack of resources – human and financial while in others, sheer lack of appreciation to Physical Planning.

It is with no doubt that for any development of a community; resources must be efficiently managed and planned for current and future population through creation of support systems for physical and economic infrastructure that supports diverse and growing population.

The department prepares activities around the country to popularise Physical Planning and increase stakeholder ownership of the planning processes.

The department undertakes support supervision; to establish the ongoing Physical Planning activities in Local Governments, technical support/ supervision to Local Governments which are in the process of preparing Physical Development Plans. The team provides capacity building in terms of training Physical Planning Committees to keep them up-to-date on spatial planning trends, policies and regulations. We engage in vast projects that are spatial planning related with multilateral, bilateral, MDAs and non-governmental organisations.

The departmental activities provide the team with insights on the current spatial trends. When we reach out to the local governments/ partners, we not only share what we know but we also learn of the new challenges as well as opportunities to improve Physical Planning. Every Local Government/organization is unique in its operations, development trends, physical environment and sometimes cultures. This diversity presents boundless complexity which drives us to make the best of every situation through providing the support required from the department.

Emmanuel Kaganzi Bitu
Assistant Commissioner Physical Planning
Department
Ministry of Lands, Housing and Urban
Development

Department of Physical Planning

MISSION

To ensure planned and sustainable land utilization in the country.

VISION

Orderly, progressive and sustainable urban and rural development

FUNCTIONS OF PHYSICAL PLANNING DEPARTMENT

1. Initiate, formulate and review the legal and policy framework for physical planning.
2. Monitor and supervise the physical planning activities throughout the country.
3. Provide technical support and guidance to Local Governments (LGs) in the physical Planning.
4. Increase public awareness on the value of physical planning and organized land use.
5. Provide the technical and administrative support to the National Physical Planning Board (NPPB)
6. Prepare the national, regional and special area physical development plans.
7. Document and provide updated information on the state of physical planning in the country.
8. Ease access to all land use related information.
9. Promote land use activities that ensure sustainable utilization and management of environmental natural and cultural resources for social economic development.

The National Physical Development Plan

The National Physical Development Plan is the Government of Uganda's strategy to resolve the conflicting sectorial pressures on uses of land, which is a finite resource, as the population grows, and the country modernizes. The Plan combines the spatial content of the pillars of Vision 2040 and the National Development Plans according to its different orientations, into one over-arching framework for the Physical Development of Uganda.

The Plan is based on Balanced Regional growth. A triangle of international expressways is superimposed on the highway system, and urbanization zones are mainly located along these routes. The zones are coordinated with the distribution of agricultural clusters which define areas purely for agriculture and all meaningful protected areas, natural resource blocks, and water systems have been integrated into the final solution. The central objective of NPDP is to give the physical aspect on Social and Economic development a more central role within Government Policy making.

Therefore, the National Planning Authority, Ministries, Departments and Agencies, Private Sector, CSOs NGOs, CBOs and other Development Agencies will be required to Adopt Relevant Physical Factors in their Sector Development Plans for easy Implementation of NPDP.



The Integrative Physical Plan

Orientation:

Integrative

Main Objective:

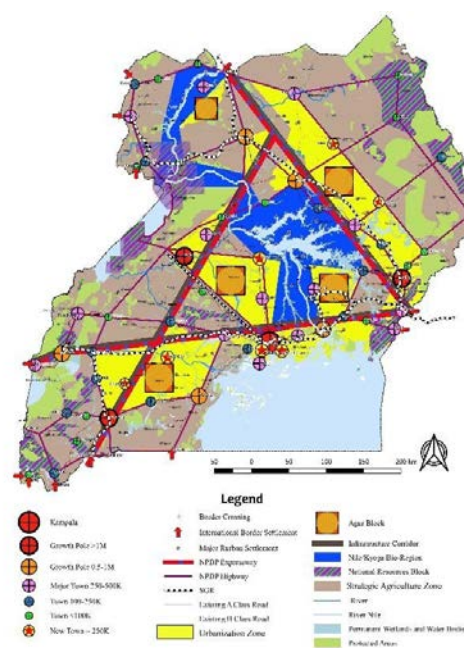
Integration of advantages from the 5 options

Planning concept:

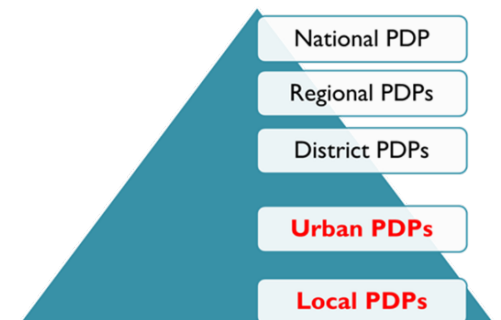
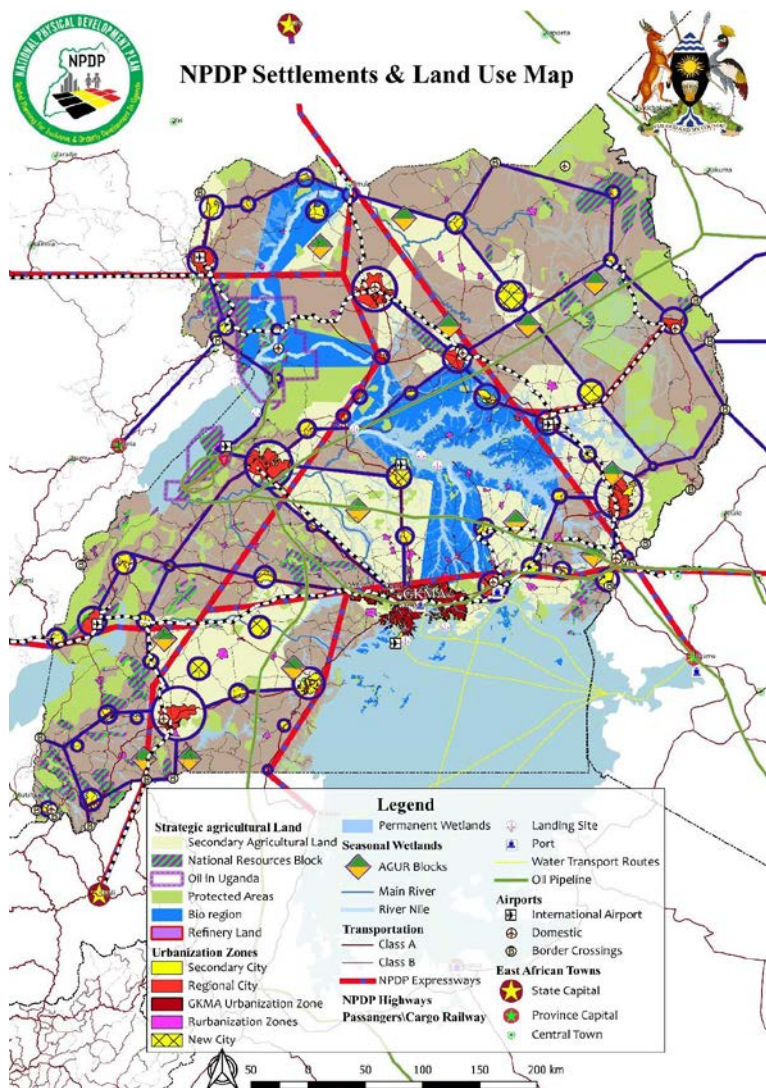
Regional growth of urbanized zones & Corridors constrained by agricultural clusters and natural resources

Form:

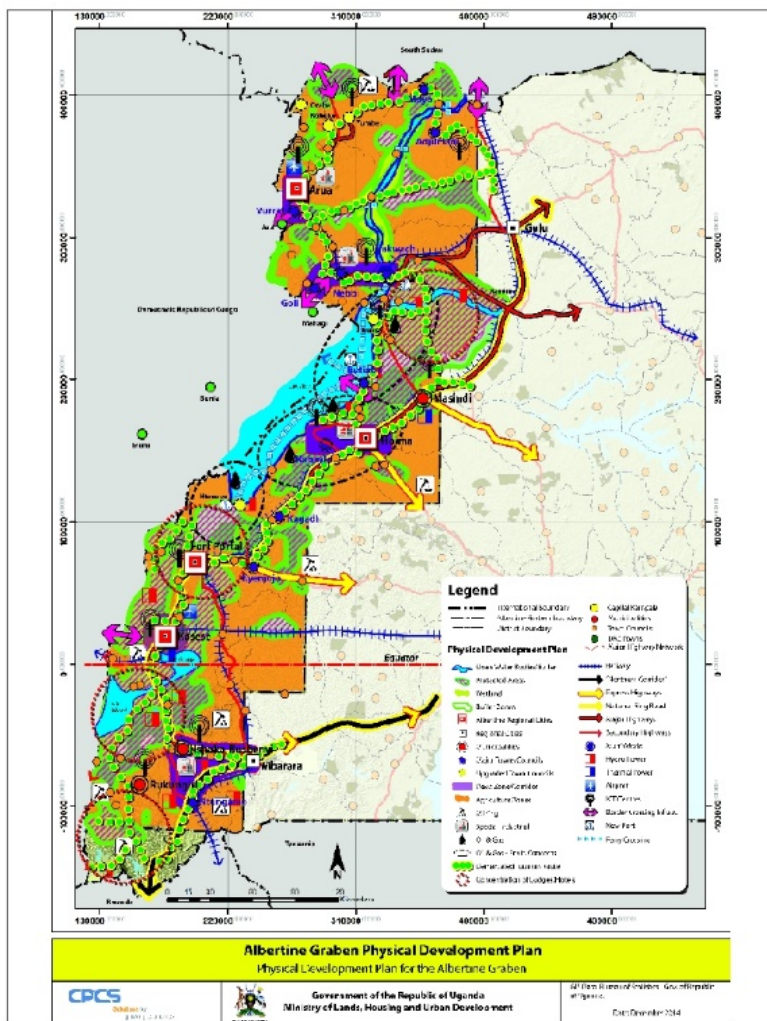
Polycentric settlement system in form of triangle of expressways & Physiography of natural and agricultural areas



Physical Planning refers to a systematic process of prescribing land uses for different parts of an area and articulating infrastructure and other services needed to support these land uses. It therefore combines land use planning and other spatial decisions, encompassing such elements as infrastructure, social, economic or environmental. Uganda's Physical Planning Act 2010 and the Physical Planning Act (amended) 2020, provide for a five tier physical planning system, with the National Physical Development Plan at the top of the hierarchy. It is followed by Regional



<p>A central objective of the NPDP is to give the physical aspect of planning development a more central role within Government policy-making. It will help to coordinate and align national projects in urbanization, infrastructure, transportation, and wealth creating sectors.</p> <p>The proposed method of achieving the above objective is to ensure that Ministries Departments and Agencies (MDAs) of Government, whose activities are the main determinants of the physical planning of the country, agree to, and jointly carry out, their projects according to the Plan.</p> <p style="text-align: center;">Albertine Regional Sustainable Development Project ARSDP</p> <p>The discovery of oil in the Albertine region is a special planning area especially with the economic development potential that it portrays. The Albertine Region Sustainable Development Project (ARSDP) was initiated by the Government of Uganda with a World Bank funding to facilitate a more orderly, sustainable and inclusive transformation of the Albertine Region.</p> <p>The project consists of three components as follows:</p> <ul style="list-style-type: none"> ➤ Component 1- Regional Access and Connectivity (National Roads) ➤ Component 2- Local Access, Planning and Development ➤ Component 3- Skills Access and Upgrading <p>The project is multi-sectorial and as such, the implementation is done in a tripartite approach thus by different government institutions; the Uganda National Roads Authority, Ministry of Lands Housing and Urban Development and The Ministry of Education and Sports.</p>	<p>The first component, implemented by UNRA aims at improving overall accessibility to the Albertine region, reducing travel times, and improving access to markets and services. This is done by upgrading the road stretch from Kyenjojo to Kabwoya, connecting the districts of Kyenjono, Kibaale, Hoima, Masindi and Kiryandogo.</p> <p>The second component implemented by the Ministry of Lands Housing and Urban Development aims at increasing rural accessibility to markets and services, preparing selected key urban centers for growth, and providing economic infrastructure targeted to key sectors in the region.</p> <p>The third component implemented by the Ministry of Education and Sports is designed to upgrade Business, Technical and Vocational Education, and Training (BTVE) quality in the oil and gas sector, make it more in line with private sector demands, and provide greater access to the BTVE system to people living in the Albertine region.</p> <p>The project key areas include:</p> <ul style="list-style-type: none"> *Regional transport infrastructure that will improve connectivity and access within and to the Albertine Region and facilitate an economy centered not only on oil, but also agriculture, fishing and tourism; *Local area development for orderly and planned growth and improvements in infrastructure and services of districts and rapidly urbanizing centers in the region; and *A more skilled workforce that is able to respond to employment opportunities that are emerging in the region. <p>Under ARSDP, PDPs for nine growth centers were prepared in Hoima, Kikuube and Buliisa districts. Furthermore, a number of roads and markets have been constructed under the project</p>
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Did you know ?

The Albertine Rift or Africa's Western Rift Valley is one of the most bio diverse regions of the African continent. With more than half of Africa's birds, 40% of Africa's mammals and about 20% of its amphibians and plants, it contains more vertebrate species. It also conserves more threatened and endemic species than any other region of Africa, and as a result it is a Biodiversity Hotspot, a Global 200 Eco-region and an Endemic Bird Area. Human population density in the Albertine Rift is also high with over 1000 people per square kilometer in some areas of the Rift. It has been a region of great conflict over the past 40 years with civil wars in Uganda, Rwanda, Burundi and the Democratic Republic of Congo (DRC). (source: Wildlife conservation Society)

Socio-Cultural Development Strategy of the Albertine Graben Physical Development Plan receives priority attention since it is the health education and general wellbeing of the Albertine's residents that will ultimately determine its future. At least 14 major ethnic groups contribute to the Albertine's cultural mix with their customary land tenure systems, settlement patterns and economic practice.

The Government of Uganda is implementing the Competitiveness and Enterprise Development (CEDP) Project that was approved in May 2013 by the World Bank and became effective on 6th June, 2014. The Project Development Objective is to improve the competitiveness of enterprises in Uganda by providing support for: the implementation of business environment reforms, including land administration reform; and the development of priority productive and service sectors.

The project is implemented under five (5) components;

1: Land Administration reform

2: Business Registration and Business Licensing Reforms

3: Tourism Competitiveness Development

4: Matching Grant Facility

5: Project Implementation

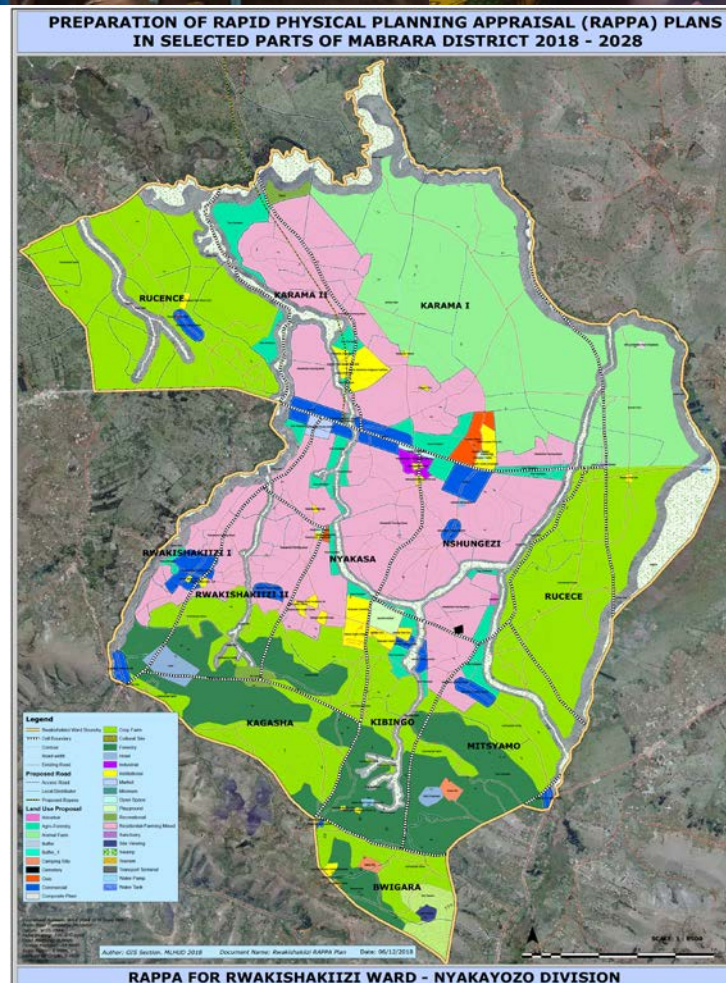
The Ministry of Lands, Housing and Urban Development has been implementing component one (1). This concept note is specific for the preparation of Rapid Physical Planning Appraisals (RAPPAs) under Component 1. The RAPPAs have been implemented before through the Directorate of Physical Planning and Urban Development under CEDP and will further implement RAPPAs under CEDP- AF. These RAPPAs will be implemented across 3 years.

The RAPPAs provide a framework to guide land use development and demarcation of land rights while promoting sustainable urban development. RAPPAs are prepared following a highly participatory process to capture the community aspirations of how they intend to have their area developed. The process doesn't follow the conventional planning procedures and as a result the outputs are timely yet informative.

RAPPA's result into Physical Development Frameworks (PDFs) as an output to guide urban development as well as the preparation of integrated Physical and Economic Development Plans as provided for in the National Development Plan III under the sector of Sustainable urbanization and Housing program. The PDFs provide a framework for operationalizing the National Physical Development plan (NPDP) as they are extracted from the higher hierarchy plans (NPDP) and prepared with specific detail to the chosen area.

RAPPAs have also been implemented in refugee host districts to address the pressures as a result of the influx of refugees. The PDFs address challenges associated with inadequate social services such as schools, health facilities, economic development and environmental concerns such as deforestation among others.

The RAPPAs are preceded with **Systematic Land Adjudication and Certification (SLAAC)** which enhances Land Tenure Security and productivity of land. Systematic Land Adjudication and Certification process addresses tenure insecurity through a participatory process where land recordation is done using conventional land registration processes to ensure that conflicts are resolved and boundaries are harmonized in case of any disgruntlement while on site. The process involves using Global Positioning System (GPS) to map land boundaries which are eventually registered in the **National Land Information System** for processing certificates of title. The registration of land will reduce land related conflicts which have hindered orderly development within the country.



What makes RAPPa unique?

- * Quick to address planning concerns
- * Short planning process
- * Less costly
- * Highly participatory

Trust Fund Project

MLHUD responded to the second call of DFID - World Bank towards Trust Fund to Support Implementation of the Government of Uganda's National Development Plan II under the theme: Uganda's growth and sustainable exit from aid; MLHUD was awarded USD 1,008,000 for the project 'Readying Uganda for Actualization of Shared Infrastructure Corridor and Physical Development Plan Operationalization (TF0B126). This award combined two proposals on: *Readying Uganda for Actualization of Shared Infrastructure Corridors (Component 1)* and *Physical Development Plans Operationalization (Component 2)*.

Readying Uganda for Actualization of Shared Infrastructure Corridors

Sub-components

- Development of Guidelines for Shared Infrastructure Corridors.
- Definition of the alignment of the Eastern arm of the main Spine of the National Infrastructure Corridor.
- National and Regional Stakeholder Consultations on guidelines and criteria for defining Infrastructure Corridor in Uganda.
- Capacity Building.

Component 2- Operationalization of Physical Development Plans Project

Sub-components

- Mobilization of landowners and other key stakeholders to embrace and endorse surveying, pegging and physically marking of the road reserves and boundaries of areas earmarked for public utilities.

- Preparation of accurate and up to date detailed plans of selected neighborhoods from participating urban councils, demarcate road reserves and areas earmarked for public utilities; and name and physically mark roads, streets and other public utilities with signage.
- Formulation, capacity building and retooling of road and other public utility management committees in four (4) urban councils.

Project Objectives

To contribute to increased efficiency and effectiveness in the delivery of linear Infrastructure in Uganda.

To contribute to increased value for money from well thought out and coordinated infrastructure investments in the country.

To guarantee savings on previously wasted resources through double compensation of landowners & generally benefitting from planning way ahead of implementation of the various infrastructure projects.

To identify, mobilize, engage land owners and other key stakeholders and involve them in project activities especially in preparation of accurate and implementable Physical Development Plans; The project is expected to run for 18 Months and will close on 31st December, 2021. The project is implemented in urban councils of Sheema MC, Kotido MC, Palisa TC and Luwero TC to enhance regional balance.



	<h3 style="text-align: center;">Project outputs</h3> <ul style="list-style-type: none"> *Detailed plans of selected neighbourhoods *Road reserves and other areas marked for other public facilities identified, demarcating and labelling proposed roads. *Utility committees in all the selected urban councils established and inducted. *Guidelines for shared infrastructure developed
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Community Sensitization meetings

Nakigalala _Eco satellite City Master Plan

Government of Uganda gazetted 5 sites within the greater Kampala Metropolitan Area for creation of satellite cities to serve as nodes of development in a bid to decongest the capital city – Kampala. The sites include;

Nakigalala, Bwebajja, Buziranjovu, Mpatta & Nsimbe, all in the GKMA

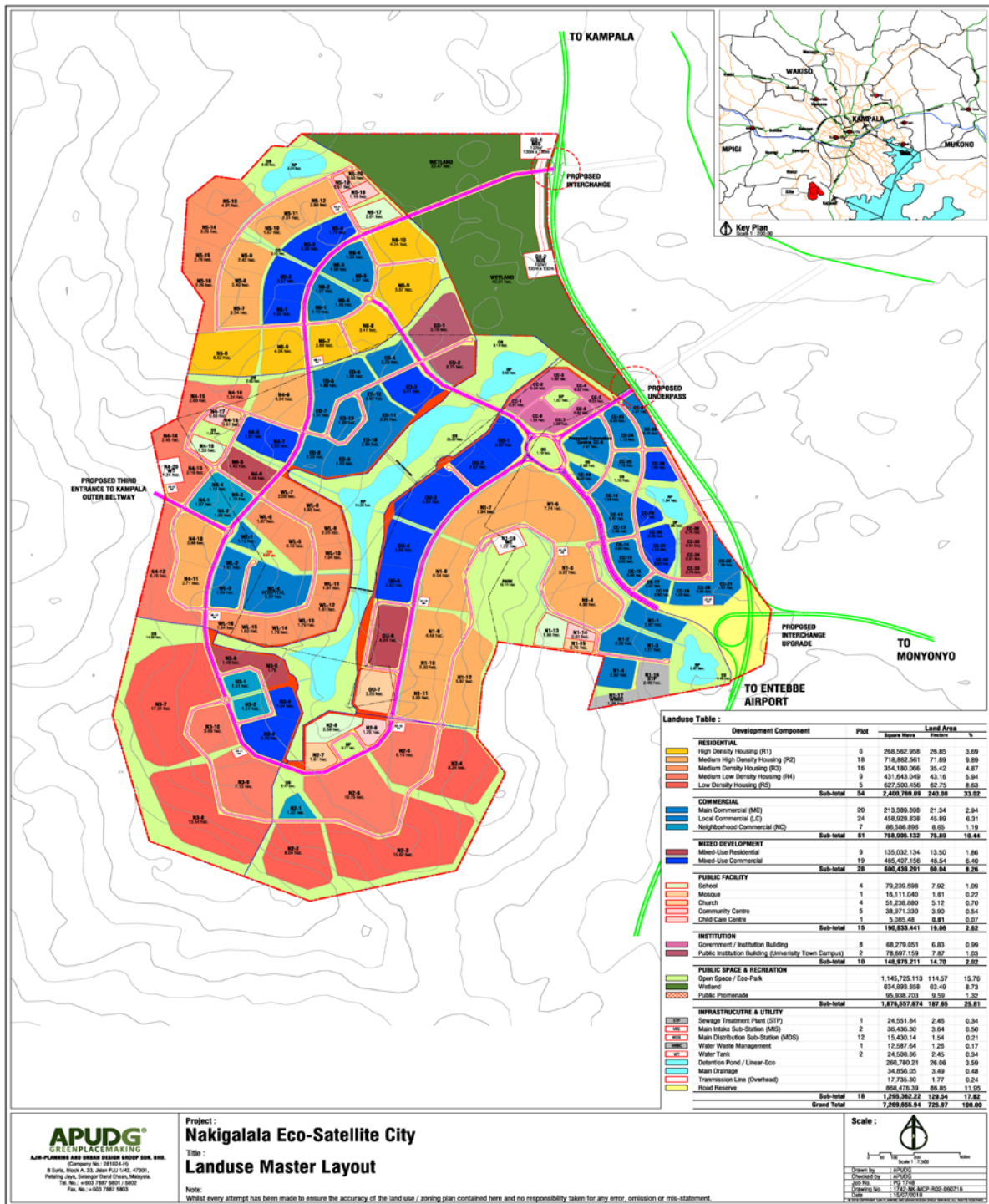
Ministry of Lands, Housing and Urban Development is implementing interventions to promote Eco satellite cities in Kampala and eventually to other parts of Uganda. Satellite towns have been developed in various developed countries to decongest the main city in terms of social and economic service provision.

Nakigalala in Kajjansi town council, Wakiso district is one of such areas that have been identified for development into an eco-satellite town.

Kajjansi is strategically located at approximately 26km from Kampala city using the Northern bypass highway. Kajjansi is a fast growing town council as such the pressure from kampala city is felt in such towns due to the close proximity with evident concentric land development patterns. With increasing population growth, often the community settles in the peripherals in areas like Kajjansi.

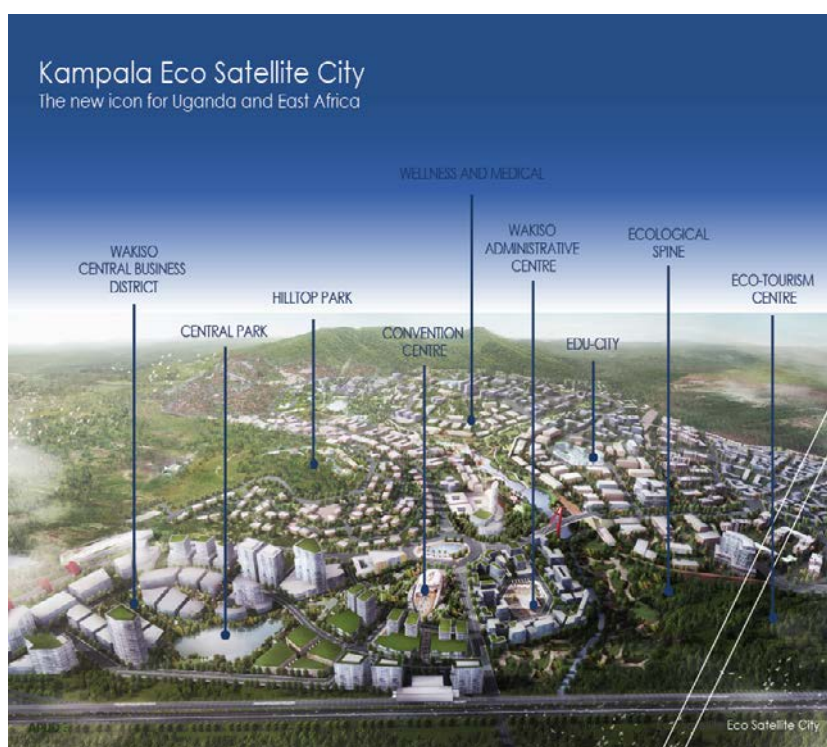
The development of Nakigalala as a satellite city will therefore reduce urban pressure from kajjansi town center as well as Kampala city in terms of service provision while meeting the population needs.

A master plan was developed for Nakigalala eco satellite city through a highly consultative process. As provided for in the Physical Planning Act 2010, the plan will be displayed to various stakeholders for comments and eventually approved by the National Physical Planning Board.



Government is first tracking the development of Nakigalala site

Nakigalala was planned using the concept of 3 Dimension (3D) Design



Government proposes a tripartite implementation arrangement involving the land owner(s); Private Investors and Government

Government intends to acquire some of the land out rightly.

- a) For the land that will not be acquired, land owner(s) will sign MOUs with developers who may use the land and pass an agreed portion of their eventual income from the investments to the land owner.
- b) Government will, through her various MDAs, provide all public goods. The attendant cost will be gradually recovered from the eventual investors
- c) Private investors will invest in accordance with the Master plan. They will contribute to the infrastructure fund and also honour the arrangement with the land owners
- d) Government will provide indicative land values and arbitration between land owners and investors where necessary.

3 Dimensional modeling and Design

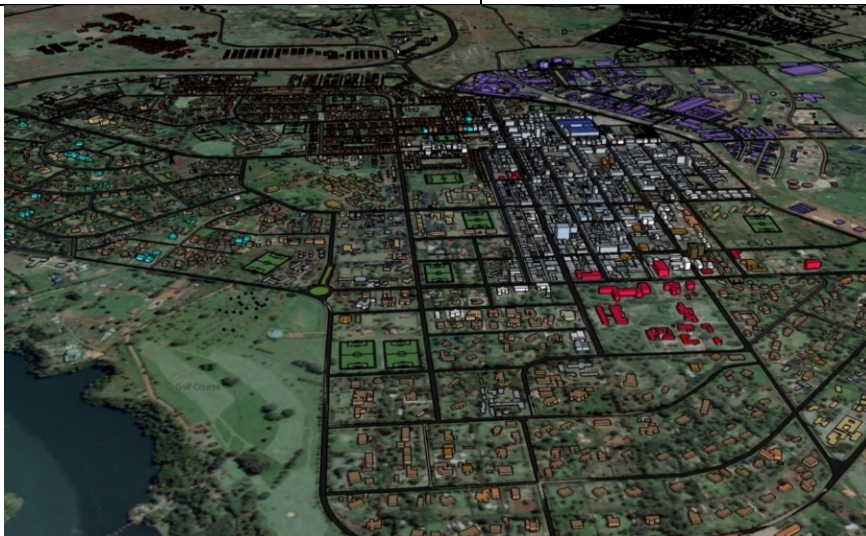
The 3D tool in Planning is concept that enables the vertical view of structures, in addition to the horizontal views. 3D modeling has changed the way we design; for the better. Not only does 3D modeling help the designers and end users visualize space requirements, but also improves drawing efficiency and accuracy. 3D modeling for design allows the designer to see what they would not see when designing in 2D. contributions of the 3D Modelling and Designing tool in the planning process

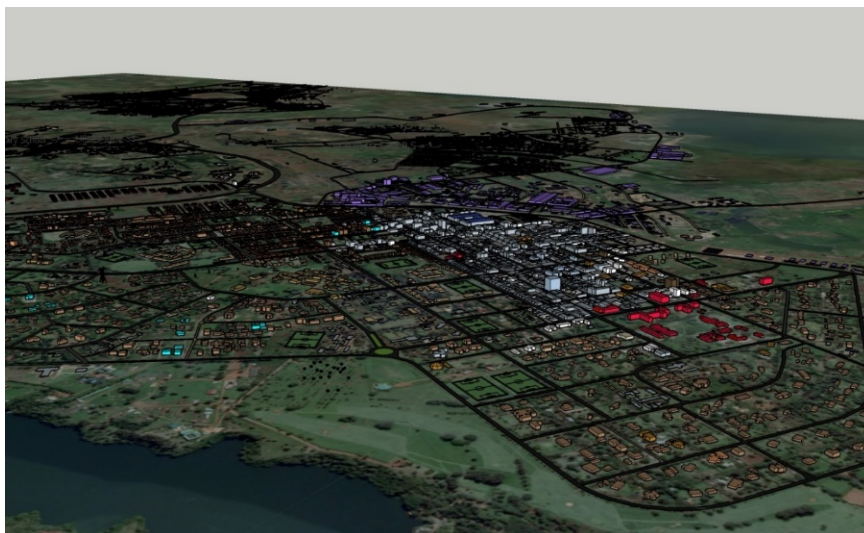
3 Dimension (3D) is a Modeling and Designing tool that can result into better outputs. 3D is used in professions like architecture and Physical Planning. The tool has the following contributions in the planning process.

(i) Vertical view of structures. This is important in the physical planning process. Structures or buildings may have different heights, the model enables viewers to see the heights (floors or the elevation) of the buildings.

(ii) More realistic view of the land uses. Structures and land uses, where necessary, can expressed in their planning colors. For example, residential buildings are expressed in brown colors, commercial buildings in blue, and other structures according to their planning colors.

(iii) Makes physical planning more convenient. Different layers can represent different land uses. In the 3D tool, different land uses can be grouped in different layers. This make the planning process more convenient.





Demonstration of the 3Dimension Model of Jinja

(Existing situation)

Demonstration of the Draft 3Dimension (3D) Model and Design in Physical Planning; Jinja Municipality



Demonstration of the Draft 3Dimension (3D) Design for Biharwe Town, Nyabuhama ward, Mbarara Municipality



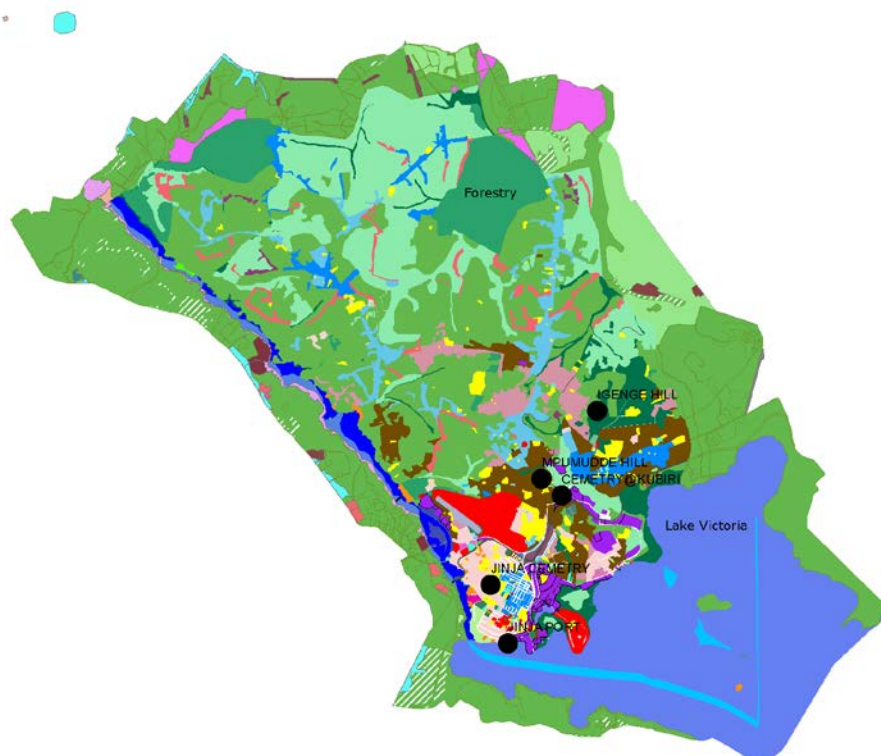
JINJA CITY INTEGRATED PHYSICAL DEVELOPMENT PLAN 2020-2040

Government of Uganda is committed to ensuring orderly development and this is achieved through preparation and implementation of Physical Development Plans. Although a number of Local Governments have Physical Development Plans (PDPs) in Uganda, implementation of these plans has remained a challenge in the country. In pursuance of its commitment to improving implementation of Physical Development Plans, Ministry of Lands, Housing and Urban Development created a Department of Land use Regulation and Compliance with a mandate of ensuring compliance to the Land use regulations especially the Physical Development Plans. The department has also derived a number of tools to guide the process of Land use regulation and plan implementation. However, despite having all these measures in place, implementation of PDPs in the country is still a big challenge. In order to ensure that PDPs are implemented in Uganda, Ministry of Lands, Housing and Urban

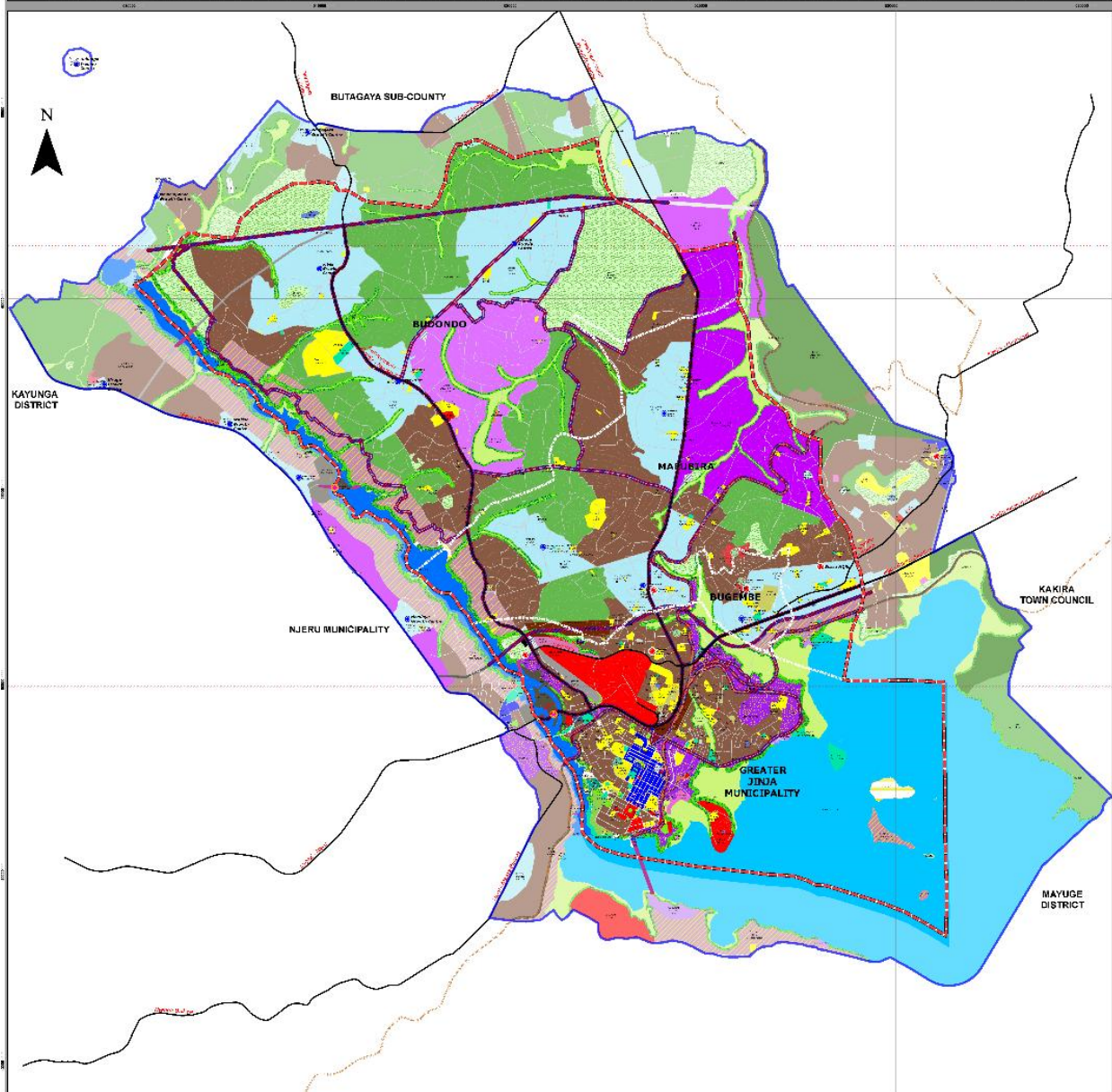
Development through the Uganda Support to Municipal Infrastructure Development (USMID) project deemed it necessary to develop a step-by-step model planning process that takes cognizance of the Ugandan situation to prepare implementable PDPs. The Ministry developed a criterion which was used to assess the suitability of each of the 14 USMID Municipalities to benefit from this model planning process. Jinja Municipality emerged the best and was therefore considered for planning as a model city. The planning process was spearheaded by officials from Ministry of Lands, Housing and Urban Development specifically the Directorate of Physical Planning and Urban Development together with Jinja Municipal Council.

Jinja City is one of the newly created cities and it is located 80km East of Kampala, the capital city of Uganda. Uganda's vision 2040 spells out Jinja as a strategic industrial city. The Jinja City Physical Development Plan provides a framework for ensuring orderly development in the city. Ministry of Lands, Housing and Urban Development together with Jinja City spearheaded the preparation of the Physical Development Plan with support from the World Bank through the Uganda Support to Municipal Infrastructure Development (USMID) Program.

Jinja Model City Planning Existing Land use Periphery



JINJA MODEL CITY PHYSICAL DEVELOPMENT PLAN 2020 - 2040



Jinja Model City PDP

Land Mark Features

City	Sports and Recreation	Heavy Industrial Area
Cultural	Suburb	Light Industrial Area
Old City Centre	Agriculture Show Ground	Existing Industrial Area
Port	Water Front Developments	Warm Houses
Power Dam	Road	Hotel
Water Falls	Airport	Lake
City Planning Boundary	Bus Terminal	Landing Site
City Planning Areas	Park	Fishing
Periphery Planning Boundary	Bridge	Landfill
Major Roads	Open Space	Power Dam
Proposed Roads	Buffer	Railway Line
Existing Roads	Cemetery	Railway Station
Contours	Civic	Residential Development
Infrastructure Corridor	Central Business District	River
	Growth Centre	Road
	Market	SGH Highway
	Pole Station	Sewage Lagoon
	Community Centre	Traffic Park
	Culture	Urban Agriculture
	Forestry	Utility
	Golf Course	Wetland

Jinja City PDP Proposals

NPDP Expressway	Market	SGH Highway
NPDP Highway	Pole Station	Sewage Lagoon
Education Institution	Community Centre	Traffic Park
Health Institution	Culture	Urban Agriculture
Religious Institution	Forestry	Utility
	Golf Course	Wetland

Periphery Planning Proposals

Water Falls	Bus Terminal	Landing Site
NPDP Expressway	Cemetery	Market
Quarry	Civic	Open Space
Sugarcane Plantation	Central Business District	Park
Central Business District	Community Centre	Port
Water Front Developments	Cultural	Power Dam
NPDP Highway	Fishing	Railway Line
Education Institution	Forestry	Railway Station
Health Institution	Fuel Station	Residential Development
Religious Institution	Golf Course	River
Ware Houses	Growth Centre	Road
Sports and Recreation	Heavy Industrial Area	SGH Highway
Abattoir	Light Industrial Area	Sewage Lagoon
Agriculture Show Ground	Existing Industrial Area	Traffic Park
Airport	Hotel	Urban Agriculture
Bridge	Lake	Utility
Buffer	Landfill	Wetland

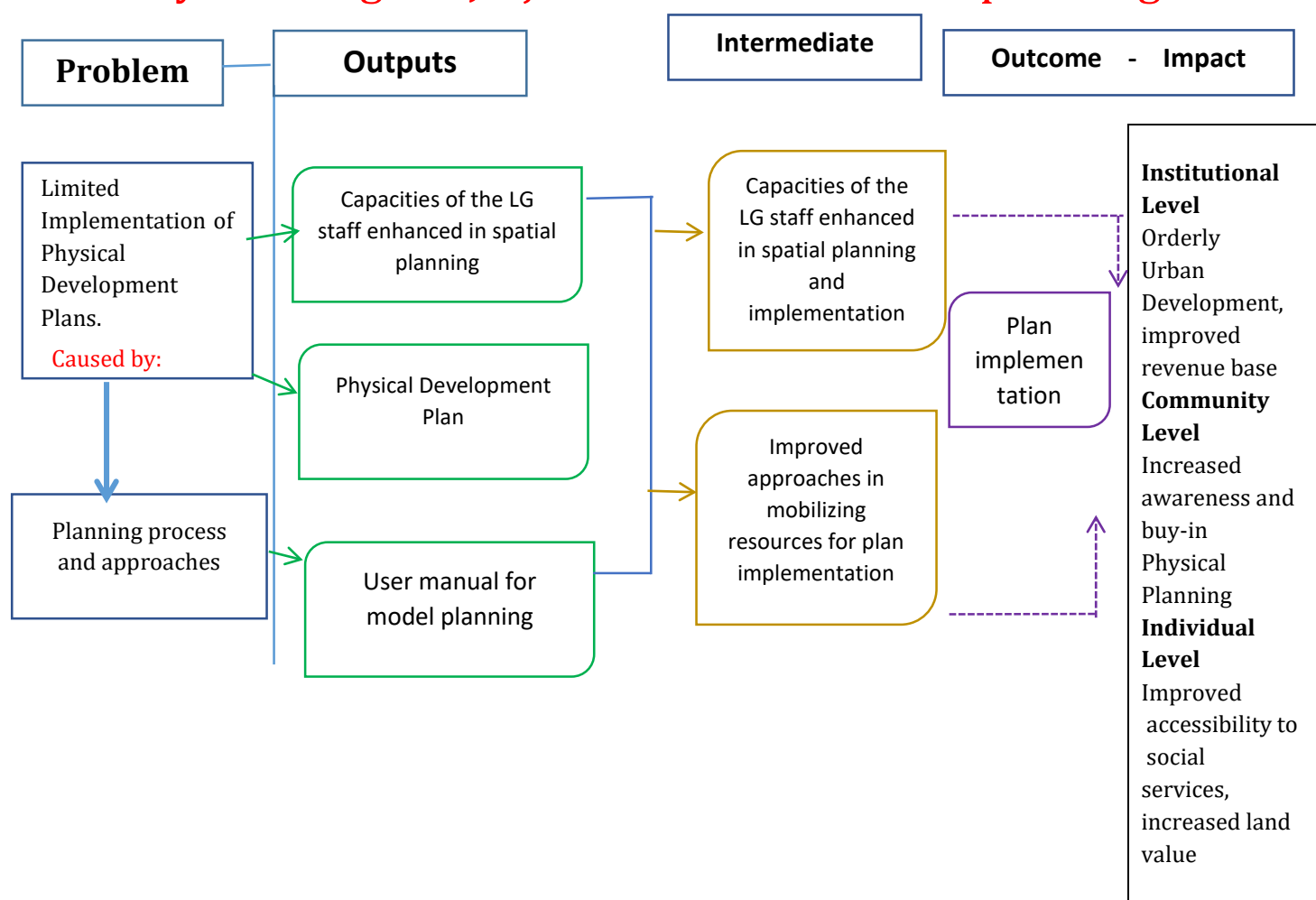
LAND USE PROPOSALS

Scale: 1 : 35,000

Author: Ministry of Lands, Housing & Urban Development
Date: June 2020
Version: 1.0

<p>Basis of the Physical Development Plan</p> <p>The biggest challenge to Physical planning in Uganda was the failure to implement Physical Development Plans. In order to address this challenge, MLHUD under the USMID Program initiated the “model town planning process” that was to be implemented in one of the 14 USMID supported Municipalities. A criteria was developed to select one Municipal Council and Jinja emerged the best and henceforth selected to benefit from the project. The major aim of the Jinja model city planning process was to;</p> <p>“Prepare, through a highly participatory process, a Model Integrated Physical Development Plan for Jinja City that will guide the orderly and sustainable development of the City but most importantly, provide a model planning process for the other urban areas in the country.”</p>	<p>This planning process will therefore provide a benchmark for all subsequent planning processes in urban areas of the country.</p> <p>Jinja Model city Integrated PDP.</p> <p>First of all, the Jinja City PDP was prepared following an integrated approach. The activity commenced with development of a Municipal Development Strategy (MDS) for Jinja Municipality which is a 30-year plan that provides a long-term strategic development direction for the City. The MDS provides a 30-year vision for the City, lays down a SWOT, strategic objectives and strategies for the city that were integrated in the PDP.</p> <p>The methodology for preparing the Jinja City PDP entailed; sensitisation of stakeholders, data collection, existing situation analysis and formulation of the future land use plan for Jinja City. The Jinja City PDP was prepared in a highly participatory manner and a number of stakeholders were consulted. These included the community, special interest groups like religious leaders, political leaders, industrialists, technocrats, hotel and tourism fraternity among others.</p>
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Theory of change in Jinja as a result of model planning



GOU activities

National Oil Palm Project

Investment in oil palm production in Uganda has brought about a substantial and transformative socio-economic impact to smallholder farmers which is considerable and contributes to one of the tenement of Vision 2040 of “Transforming Ugandan society from peasant to modern and prosperous”. This was achieved partly under the financing of Vegetable Oils Development Project (VODP) phase 1 and 2 in Kalangala as a pilot project. The 2015 assessment of the impact of Vegetable Oils Development Project 2 affirmed the project’s positive impacts and also raised some potential risks that were associated with the project implementation. Ministry of Agriculture Animal Industry and Fisheries (MAAIF) thought it prudent to scale up the project’s success under the conceptualization of the National Oil Palm Project (NOPP), however it was paramount that issues raised as potential risks in VODP Phase 1 and 2 be reflected in the design of NOPP.

The focus for this interventions and support from Ministry of Lands, Housing and Urban Development (MLHUD) is participatory land use planning as a way of enhancing security of tenure which draws partly from strategies laid out under Component 2 of the project that looks at livelihoods diversification and resilience. NOPP recognizes the limitations of an approach that focuses solely on the smallholder oil palm growers and thus the project intends to support the creation of alternative economic opportunities and the mitigation of social risks in the larger communities.

Sub-Component 2.2 of Component 2 addresses issues that will assist households and communities to effectively manage and mitigate social risks associated with the project and among them is pressure on the traditional land tenure systems. The project largely demands a lot of land to be able to meet its production targets. The demand is likely to create pressure on natural resources, food insecurity which is likely to escalate land conflicts, slum development and encroachment of buffers in search for land for settlement among others.

One approach that has been proposed to promote and improve land access and tenure security is participatory land use planning. The approach will be used to identify and accommodate different land uses in the oil palm growing communities around the CPO mills, taking into consideration the rights of owners and users to decide on the use of their lands but also recognizing that their use can impact on the livelihoods of others. Ministry of Lands, Housing and Urban Development particularly the Directorate of Physical Planning and Urban Development was identified as one of the MDAs in the project design to provide technical support to the project through Physical planning. As a precursor a field reconnaissance was undertaken in the month of August/2020 to scope out issues related to land use planning, team familiarization with the project site and how the team will approach Physical planning issues in the hubs.





The physical planning department carries out these quarterly activities in different Municipal councils and all LGs as a way of fulfilling its mandate,

- Dissemination of Physical Planning Act (Amendment) 2020.
- Environmental studies on planned infrastructure projects.
- Field inspection (Support supervision and Physical Planning Needs Assessment).
- Technical Support supervision in urban councils.
- Support supervision and capacity building in Preparation of Physical Development Plans. The various PDPs that have been prepared with support from MLHUD include; Kotido, Dokolo, Nabilatuk, Lwengo, Lorengecora Lokitedet, etc.
- Support supervision and capacity building (Supervision of Physical Planning activities).

LAND USE REGULATION AND COMPLIANCE DEPARTMENT



In line with the Ministry's overall vision which is "sustainable land use, land tenure security, affordable decent housing and urban development", the Department of Land use Regulation and Compliance's core role is to ensure formulation of the required regulatory framework to enhance sustainable use of as land a basic resource and core factor of production. More so, the Department spearheads compliance in implementation of the land use regulatory framework amongst physical planning entities countrywide especially since the entire Country was declared a planning area pursuant to Section 3 of the Physical Planning Act, 2010.

Land use involves the management and modification of natural environment or wilderness into built environment such as fields, pastures, and settlements. It has also been defined as "the arrangements, activities and inputs people undertake in a certain land cover type to produce, change or maintain it (FAO, 1997, FAO/UNEP, 1999). Land use Regulation and compliance is undertaken to regulate the use of land in an attempt to avoid land use conflicts in developments on land and ensure that land is put to its most productive use.

Land being a scarce and finite commodity, it is necessary to ensure compliance in the way it is used and regulate practices which will ensure that the land resource is used in a way that provides adequate livelihood to humanity without compromising future generations use of the same resource. The main concerns of the Department of Land-use Regulation and Compliance therefore are to ensure that physical developments plans and land use regulatory frameworks are implemented in totality and developments don't conflict with best options of land use. All these efforts are geared at achieving social and economic vibrancy of landscapes through sustainable use of the available natural resources.

In conclusion, the core mandate of the Department is policy formulation, technical backstopping in land use planning, monitoring, and inspection to ensure proper and adequate implementation organized of the physical development planning and regulatory framework and ensuring strict adherence of developments and activities to physical planning standards, guidelines and best practices. Some of the activities that the Department is engaged in to fulfil its mandate are detailed in the next phases of this document.

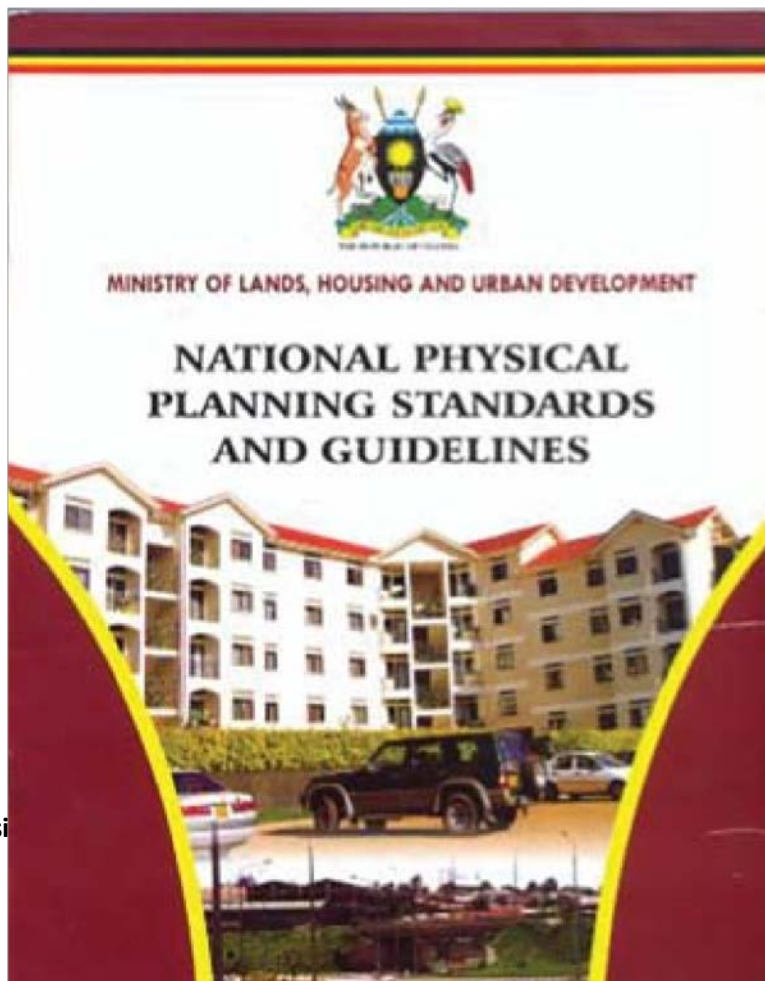
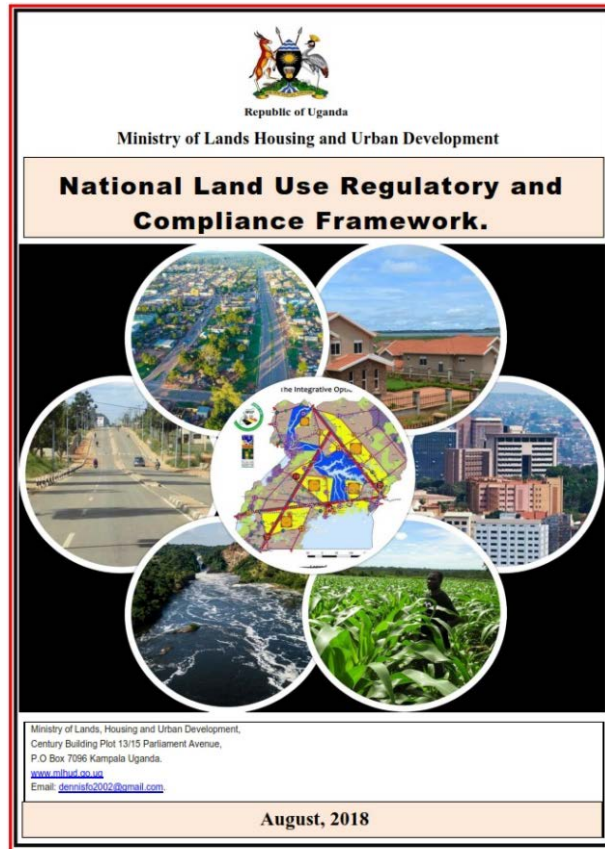
FOR GOD AND MY COUNTRY.

Ms. Mukite Mukwana Rosemary.

Acting Commissioner, Department of Land Use Regulation and Compliance.

Mandate of the Department of Land Use Regulation and Compliance; The Department of Land Use Regulation and Compliance is responsible for formulation of land use related policies, plans and regulations. It also provides technical support and guidance to Local Governments in the field of land use regulation, monitoring and evaluation, and systematization of the land use compliance monitoring function and practice

Departmental Goal; To ensure compliance to the land use regulatory framework in the country	
<p>Departmental Objectives</p> <p>*To ensure adequately planned use systems that provide for orderly and sustainable urbanization, industrial and infrastructural development</p>	<p>*To ensure planned, environmental friendly, affordable and well distributed human settlements for both rural and urban settlements.</p> <p>*To update and harmonize all land use compliance related policies and laws, and strengthen institutional capacity at all levels of government to increase compliance with land use.</p>
<p>National Land Use Regulatory and Compliance Framework.</p> <p>The Ministry of Lands, Housing & Urban Development is mandated to develop policy, strategies and thereafter monitor, evaluate and offer technical guidance in the implementation of planned, orderly physical development throughout the country. Pursuant to this mandate a land use regulatory and compliance framework has been developed to offer guidance in the implementation of national physical planning policies, strategies and various land use laws countrywide. This is in a bid to transform the country in achieving its aspirations of Vision 2040.</p>	<p>The Land Use Regulatory and Compliance Framework consolidates all existing policy, legislative and administrative framework that regulates physical development planning within the Country and proposes best practices picked elsewhere at the global level. It as well identifies the stakeholders in physical development planning and implementation arena and proposes how these should relate if the country is to achieve transformation into a modern and prosperous society hinged on sustainable land use, tenure security, decent housing and integrated planned physical development.</p>



Uganda has undergone fast social economic transformation since the eighties. This however, has come with social economic, physical and environmental challenges that require concerted efforts at regulating land use and development in general to achieve sustainable development. Whereas the policy and law relating to land use and physical planning respectively have been reviewed and new ones are now in operational (The National Land Use Policy and the Physical Planning Act, 2010), there is still need for standards and guidelines on the management of the physical planning and development process.



MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

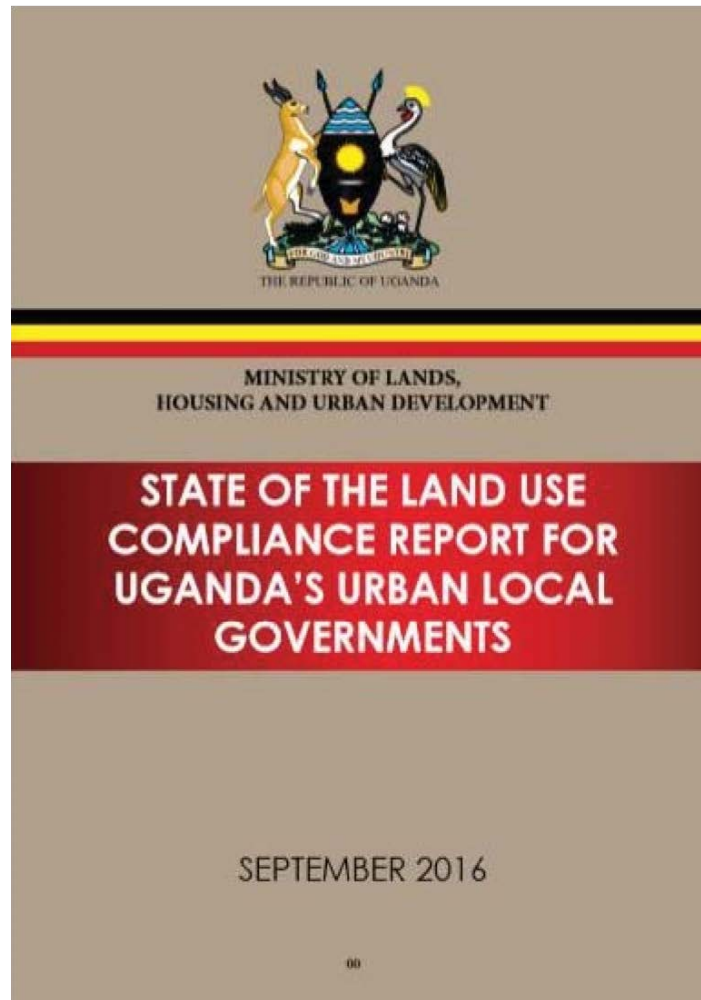
NATIONAL PHYSICAL PLANNING STANDARDS AND GUIDELINES



2019

i

Review of the National Physical Standards and guidelines 2011 currently being undertaken



<p><i>The Ministry of Lands, Housing and Urban Development (MLHUD) having realized the enormous task before the Urban Authorities as implementing agencies to ensure orderly development of their environments amidst scarce resources, sought to undertake a study in the selected 22 Municipalities and 40 Town Councils. This was to determine their level of compliance to the land use regulatory framework which was in place and functional. The study also investigated the limitations of the 62 Urban Councils faced in their quest to effectively implement the Physical Development Plans.</i></p>	<p>Objectives of the Assignment</p> <ol style="list-style-type: none"> 1. The overall objective of this consultancy was to prepare, through a consultative and field based process, a state of land use compliance report covering the selected 62 urban centers. 2. Specific Objectives <ol style="list-style-type: none"> i. To review the existing tools used to assess compliance of Urban Authorities to the land use regulatory framework with a view of developing an effective assessment tool agreed on in a participatory process. ii. To assess the levels of compliance of the Urban Authorities to the land use regulatory framework <p><i>To prepare a State of Land use Compliance Report</i></p>
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MINISTRY OF LANDS, HOUSING & URBAN DEVELOPMENT

State of Land Use Compliance Report for 62 selected Urban Local Governments In Uganda.

Compliance to the Land Use Regulatory Framework- 2016.

The ministry is mandated to monitor, evaluate and assess implementation of planned, orderly physical development throughout the country. Pursuant to this mandate, a study was commissioned in 62 selected urban local governments to determine their compliance performance to the physical development planning and regulatory framework.

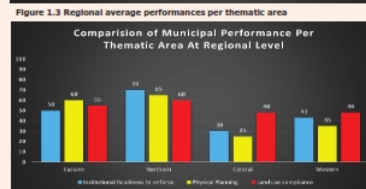
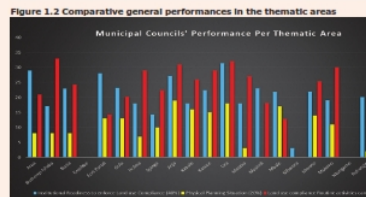
The "State of Land use Compliance Report" details the findings captured in the participating 62 urban local government as a representative sample of the entire country. A compliance assessment tool was developed to appraise the local governments and rank their performance based on principal thematic areas. The assessment was based on mainly three thematic areas (1). Institutional readiness to enforce land use compliance. (2). Physical Planning situation in the urban councils. (3). Land Use Compliance activities carried out in the urban councils.

The report points out critical areas of concern that local governments face in implementing the available physical development planning frameworks in their areas of jurisdiction. This assessment will be carried out on a 2-year basis with the view to identify gaps in performance which shall be as a means to propose workable solutions as we seek to "transform the country into a modern and prosperous society" hinged on sustainable land use, tenure security, decent housing and organized physical development.

Findings:
Table 1.1: General performance for Municipal Councils

No.	Municipal Council	Institutional Readiness to enforce Land use Compliance (40%)	Physical Planning Situation (20%)	Land use compliance Routine activities carried out (40%)	Total Score (100%)
1.	Arua	29.00	08.00	21.00	58.00
2.	Bushenyi-Ishaka	17.13	08.00	33.00	58.13
3.	Buteba	22.92	08.00	24.26	55.18
4.	Entebbe	00.00	00.00	00.00	00.00
5.	Fort Portal	28.00	13.00	14.30	55.30
6.	Gulu	23.28	13.00	20.30	57.00
7.	Homa	18.02	07.00	29.00	54.02
8.	Iganga	14.24	10.00	22.40	47.00
9.	Jinja	27.10	19.00	31.00	77.10
10.	Kabale	18.00	16.00	26.00	60.00
11.	Kasese	22.34	15.00	29.00	66.34
12.	Lira	31.38	18.00	32.00	81.38
13.	Musaka	18.00	03.00	27.00	48.00
14.	Musindi	23.00	00.00	18.13	41.13
15.	Mbale	21.89	17.00	12.80	52.00
16.	Mbarara	03.00	00.00	00.00	03.00
17.	Moroto	22.00	14.00	25.39	61.39
18.	Mukono	19.04	11.00	30.00	60.04
19.	Ntungamo	00.00	00.00	00.00	00.00
20.	Rukungiri	20.07	02.00	26.00	48.07
21.	Soroti	16.40	15.00	24.73	56.13
22.	Tororo	15.59	02.00	11.68	29.27

Figure 1.1: Municipal Council performance at national level



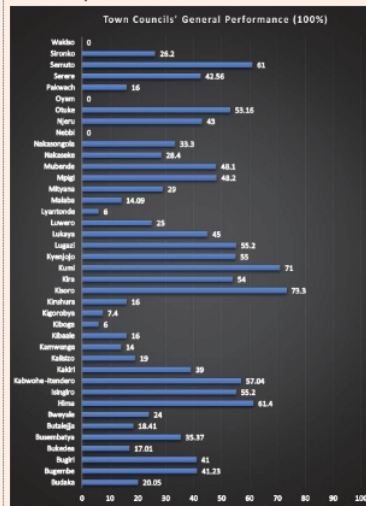
It was established that generally the Northern Region had performed much better while the Central Region had the worst performance. The Northern Region did well in all the three thematic area while the Eastern and Western Regions performed well in institution readiness to enforce land use compliance and in land use compliance routine activities. These two regions also had performed fairly well in the physical planning situation. The Central Region was below average in all the three thematic areas.

Table 1.2: General performance of Town Councils

No.	Town Council	Institutional Readiness to enforce Land use Compliance (40%)	Physical Planning Situation (20%)	Land use compliance Routine activities carried out (40%)	Total Score (%)
1.	Budaka	11.39	00.00	08.66	20.05
2.	Bugembe	16.23	06.00	19.00	41.23
3.	Bugiri	09.44	17.00	14.26	41.00
4.	Bukedde	08.68	03.00	05.33	17.01
5.	Busembuya	13.37	14.00	08.00	35.37
6.	Buteba	05.75	00.00	12.66	18.41
7.	Buteba	13.00	00.00	11.00	24.00
8.	Hima	24.00	15.00	22.39	61.40
9.	Ishigiro	19.17	02.00	34.00	55.20
10.	Kabwhe-Isendero	20.24	11.00	26.98	57.04
11.	Kakiri	12.41	10.00	26.32	38.00
12.	Kaiso	11.00	00.00	07.60	19.00
13.	Kamwajje	06.68	02.00	04.53	14.00
14.	Kibale	07.61	00.00	07.99	15.60
15.	Kiboga	02.85	00.00	02.93	06.00
16.	Kigorobya	02.89	02.00	02.4	07.40
17.	Kiruhura	02.94	13.00	00.00	16.00
18.	Kisumu	28.55	16.00	28.26	73.30
19.	Kira	20.92	08.00	26.93	54.00
20.	Kumi	25.00	19.00	27.00	71.00
21.	Kyengendo	20.86	13.50	19.60	55.00
22.	Lagadi	19.02	14.00	22.13	55.20
23.	Lukaya	19.47	00.00	25.06	45.00
24.	Luwero	18.23	04.00	02.40	25.00
25.	Lyantonde	02.00	00.00	04.00	06.00
26.	Masaka	13.29	00.00	0.80	14.09
27.	Mityana	21.00	00.00	07.48	29.00
28.	Mitali	27.00	06.00	21.20	48.20
29.	Mubende	25.00	00.00	23.08	48.10
30.	Nakasongola	00.00	00.00	20.4	20.40
31.	Nakasongola	15.28	00.00	18.00	33.30
32.	Nebbi	00.00	00.00	00.00	00.00
33.	Neria	13.26	00.00	19.26	43.00
34.	Obuka	15.36	17.00	20.80	53.16
35.	Oyam	00.00	00.00	00.00	00.00
36.	Pakwach	10.00	00.00	06.00	16.00
37.	Serua	21.90	00.00	20.66	42.56
38.	Semuto	20.00	14.00	27.00	61.00
39.	Sironko	08.80	11.00	06.40	26.20
40.	Wakiso	00.00	00.00	00.00	00.00

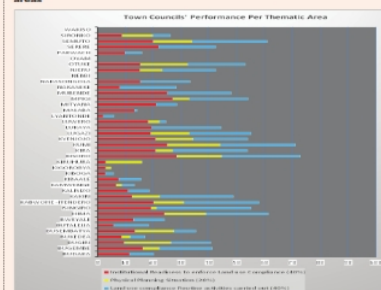
It was noted that majority of the Town Councils were below the average mark which indicated that compliance to the physical development planning framework situation was weak on the ground.

1.4: General performance of Town Councils



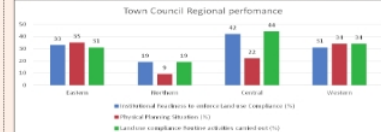
Generally the biggest number of Town Councils (60%) was below average in the entire three thematic areas assessed.

Figure 1.3: Comparative Town Council's performance in the thematic areas



Generally the Central Region performed better while the Northern Region had the worst performance. The Central Region did fairly well in two thematic areas while the Eastern and Western Regions performed fairly in all the three thematic areas. On average all the regions performed below average which is a very poor performance.

Figure 1.4: Town Council's regional performance



Key challenges registered by Town Councils in enforcing land use compliance

- Most Town Councils lacked key technical staff. They improvised by assigning the activities to unqualified staff a practice that had muddled the situation even more.
- Most Town Councils lacked fully appointed and constituted Physical Planning Committees.
- All Town Councils were poorly equipped in terms of equipment.
- Absence of Physical Planning Bylaws to support enforcement of land use compliance activities was a key challenge in the Town Councils.
- Absence of valid and approved Physical Development Plans as a guide to developers.
- All Town Councils had a weakness in record keeping. Documents were not well referenced and even others were dated.
- Under building plan approval processes there was absence of a clear process followed. There was absence of proper Plans Registers and Plans Schedules.
- There was no clearly followed procedure for managing enforcement notices.
- Land allocation and land subdivision were generally carried out without the involvement of technical staff at the Urban Council.
- Poor funding of physical planning activities and political interference were equally key impediments to effective service delivery in assessment urban councils.

Recommendations

- There is need to review the staffing structure of Urban Councils in the country where by physical planning should have a fully fledged department at list for the start at the municipality level and provide for a physical planner at division/sub-county level.
- Develop guiding manuals for the PDP and LDP preparation processes. The ministry together with other development partners should support Urban Councils in development of PDP to guide and regulate physical development.
- Urban Local Governments with support from the MoLHUD should invest in building capacities of the technical staff to enhance their capabilities in service delivery.
- Urban Councils should prioritise physical development planning activities during their budgeting and actual release of funds.
- All Urban Councils must have fully constituted Physical Planning Committees and they must be functional as per requirement of the Physical Planning Act, 2010.
- The MoLHUD may need to issue new guideline/ communication to guide on the roles and responsibilities of each and every member of the physical planning committees committee.
- The report proposes that apart from co-opted members of the PPC, Registered Architect and the Physical Planner both in private practice, the technical officers sitting on a particular PPC of a given council should not be remunerated because this is part and partial of their routine activity. In order to cut costs of maintaining the committees.
- It should be made mandatory for all Urban Council to have complaints desk/register and a focal point person handling these complaints in a clearly laid down procedure that enables feedback to the complainants.
- The MoLHUD should come up with a standardized procedure for handling development applications in all Urban Councils. These guidelines must address issues of receipt, registration, reports and consideration of these applications.
- The Ministry of Justice and Constitutional Affairs should design training programs to build capacities of Urban Council Officials in developing meaningful and realistic bylaws related to physical development planning.
- There is need also to build capacities of Urban Council TPCs and the political leadership in trying to develop synergies between the Five Year Development Plans and the Physical Development Plan priorities.
- The Central Government must revisit the way District Land Boards operate to make it mandatory for the DLEs to consult technical officers in the Urban Councils on matters of physical development planning and land allocation.

The full report may be downloaded on the ministry website: www.mihud.go.ug

Summary of performance of Urban Councils Countrywide in implementation of physical development planning framework for the previous years up to Financial Year 2016



MINISTRY OF LANDS, HOUSING AND
URBAN DEVELOPMENT

STATE OF THE LANDUSE COMPLIANCE REPORT FOR URBAN LOCAL GOVERNMENTS IN UGANDA



FINAL REPORT
DECEMBER, 2019



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MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

THE NATIONAL LAND USE POLICY

MODERNIZATION THROUGH PLANNED LAND USE, URBANIZATION, INDUSTRIALIZATION, AND A DEVELOPED SECTOR SERVICE

June 2006

<p><i>The Overall Policy Goal ;The overall goal for the national land use policy is “To achieve sustainable and equitable socio-economic development through optimal land management and utilization”</i></p> <p><i>Specific Goals</i></p> <p><i>The specific goals for the national land use policy are the following:</i></p> <ol style="list-style-type: none"> <i>1. To ensure adequately planned land use systems that provide for orderly and sustainable urbanization, industrial and infrastructural development.</i> <i>2. To adopt improved agriculture and other land use systems that will provide lasting benefits for Uganda.</i> 	<ol style="list-style-type: none"> <i>3. To reverse and alleviate adverse environmental effects at local, national, regional and global levels.</i> <i>4. To promote land use activities that ensure sustainable utilization and management of environmental, natural and cultural resources for national socio-economic development;</i> <i>5. To ensure planned, environmentally friendly, affordable and well distributed human settlements for both rural and urban areas.</i> <i>6. To update and harmonize all land use related policies and laws, and strengthen institutional capacity at all levels of Government. The Overall Policy Goal</i>
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USE OF AERIAL DRONES, UNMANNED AREA VEHICLES (UAV) FOR IMAGE CAPTURE AND COMPLIANCE MAPPING

Currently the Department is building its capacity in operations using Drones (UAV) to further enhance its compliance monitoring in inspection of land use developments and development control monitoring. Drone technology is a rapid and fast way of capture primary data and information which is a crucial requirement in physical planning and compliance activities.

Drones are much more convenient in data capture and avoid the tedious transect walk and reconnaissance surveys which are a prerequisite for data collection in land use planning. Data collected using drones makes land use monitoring and compliance monitoring simply especially in hard-to-reach areas and other areas where a compliance officer may face resistance in accessing.



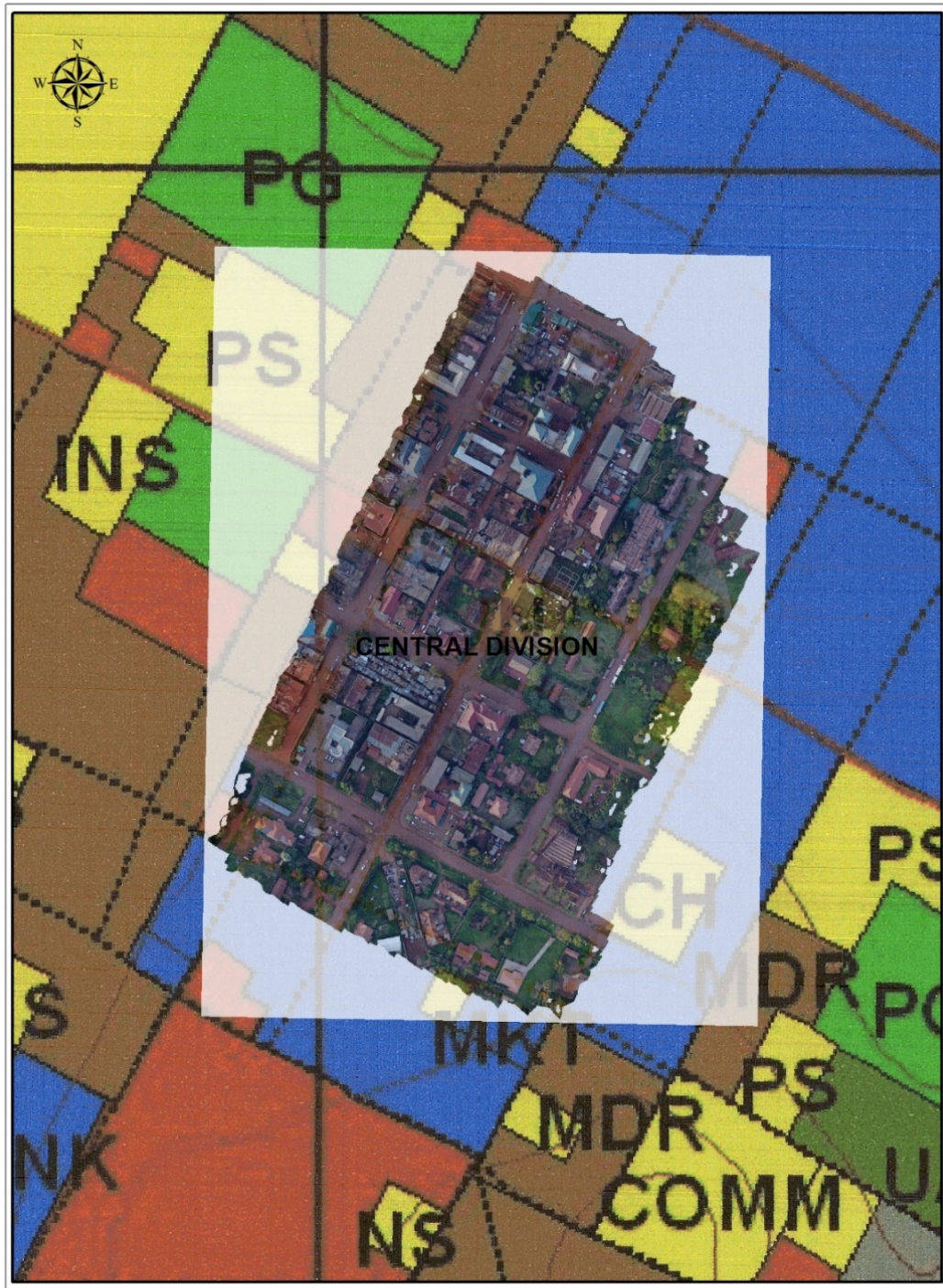
Unmanned area Vehicles (UAV) Drones currently being used in land use planning and monitoring.

JINJA MUNICIPALITY



Updated Image/aerial photography (2020) captured with a drone over a small section of Central division-Jinja City

DRONE IMAGE - JINJA MUNICIPALITY



SCALE: 1:4,000

DATE: NOV, 2020

PREPARED BY: LURC DEPARTMENT



*Drone captured aerial photo **overlaid** over the Jinja Municipal Council Physical Development Plan which is currently under review.*

IMPORTANT GUIDANCE NOTICES



MINISTRY OF LANDS, HOUSING
AND URBAN DEVELOPMENT



COMPLIANCE WITH PHYSICAL PLANNING STANDARDS UNDER THE LAND INFORMATION SYSTEM (LIS) BEGINS FROM 15th SEPTEMBER, 2016

With effect from 15th September, 2016, in order to enforce the planning of land under Mailo, Leasehold, Freehold and Customary tenure systems in all areas of Uganda:

- 1) All fresh applications for Leasehold, Freehold titles and Customary Certificates of Ownership;
- 2) All applications for Subdivision and Consolidation of Titles and Certificates of Customary Ownership; and
- 3) All requests for change of use on already registered /recorded pieces of land,

MUST be accompanied with a letter of approval from the respective Physical Planning Committee.

No transaction shall be entertained if applicants do not comply with the Physical Planning requirements, which the Land Information System shall recognize as mandatory beginning 15th September, 2016.

The New Procedure

For any of the above transactions, the client shall begin by submitting an application to the respective Physical Planning Committee (Urban or District Physical Planning Committee) for consideration and approval:

1. The respective Physical Planning Committee will check for

compliance using the National Physical Planning Guidelines of 2011 and other relevant legislation, including any approved Physical Plan of the Area.

2. The Committee shall ensure that easements and Common Property resources are protected.
3. Once completed, the Committee shall forward the transaction documents to the District Land Boards through the District Land Office for approval.
4. The approved documents shall be forwarded to either the Ministry Zonal Office MZO for registration or the sub county/Office of the Recorder for recordation.
 - Land owners shall be expected to consent in writing to create easements and protect the Common Property Resources.
 - No development shall be allowed in wetlands, forest reserves, wildlife reserves, lake and riversides, roads, railways, power and other service utility lines. All developments, whether or not they are in an area where there is an approved Physical Plan, shall comply with the Physical Planning Guidelines of 2011.

For further information contact your respective Town Council, Municipal, City or District Physical Planning Committee, the Physical Planner at the Ministry Zonal Office, or the Commissioner for Physical Planning at physical.planning@nlhc.go.ug

Gabindadde - Musoke
PERMANENT SECRETARY



MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

Plot 13/15 Parliament Avenue P.O. Box 7096 Kampala

To All Chief Administrative Officers; All Town Clerks

CIRCULAR ON GUIDELINES FOR THE IMPLEMENTATION OF THE DIRECTIVE TO COMPLY WITH PHYSICAL PLANNING PROCEDURE

Reference is made to my earlier directive that appeared in the Newspapers (both the *New Vision* and the *Daily Monitor*) that took effect on **15th September 2016** regarding new compliance to Physical Planning Procedures.

The Ministry of Lands, Housing and Urban Development has now prepared guidelines to operationalize the directive that is meant to ensure that Physical planning Committees (PPCs) at all levels effectively implement Physical Planning Laws, regulations and standards. The guidelines are

intended to deter any varying interpretation from various actors involved in Land Management and Administration.

Please feel free to consult the Ministry at dennisfo@mlhud.go.ug or physical.planning@nlhc.go.ug

GUIDELINES FOR IMPLEMENTATION OF THE DIRECTIVE TO COMPLY WITH THE PHYSICAL PLANNING PROCEDURES

Background:

Government has a responsibility of regulating the use of land under laws made by Parliament and Policies made from time to time. To this end, a regulatory framework has been put in place to ensure that land is planned, used and managed for the benefit of the present and future generations as we seek to transform the country into a modern society by 2040.

Some of the frameworks that have been put in place to guide planning and use of land include but are not limited to, The National Environment Act (1995), the Land Act (1998), National Land Use Policy (2007), the Physical Planning Act (2010), National Land Policy (2013), Physical Planning Regulations (2011) and National Physical Planning Standards and Guidelines (2011).

The Permanent Secretary, Ministry of Lands, Housing and Urban Development issued a directive that took effect on the 15th of September 2016, for all land applications to comply with Physical Planning procedures and requirements. To avoid differing interpretations of the directive, the Ministry is providing guidelines for use by all Local Governments, Institutions and other agencies that are involved in the land administration and management process.

The Ministry has developed the following guidelines to steer the implementation of the directive:-

1. Physical Planning procedures shall apply to all land tenure systems in the country.
2. Area Land Committees shall continue to be the first point of call for fresh land applications as stipulated by law.
3. All Applications dealt with by the Area Land Committees shall be forwarded to the respective Physical Planning Committee of that area for their planning input. (S.6 (4)-Land Act & S.14 (a, e)-Physical Planning Act, 2010).
4. All applications for subdivision, consolidation, lease renewal and extension shall be subject to consideration by the relevant Physical Planning Committee (PPCs) before they are received by the District Land Boards, Uganda Land Commission, sub-county recorders and Ministry Zonal Offices (S.51(1)- Physical Planning Act, 2010).
5. All applications for sub-division and consolidation of land SHALL be accompanied by a duly filled Form P.P.A 2 (S.36. (1, 2, 3) - Physical Planning Act, 2010).
6. The decision arrived at by a Physical Planning Committee in respect of any application shall be communicated in writing to the applicant, District Land Board and Uganda Land Commission.
7. In respect of development and sub-division applications, the

Physical Planning Committee decision shall be communicated on Form P.P.A. 3.

8. Physical Planning Committees shall while considering land applications, ensure that easements and common property resources are protected. For purposes of these guidelines, easements shall include but are not limited to: communal accesses, road reserves, railway reserves, utility lines / way leaves. Common property resources shall include dams, public water sources and public open spaces.
9. Accessibility to any piece of land being applied for is a prerequisite for approval.
10. Physical Planning Committees shall subject all land applications to National Environment Management guidelines and standards for the protection of natural resources such as rivers, lakes, forests, wetlands, wildlife reserves among others.
11. All approved land applications shall be submitted for registration to the respective Ministry Zonal Offices / Sub-county recorder or the Ministry headquarters for areas without zonal offices.
12. Any person aggrieved by the decision of a Physical Planning Committee in respect of an application, may within the prescribed legal period, from the date of that decision, appeal to the next higher Physical Planning Committee or National Physical Planning Board for recourse.

Dorcas W. Okalany
PERMANENT SECRETARY

Department of Urban Development



The Urban Development Department in the Ministry of Lands, Housing and Urban Development is one of the three Departments was established in 2006 with the creation of the Directorate of Physical Planning and Urban Development during restructuring of Government Ministries.

The Department is charged with the responsibility of ensuring sustainable urban development as well as the maintenance of a conducive living environment that meets the needs and aspirations of Citizens in the Cities and Towns of Uganda.

It coordinates all technical actors in urban planning and development including areas of good governance, urban planning, architecture, environmental management, housing and transport solutions. It is therefore at the center of managing urban development in Uganda.

The Department is responsible for formulation of urban policies, regulations, development and review of relevant laws, standard setting to enhance orderly urban development.

Specifically, it is mandated to provide an enabling environment with adequate legal and institutional frameworks, efficient political, managerial and administrative processes to enable the urban authorities respond to the needs of citizens.

The Department has implemented various activities and projects while others are still ongoing. These include and not limited to the following; developing of the National Urban Policy (NUP), Municipal Development Strategies (MDS), Urban solid waste management strategy, establishment of the Uganda National Urban Forum at National, Municipal and Municipal Development Forums at Municipal levels,, implementation of the Uganda Support to Municipal Infrastructure Development (USMID) Program, finalization of the Draft National Urban Solid Waste Management Policy among others.

Through its engagement with various stakeholders, the Urban Development Department looks forward to delivering more services that practically contribute to not only to the orderly and sustainable urban development in Uganda but also social economic transformation of Uganda and thus contribute the country's ambition for attainment of middle income status

Padde Joseph Walter
Commissioner for Urban Development

DEPARTMENT OF URBAN DEVELOPMENT

The Department of Urban Development is responsible for formulation of policies, regulations, development and review of relevant laws, coordination, inspection, monitoring and evaluation, technical support relating to urban and regional planning and public awareness campaigns to lower urban local governments.

Vision of the Department of Urban Development

“Orderly & Sustainable Urban Development

Mission of the Department of Urban Development

To ensure efficient and effective equitable and livable urban areas

Strategic Objectives of the Department of Urban Development

The department's strategic objectives include the following;

- Promotion of orderly, sustainable and integrated urban Development.
- Monitoring and Supervision of urban Sector performance.
- Ensuring effective management and preservation of urban heritage and environment.

<ul style="list-style-type: none"> • Promoting safe, affordable, quick, reliable and sustainable access for all urban residents to jobs, markets, education, medical, recreation and other such needs within the urban areas. • Improve the quality, access to and affordability of urban infrastructure services in order to make urban centers more competitive. • Enhance the development of urban economy and reduction of urban poverty. • Promote sustainable management of the urban environment and preservation of urban heritage; and • Promote social cohesion and inclusion for all urban dwellers. • Increase public awareness on urban development and management issues and advocate for sustainable urban development. • Develop and operationalize strategies for resource mobilization to support urban development programs in the country. • Create and maintain an urban information system for purposes of planning, monitoring and evaluation. • Coordinate with all stakeholders in the urban sector to ensure environmentally sound, collective and participatory approach in urban development. • Spear head research and development for the urban sector. <p>Functions for the Department of Urban Development</p> <ol style="list-style-type: none"> 1. Initiate, formulate and review national urbanization legislation, policy, guidelines and strategies. 2. Set National standards, policies and guidelines for urbanization. 3. Advise government on the development and gazetting of urban center; 4. Provision of technical support, support supervision of Local Governments on their Urbanization initiatives; and 5. Coordinate the development, implementation and monitoring of the National Urban policy, legislation, standards and regulations. 	<p>Core values of the department of urban development</p> <ol style="list-style-type: none"> 1. Teamwork: We shall maximize the capability to comprehend and recognize the diverse strengths and abilities in the team setting and then applying them to one final solution. 2. Respect: We shall at all times during our work aim at treating each other in a way that boosts personal positive feeling of esteem. 3. Integrity: We shall aim at each individual achieving perceived consistency of actions, honesty, expectations and out come during our work. 4. Time Management: We shall aim at rational allocation effective and efficient use of time as a limited resource in the execution of departmental business. 5. Communication: We shall aim at conveying information to every team member using all appropriate and efficient ways so that all team members are always up to date. 6. Professionalism: we shall ensure that every individual staff member develops and conducts him/herself in a manner reflecting expertise in his/her field at all times. <p>Achievements of the Urban Development Sub-Sector</p> <p>They include:</p> <ul style="list-style-type: none"> • National Urban Policy <p>The Directorate for Physical Planning and Urban Development in the Ministry of Lands, Housing and Urban Development is mandated to ensure optimal land utilization and orderly development of rural and urban areas. It is the coordinating Agency for the implementation of the National Urban Policy (NUP).</p> <p>The government of Uganda adopted the National Urban Policy in July 2017 to provide a framework for guiding the urbanization process in Uganda and enhance management of the urban growth. The policy was developed through a nationwide consultative process.</p> <p>The vision for NUP is transformed and sustainable urban areas while the goal is to promote livable urban areas that are organized, inclusive, productive and sustainable.</p>
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<ul style="list-style-type: none"> • Finalization of the Draft National Urban Solid Waste Management Policy • Municipal Development Strategies (MDS) developed for 14 (USMID) Municipalities of Entebbe, Arua, Mbale, Kabale, Lira, Gulu, Soroti, Fort Portal, Hoima, Tororo, Masaka, Mbarara, Jinja and Moroto. • Urban solid waste management strategy for the above 14 Municipalities in place. <p>One of the most pressing problems faced by many urban centers in Uganda today is Solid Waste Management. Rapid urbanization and changing lifestyles have led to the generation of huge amounts of solid waste in the urban areas. Considering that the urban population of Uganda is growing at an average rate of over 5.4 percent per annum, the magnitude of the solid waste challenges is likely to grow even larger unless immediate steps are taken. The Municipal Solid Waste Management Systems are characterized by low collection rates and management practices that are near or at the bottom of the waste management hierarchy.</p> <p>The Government of Uganda is therefore concerned that despite this trend of increasing solid waste generation in these municipalities, the capacities of the municipalities has not increased to match this increase; this has resulted in deterioration in cleanliness of the towns. The current solid waste management practices are unsustainable and continue to pose serious environmental and public health risks. This situation is unacceptable as the country looks forward to achieving the aspirations of the Uganda Vision 2040.</p> <p>Over the years, the solid waste management issue has been addressed through the provision of garbage trucks, equipment, fuel, and manpower without adequately engaging communities to participate in the handling of solid waste. However, it has now become clear that solid waste management requires holistic approaches that address the technical, financial, socio economic and political bottlenecks along the management chain that are continuing to limit progress. In that regard, the starting point is for each Municipality to prepare a Solid</p>	<p>Waste Management Strategy and Plan to guide sustainable solid waste management within its jurisdiction.</p> <p>The World Bank financed Uganda Support to Municipal Infrastructure Development (USMID) Program under the Ministry of Lands, Housing and Urban Development, supported the preparation of municipality-specific Solid Waste Management Strategies and Plans for fourteen (14) municipalities namely: Entebbe, Jinja, Tororo, Mbale, Moroto, Soroti, Lira, Gulu, Arua, Masaka, Mbarara, Kabale, Fort Portal and Hoima. These strategies will guide municipal solid waste management activities for the next five (5) years 2016/17 to 2020/21. In addition, these strategies are supported by Municipality-Specific Information Education and Communication (IEC) Strategies and Plans to influence community behavior and attitude towards solid waste and ultimately promote public participation in solid waste management. Furthermore, model by-laws on solid waste management for each municipality have been prepared and these will be tailored to the specific needs and situation of each municipality to be duly approved by the Central Government, and implemented by the municipalities.</p> <p>Government expects these strategies to help the respective municipalities to improve the planning and management of solid waste in their areas and eventually create cleaner, environmentally sustainable and healthy urban communities. All stakeholders are therefore called upon to actively participate and support the Municipal Councils in achieving the visions, goals and objectives of the strategies. Proper solid waste management is the responsibility of every citizen.</p> <ul style="list-style-type: none"> • Establishment of the Uganda National Urban Forum at National, Municipal and Municipal Development Forums at Municipal levels. • Municipal Development Forums (MDFs) have been launched in Municipalities that include; Entebbe, Arua, Mbale, Kabale, Lira, Gulu, Soroti, Fort Portal, Hoima, Tororo, Masaka, Mbarara, Jinja, Moroto, Masindi and Bushenyi-Ishaka.
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<ul style="list-style-type: none"> • The Uganda support to Municipal Infrastructure Development (USMID) project implemented in the 14 Municipalities. • Successfully implemented the Transforming Settlements for the Urban Poor in Uganda (TSUPU) in (5) Municipalities of Jinja, Arua, Kabale, Mbarara and Mbale. <p>Future Planned Activities for the Urban Development Department</p> <ul style="list-style-type: none"> • Rolling out of the Municipal Development Forums (MDFs) in other Local Governments in Uganda. • Review of National Physical Planning standards and guidelines. • Preparation of guidelines for integration of physical plans and 5 year development plans. • Collection of data on the state of the urban sector report. 	<ul style="list-style-type: none"> • Provision of technical support to LGs and UD sector initiatives. • Staff will be trained in the management of urban development. <p>Projects in the Department</p> <ul style="list-style-type: none"> • TSUPU-Transformation of settlements for the urban poor the project is focused on empowering the urban poor as well as their livelihoods in the 5 municipalities namely; Jinja, Mbale, Mbarara, Kabale and Arua • USMID-Uganda Support to Municipal Infrastructure Development in the 14 selected municipalities including; Arua, Entebbe, Fort portal, Gulu, Jinja, Kabale, Lira and Hoima. This project is aimed at financing the mechanism of urban infrastructure development and support implementation of physical development plans.
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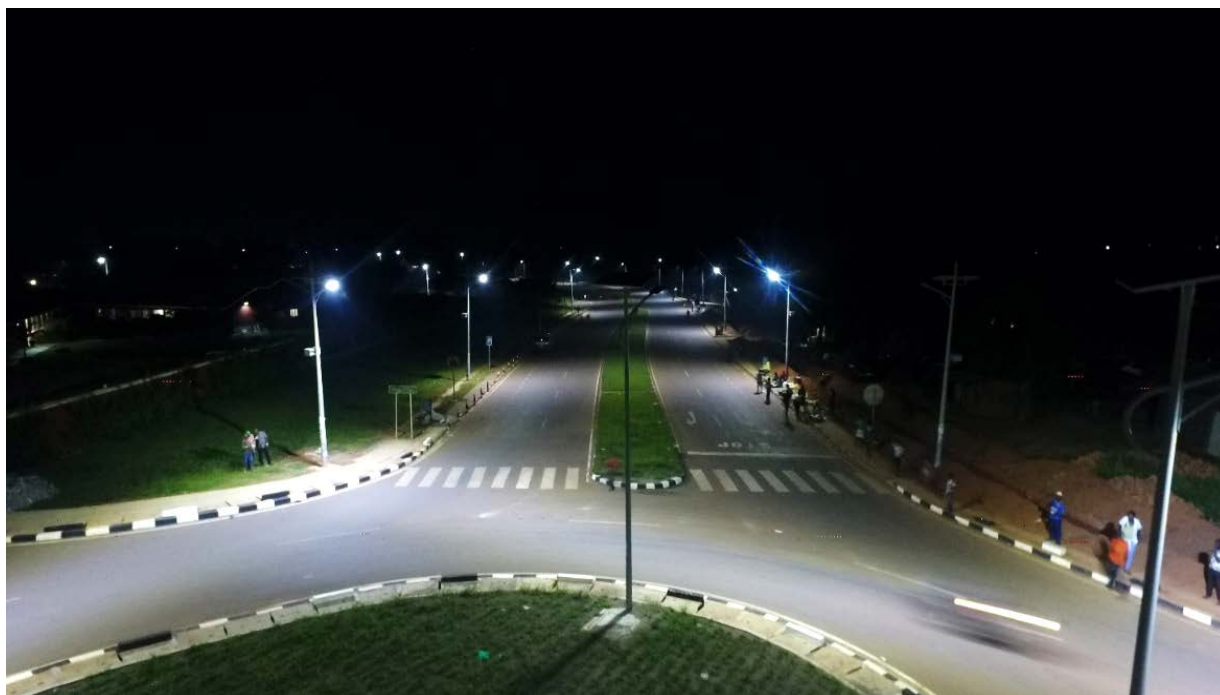
Walkways and waste bins on one of the USMID Roads

All the completed roads were fitted with solar lights for among others; safety and reduction of urban crime that always comes as an incidental to developed areas. Some cases of this crime are always gender based, and the Government's confidence in the street lighting if well maintained would enable the towns curb such cases.

According to the second National Development Plan 2015/16 – 2019/20 (that just ended), Infrastructure is one of the planned priority investments that Government considers to have a greatest multiplier effect on the economy. Others are Minerals, Oil and Gas, agriculture, tourism and human capital development. Government therefore upholds infrastructure and human capital development as fundamental enablers for socio-economic transformation of the country.

With such outcomes of the project, an increased number and quality of local access and economic infrastructure should be able to accelerate growth and competitiveness of the Urban cities that were supported, and continue to be supported.





A section of Ring road in Gulu Lighting at night.

Following the theme of the NRM Manifesto, launched by President Museveni on June 6th 2015 of “Taking Uganda to modernity through job-creation and inclusive development,” the outcomes of urban development are inclusive of job creation and a definite development as the manifesto provides. With Urban Development comes public acceptability and service improvement in a sustainable environment hence government benefiting from an improved revenue collection.

However, prior to the USMID support, the Urban cities had no capacity to attract investment necessary for development, job creation and productivity but with USMID program, the Municipal local governments gained a fundamental prerequisite for growth and productivity, hence enabling them to benefit from economies of agglomeration and scale.

The Municipalities, (some now cities) after the five years of support from USMID program had strengthened in Fiduciary, safeguards, Urban planning, Own Source Revenue generation which has since led to an increase in the GDP collection for the country.

The USMID Program came to an end in December 2018, but it opened a second phase (2018-2023) to

be implemented in the same manner, but expand its reach to more Municipal Local Governments, and district Local Governments that support refugees.

The program registered the following milestones among others;

- (i) Enhanced drainage structures and greening to manage the climate change related risks like heat waves and heavy floods. The program achieved planting of 1320 trees and 56,449m of grass and flowers along the road reserves to enhance beautification of the roads in some Municipalities and Cities.
- (ii) A bus terminal in Moroto district was developed, with a capacity of 16 buses.
- (iii) Institutional systems for municipal governance and service delivery were strengthened. Municipal Councils established fairly comprehensive up-to-date digital databases of existing potential taxpayers, updated their revenue registers and also registered tremendous increases in local revenue collection as a result.
- (iv) Municipal Local Governments also developed and had their physical development plans approved to guide in their future urban development;

<p>The 14 Municipal Councils (some have since turned into Cities) were provided with Specialized technical equipment in the areas of engineering, physical planning, surveying and environment. The equipment included; Total stations, Plotters, Global Positioning systems- GPS, computer and software.</p> <ul style="list-style-type: none"> Development of Municipal Development Strategies (MDS) in 14 Municipalities The MDS project is aimed at enabling the Municipalities identify their individual uniqueness and development potentials. 	<ul style="list-style-type: none"> Leveraging of Municipal Improvement Infrastructure Investment (LMIII). The project was aimed at establishment of Municipal Development Forums in the 9 Municipalities of Entebbe ,Masaka, Fort portal, Hoima ,Lira, Gulu, Moroto, Soroti and Tororo, Formation of the Municipal Wide Infrastructure Development plan in each of the 14 Municipalities and preparation of Engineering designs for the 14 participating municipalities in the Uganda Support to Municipal Infrastructure Development (USMID) program.
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MUNICIPAL DEVELOPMENT FORUMS

"SUSTAINABLE URBANIZATION: A COLLECTIVE RESPONSIBILITY"

VISION
SUSTAINABLE URBAN DEVELOPMENT THROUGH DIALOGUE AND PARTICIPATION

PRINCIPLES

1. *Collective Responsibility of all stakeholders in ensuring sustainable urban development:*
2. *Integrated planning framework for sustainable urban development:*
3. *Effective coordination amongst all urban stakeholders enhances complementarity of roles:*
4. *Local cooperation arrangements and networking enhances local capacities and capabilities:*
5. *Bottom-up broad-based stakeholder participatory consultations ensures stakeholder empowerment and ownership: and*
6. *Resource mobilization for sustainable and viable urban development.*

THE MUNICIPAL DEVELOPMENT FORUMS



Background Information

The Government of Uganda has recognized the need to capture the positive impacts of urbanization, and seeks to devise a strategy to enhance competitiveness of urban sector in order to harness its potential as a driver of economic growth. The Government of Uganda in conjunction with its development partners Cities Alliance, UNDP, the World Bank and the UN Habitat are spearheading the formation of the Municipal Development Forums in selected Municipalities following the launch of the Uganda National Urban Forum on 6th. May 2010.

What are MDFs (Municipal Development Forums?)

MDFs are platforms established at the Municipal level for all stakeholders in the urban sector like the urban poor, local government, service providers, private sector and other stakeholders to meet regularly to exchange views, debate priorities and agree on common actions on matters pertaining to the urban sector.

MDFs are intended to bring together individuals and representatives of governmental and nongovernmental institutions, organizations of the urban poor, Professional institutions, Cultural Institutions, Religious institutions as well as voluntary organizations to discuss matters pertaining to urban development at the municipal level and shall have Local Urban Development Forums in each Division.

The MDFs have a major role in enhancing broad based consultations on matters pertaining to the urban sector that will offer all the stakeholders an opportunity to contribute to the planning process in the Municipal Councils, enhance

sharing of experiences, and facilitating access to information with an aim of improving the performance of the urban sector in order to ensure Sustainable urban development.

The Theme of MDFs

"Sustainable urbanization: A collective responsibility"

The Vision of MDFs

Sustainable Urban Development through dialogue and participation.

The Mission of MDFs

To empower urban stakeholders to participate in influencing policy, legal and regulatory frameworks in order to ensure effective management of urban growth and sustainable urban development.

What do the MDFs seek to provide to the urban communities?

MDFs seek to provide a platform for dialogue at a Municipality level for all the stakeholders with an aim of promoting collective participation in devising strategies to tackle challenges facing the urban areas in order to lead to sustainable urban development.

The MDFs provide an opportunity to the urban poor to have a voice and make their input into policies that guide urban development and management in order to enhance service delivery. The urban poor are a reality in the urban areas; the MDFs therefore recognize the existence of the urban poor and provide a forum for them to know their rights, responsibilities and obligations.

Principles of the MDFs

- Collective Responsibility of all stakeholders in ensuring sustainable urban development;
- Integrated planning framework for sustainable urban development;
- Effective coordination amongst all urban stakeholders enhances complementarity of roles;
- Local cooperation arrangements and networking enhances local capacities and capabilities;
- Bottom-up broad-based stakeholder participatory consultations ensures stakeholder empowerment and ownership;

<ul style="list-style-type: none"> • Resource mobilization for sustainable and viable urban development. <p>Objectives of MDFs</p> <ul style="list-style-type: none"> • To provide space for dialogue amongst all stakeholders of the urban domain to influence policy and legal framework pertaining to planning and management of urban growth. • To increase awareness of stakeholders about collective action to influence the urban development agenda at the Municipality level. • To promote collaborative applied urban research to find sustainable practical solutions to critical urban challenges. • To improve coordination and networking arrangements among stakeholders in the urban domain for purposes of exchanging information, knowledge and experiences as well as mobilizing resources for implementation of urban development programs. • To promote pro-active integrated participatory planning, development and management of the urban environments amongst urban actors in urban areas. • To organize regular conferences, Seminars, fora and training events for purposes of influencing legal and policy reforms for effective urban development and management. <p>Functions of MDFs</p> <ul style="list-style-type: none"> • Monitoring the implementation of resolutions from the Local Municipal Development Forums pertaining to policy and legal reforms; • Undertaking lobby and advocacy campaigns to facilitate prioritizing of urban development issues on the regional, national and local development agendas; • Compiling information on sustainable urban development initiatives and disseminate it to the stakeholders; • Playing a coordinating role in prioritizing identified local urban development initiatives and facilitating sourcing of funding and technical support at all levels; • Enhancing broad-based consultations to generate consensus on challenges of urban growth; • Planning and organizing future annual and quarterly events at the Municipal Council level; • Facilitating networking and applied research initiatives on planning and management of urban development issues; 	<ul style="list-style-type: none"> • Maintaining a website for purposes of disseminating information and best practices and transferring of knowledge; • Preparing publicity materials to update members about developments related to the urban sector in the Municipal councils; • Disseminating and giving value added information related to urban development issues pertinent to the Municipal Councils including information on new fields of research, donor identification and professional exchange and training programs; • Recommending interventions aimed at addressing Urban Development issues in Uganda; <p>Institutional Framework (How the MDFs operate) The Forum is convened and supported by the Urban Local Government, with a broad membership and participation of all the different stakeholders in the Municipality. The Chairing of the Forums is typically rotation amongst the different stakeholders constituting the Forum Management body.</p> <p>The MDFs are governed by Charter which may vary from Municipality to Municipality; however they adhere to similar principles. The organizational structure of the MDFs includes the Council, the Executive Committee, the Thematic Working Groups and the Secretariat.</p> <p>Urban Concerns that are to be addressed by MDFs include the following:</p> <ul style="list-style-type: none"> • Population pressure • Orderly towns • Urban services • Access to Urban land • Keep town clean campaigns • Healthy urban environments • Decent and affordable urban housing • Vibrant and competitive urban economy • Urban poverty and unemployment • Social Equity- homelessness and street children • Urban safety and security • Urban disaster planning, preparedness and management. • Urban Heritage • Urban governance • Urban Beautification and landscaping • Urban transport system.
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<p>Coverage and Scope</p> <p>MDFs are currently established at the Municipal levels. In Uganda they have been introduced in twenty-six (26) Municipalities namely; Jinja, Hoima, Kabale, Mbarara, Fort Portal, Mbale, Gulu, Soroti, Moroto, Lira, Tororo, Arua, Entebbe, Masaka, Masindi, Bushenyi-Ishaka, Kitgum, Kasese, Mukono, Mubende, Apac, Kamuli, Busia, Lugazi, Ntungamo and Kira.</p> <p>Membership to the MDFs/ who should be a part of the MDFs</p> <p>Membership of the MDFs is open and consists of the public sector, private sector, Voluntary organizations including NGOs, development partners, CBOs with a demonstrable interest in the urban sector. In the different five Municipalities the members shall be registered with the MDFs after pledging in writing to abide by the respective municipal Charters and to act in good faith and to the best of their ability in the application of the policies and procedures established by the Forum Charter or by the Council. All the Municipal urbanites at all levels/sectors are the beneficiaries and target group of the municipal development forums.</p>	<p>Future prospects for MDFs</p> <p>The government of Uganda intends to extend this program to the rest of the other Municipalities and Town Councils to enable increased community participation in devising strategies to the urbanization challenges in order to ensure sustainable urban development at the local level.</p> <p>Duration of the MDFs</p> <p>MDFs are permanent fora for networking, sharing and disseminating information, promoting cooperation amongst various actors in the urban sector to ensure advancement and sustainability of orderly urban development and advocating for prioritization of urban sector issues in the overall national development agenda and promoting integrated planning and management of urban growth.</p> <p>MDFs are established to stay because urbanization is a process that cannot be stopped but only needs to be planned for and managed in a sustainable way.</p> <p><i>Sustainable Urbanization is a collective responsibility: Play your part and together we shall achieve better and healthy towns.</i></p>
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MINISTRY OF LANDS HOUSING AND URBAN DEVELOPMENT: FIVE YEARS OF STRENGTHENING URBAN MUNICIPALITIES THROUGH THE USMID PROGRAM.

<p>After five years of deliberate efforts to transform Municipalities with local access and economic infrastructure across the country, the Ministry of Lands, Housing and Urban Development is now confident that the supported Municipal councils have built enough capacity to play a significant role in the social- economic development of the country.</p> <p>Through the Uganda Support to Municipal Infrastructure Program (USMID) the Ministry has contributed immensely to the rehabilitation and development of Municipality roads, markets, bus parks and their attendant features in the 14 beneficiary Municipalities. Some of the supported Municipalities have since been transformed into Cities.</p> <p>The USMID program, that commenced in 2013 and ended in 2018 was implemented in a context where Uganda since 1986 had experienced high economic growth, poverty reduction and</p>	<p>an average annual GDP growth of 8.1 % over the previous years. The Program overall objective was to enhance institutional performance of Municipal Local Governments to improve urban service delivery, and it benefited 14 of the Municipal Local Governments of; Arua, Lira, Gulu, Soroti, Entebbe, Mbale, Tororo, Jinja, Masaka, Hoima, Fort portal, Mbarara, Kabale and Moroto.</p> <p>Designing the USMID Program, the Government thought of three major outcomes;</p> <ol style="list-style-type: none"> 1. Strengthened capacity of the 14 participating Municipalities in Fiduciary, safeguards, Urban planning and own source revenue generation 2. Increase in total planned infrastructure completed by participating Municipal Councils 3. Enhanced capacity of the Ministry of Lands, Housing and Urban Development, management and backstopping for the implementation of the program.
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During the first Batch of program implementation, a total of 53km of 2 lane roads was constructed with its associated road infrastructure as; 59 km of covered lined drains, 70.5 km open lined drains, 70.5 km open lined drains, 67.2 km of pedestrian walkways, 25.2 km of cycle lanes, 43.5 km of parking lanes, 1,618 solar street lights and 677 cans to manage litter.

The second Batch infrastructure projects resulted into a total of 24.56 km of 2 lane roads, 3 taxi parks with 328 lock up shops and 143 parking lots for vehicles, 35 km of covered lined drains, 44.02 km of pedestrian walkways, 20.11 km of cycle lanes, 1,015 solar street lights and 623 trash cans.



BACKGROUND INFORMATION

The Government of Uganda has recognized the need to capture the positive impacts of urbanization, and seeks to devise a strategy to enhance competitiveness of urban sector in order to harness its potential as a driver of economic growth.

The Government of Uganda in conjunction with its development partners Cities Alliance, UNDP, the World Bank and the UN Habitat are spearheaded the formation of the Uganda National Urban Forum-UNUF in Uganda which is local replication of the World Urban Forum which is a global event that take place every after two years and it's organized by UN-Habitat and brings together urban practitioners from all the spheres of life, the Uganda National Urban Forum was launched on 6th. May 2010.

What is the Uganda National Urban Forum-(UNUF)

UNUF is a platform established at the National level for all stakeholders in the urban sector like the urban managers, urban professionals & practitioners, the urban poor, urban local governments, utility service providers, private sector, the civil society, the academia, Non- governmental organizations, faith based organization.

Federations of slum dwellers, the media fraternity, individuals with a bias in urban matters and other stakeholders to meet regularly for planned national summits to exchange views, debate urban development priorities and agree on common actions on matters pertaining to the urban sector.

UNUF is intended to bring together all individuals from the public and representatives of governmental and non-governmental institutions, organizations of the urban poor, Professional institutions, Cultural Institutions, Religious institutions as well as voluntary organizations to discuss matters pertaining to urban development at the National level and it is linked to Municipal Development Forums established in 25 municipalities. The UNUF has a major role in enhancing broad-based consultations on matters pertaining to the urban sector that will offer all the stakeholders an opportunity to contribute to the planning process at the National level, enhance sharing of experiences, and facilitating access to information with an aim of improving the performance of the urban sector, influencing urban sector policy development and direction in order to ensure sustainable urban development in Uganda.

The Theme of UNUF

"Sustainable urbanization: A collective responsibility"

The Vision of UNUFs

Sustainable Urban Development through dialogue and participation.

The Mission of UNUFs

To provide a national platform for dialogue and participation amongst all stakeholders in the urban sector to influence policy, legal and regulatory reforms for sustainable urban development.

What does the UNUF seeks to provide to the urban sector

UNUFs seek to provide a platform for dialogue at a national level for all the stakeholders with an aim of establishing a permanent forum for networking, sharing and disseminating information, promoting cooperation amongst various actors and promoting collective participation in devising strategies to tackle challenges facing the urban areas to ensure advancement and sustainability of the UNUF network, advocating for prioritization of urban sector issues in the overall national development agenda and promoting integrated planning and management of urban growth in order to lead to sustainable urban development.

The Uganda National Urban Forum (UNUF) has a major role in enhancing broad-based consultations within the urban sector that would offer stakeholders an opportunity to contribute to the national planning process, development of planning policies and planning concepts as well as facilitating access to information and assessment of experiences pertaining to urban development and management. The UNUFs provide an opportunity to the urban poor to have a voice and make their input into policies that guide urban development and management in order to enhance service delivery. The urban poor are a reality in the urban areas; the UNUFs therefore recognize the existence of the urban poor and provides a forum for them to know their rights, responsibilities and obligations.

The UNUF seeks to bridge the gap that has subjected various urban actors to plan and operate in isolation yet all urban systems are interlinked and require well established coordination mechanisms.

Principles of the UNUFs

- a) (Collective Responsibility of all stakeholders in ensuring sustainable urban development;
- b) Integrated planning framework for sustainable urban development;
- c) Effective coordination amongst all urban stakeholders enhances complementarity of roles;
- d) Local cooperation arrangements and networking enhances local capacities and capabilities;
- e) Bottom-up broad-based stakeholder participatory consultations ensures stakeholder empowerment and ownership;
- f) Resource mobilization for sustainable and viable urban development.

Objectives of UNUF

- a) To provide space for dialogue amongst all stakeholders of the urban domain to influence policy and legal framework pertaining to planning and management of urban growth.
- b) To increase awareness of stakeholders about collective action to influence the urban development agenda at the Municipality level.
- c) To promote collaborative applied urban research to find sustainable practical solutions to critical urban challenges.
- d) To improve coordination and networking arrangements among stakeholders in the urban domain for purposes of exchanging information, knowledge and experiences as well as mobilizing resources for implementation of urban development programmes.
- e) To promote pro-active integrated participatory planning, development and management of the urban environments amongst urban actors in urban areas.
- f) To organize regular conferences, Seminars, fora and training events for purposes of influencing legal and policy reforms for effective urban development and management.



Institutional Framework (How the UNUF operate)

The Forum is convened and supported by the Urban Local Governments, with a broad membership and participation of all the different stakeholders in the urban sector domain. The Chairing of the Forum is typically by the president of the Executive Committee in support of the members of the UNUF executive committee that comes into power through elections at the Annual General Assembly over a period of two years.

The UNUFs is governed by Charter. The organizational structure of the UNUF includes the under mentioned management organs;-

- The Council/ Annual General Assembly (AGM);
- The Executive committee (to be constituted by representatives of stakeholders);
- The thematic working groups;
- The Secretariat of UNUF (Ministry of Lands, Housing & Urban Development); and
- The Local Urban Fora.

Urban Concerns addressed by UNUF include the following:

- Population pressure;
- Building Orderly towns;
- Improving urban services;
- Access to Urban land;
- Keep towns clean campaigns;
- Healthy urban environments;
- Decent and affordable urban housing;
- Vibrant and competitive Urban economies;
- Urban poverty and unemployment;
- Social Equity- homelessness and street children ;
- Urban safety and security;
- Urban disaster planning, preparedness and management;
- Urban Heritage
- Urban governance;
- Urban landscape and Beautification;
- Efficient urban transport systems.

UNUF Coverage

UNUF is a national platform established at the national levels. Its target is all the stakeholders in the urban domain.

Membership to the UNUFs/ who should be a part of the UNUF

Membership of the UNUF is open and consists of the public sector, private sector, Voluntary organizations including NGOs, development partners, CBOs with a demonstrable interest in the urban sector. At the National level with the Secretariat to the UNUF, the members shall be registered with the UNUF after pledging in writing to abide by the UNUF Charter and to act in good faith and to the best of their ability in the application of the policies and procedures established by the UNUF Charter or by the Council. All the urbanites at all levels/sectors within the urban domain are the intended beneficiaries and target groups of the National Urban Forum- UNUF.

Future prospects for UNUF

The government of Uganda intends to extend this programme to the rest of the other Municipalities and Town Councils in Uganda to enable increased community participation in devising strategies to the urbanization challenges in order to ensure sustainable urban development at the local level.

Duration of the UNUF

UNUF is permanent fora for networking, sharing and disseminating information, promoting cooperation amongst various actors in the urban sector to ensure advancement and sustainability of orderly urban development and advocating for prioritization of urban sector issues in the overall national development agenda and promoting integrated planning and management of urban growth.

UNUF is established to stay because urbanization is a process that cannot be stopped but only needs to be planned for and managed in a sustainable way.

Sustainable Urbanization is a collective responsibility:

Play your part and together we shall achieve better and healthy towns.

For any information and clarification, please contact the **Ministry Spokesperson - Contact details (Mr. Obbo Dennis);**

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The Urban Campaign

<p>Vision: Sustainable urban development and management in Uganda</p> <p>Mission: To inform, educate, empower, advocate and lobby for sustainable urban development and management in Uganda.</p> <p>Aims and Objectives of Urban Campaign: The major aim of the campaign is to increase public awareness on urban planning, development and management policies, laws, standards, regulations, guidelines, best practices and approaches to matters pertaining to urban development.</p> <p style="text-align: center;">It therefore seeks to achieve the following objectives;</p> <ol style="list-style-type: none"> 1. To educate and sensitize the public about urban development and management in Uganda. 2. To mobilize public support for orderly urban development and effective management of urban growth. 3. To enhance institutional collaboration and networking for integrated urban development management. 4. To improve the state of the urban environment through promotion of good practices and social responsibility amongst the public. <p>Components of the Urban Campaign The urban campaign on effective urban development and management will focus on the following key issues affecting sustainable and orderly Urban Development and management.</p> <ul style="list-style-type: none"> • Approved National Urban Policy. • Orderly towns and efficient land use. • Better urban services. • Urban life and quality of living as well as livability. • Healthy Environment (effective solid waste management and disposal) 	<ul style="list-style-type: none"> • Decent, good housing, affordable and living environments. • Competitive and sustainable urban economy (when poverty and unemployment) • Social equity (Homelessness, street children and street families) Urban safety (crime, violence and security) Urban disaster planning, preparedness and management. • Urban heritage, tourism and preservation of the local culture. • Urban governance (with emphasis on governance). • Urban decay, degradation, rejuvenations and redevelopment. • Keep towns and cities clean campaign. • Urban indicatorsdevelopment initiative. • City/town landscaping (greening and beautification). • Community participation and involvement in the urban matters. <p>Implementation Strategy</p> <p>The implementation of the campaign will entail;</p> <ul style="list-style-type: none"> • Establishmentof an urban campaign Stakeholders Inter Agency Committee. • Development of key partnerships and networks with selected stakeholders to support the Campaign. • Development and production of campaign publicity materials • Hosting special TV and Radio talk shows. • Holding sensitization workshops, public dialogue (National and Regional). • Holding capacity building programs. • Demonstrations and exhibitions to show case the best practices and approaches on handling urban development matters. • Organizing art and paint competitions • Organizing selected stakeholder debates • Organizing article and essay writing competitions • Use of music dance and drama
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Republic of Uganda

MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

**KEY ISSUES PAPER ON LEGAL AND INSTITUTIONAL FRAMEWORK FOR URBAN
DEVELOPMENT AND MANAGEMENT IN UGANDA**

**SUBMITTED BY:
PROFOCUS LIMITED**

10. The GIS (Geographical Information System) Unit is a very important unit in digitizing spatial information, maps and plans, in the MLHUD

The following are some of the activities in the unit; prepare and produce PDPs, prepare base maps, spatial Data collection, assessment and analysis (Capture, store, analyze, manage, retrieve and update geo spatial data), train people in GIS sausage and applications. This is a Physical Planning Urban Management Information System (PPUMIS) control Centre (22 Municipalities connected together)

The GIS Data Base is composed of;

- ▶ Physical Development Plans
- ▶ National, Regional and Local Shape files (Administrative Units, Water bodies, Roads, Forests, among others
- ▶ Orthophotos (aerial imagery 2009)
- ▶ Cadastral Information about land parcels

1. PROJECTS UNDERTAKEN IN THE UNIT

- (i) Physical Planning Urban Management Information System (PPUMIS)
- (ii) Rapid Physical Planning Appraisal (RAPPA)
- (iii) National Physical Development Plan (NPDP)
- (iv) Regional PDP (Albertian and NUEC)
- (v) Local PDPs

Physical Planning Urban Management Information System PPUMIS

Desirous of replacing its traditional manual techniques with a modern and robust system that is supported by GIS applications, the directorate of Physical Planning and Urban Development (DPP&UD) of Ministry of Lands Housing and Urban Development (MLHUD) developed a GIS Strategic Plan in 2015. The GIS Strategic plan recommended creating an enterprise GIS over a three-year period of time including, hardware, software, conversion of data, and training of staff in GIS and system Administration. The envisioned information system once installed at MLHUD and Local Governments was to assist in the Coordination of spatial plans between Ministries, Departments and Agencies (MDAs) and Local Governments, preparation of Physical Plans, their implementation, monitoring compliance, being able to monitor urban development through use of key indicators, and using spatial data to increase revenue generation and manage local services will become easier. The system was to help it to effectively manage large amounts of information for the process of physical planning and urban management in the country. It is upon this background that the MLHUD with support from the World Bank under the USMID programs engaged the services of a Consultancy firm Sivan Design to set up a GIS Unit in the Directorate and in 14 Municipalities. The principle objective of this assignment was to set up a Physical Planning

and Urban Management Information System (PPUMIS) to enhance planning, preparation, implementation and monitoring of the urban processes. The system will include a database to facilitate data collection, storage, display and spatial analysis. The aims of this consultancy: I. To Design, Supply and install a comprehensive Geographical Information System with the abilities to synchronize data between the Ministry and the 14 municipalities. II. Create tools to import, enhance and display Physical Development Plans for intelligible use. III. Provide analysis and update capabilities for urban data. In particular: Street Naming and Building Numbering Process and Monitoring of Urban Indicators module.

Physical Planning and Urban Management Information System (PPUMIS) is a unique system with the potential of greatly improving physical planning at national scale. The system objectives are to store, validate, and coordinate spatial data, prepare and implement physical development plans, and manage urban development faster, more effectively and more efficiently.

PPUMIS is intended to aid Physical Planners to digitally manage their day to day activities with support from the MLHUD such submission of Physical Planning minutes, development permission, among others.



Figure 3: 14 Municipalities with PPUMIS



Figure 4: Physical Planner in Lira using the system

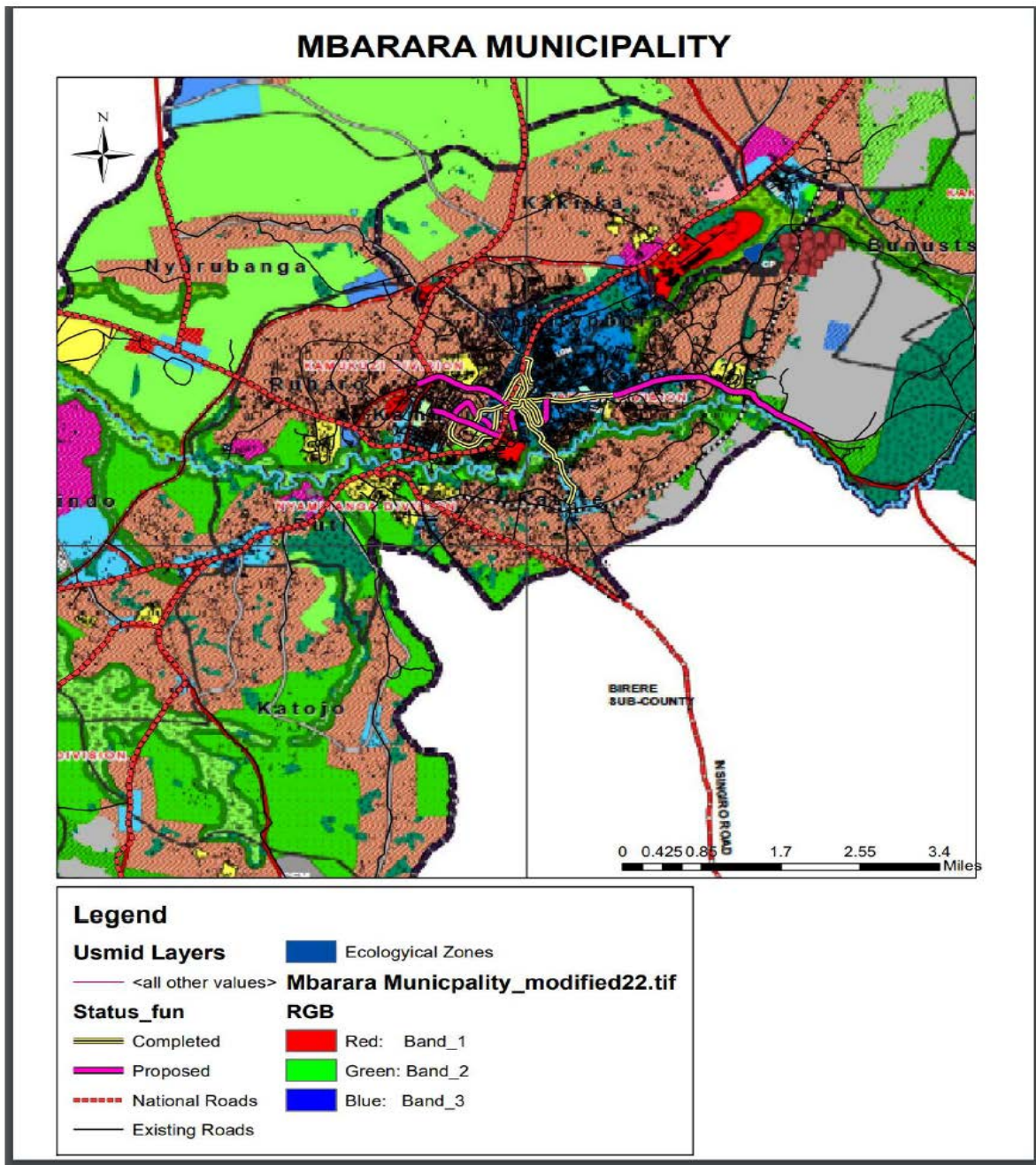


Figure 5: Physical Planning layers are embedded into the system



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