

DLUP2022

How DDS 2018-24 envisions Kamonyi's economic specialization and employment in 2024

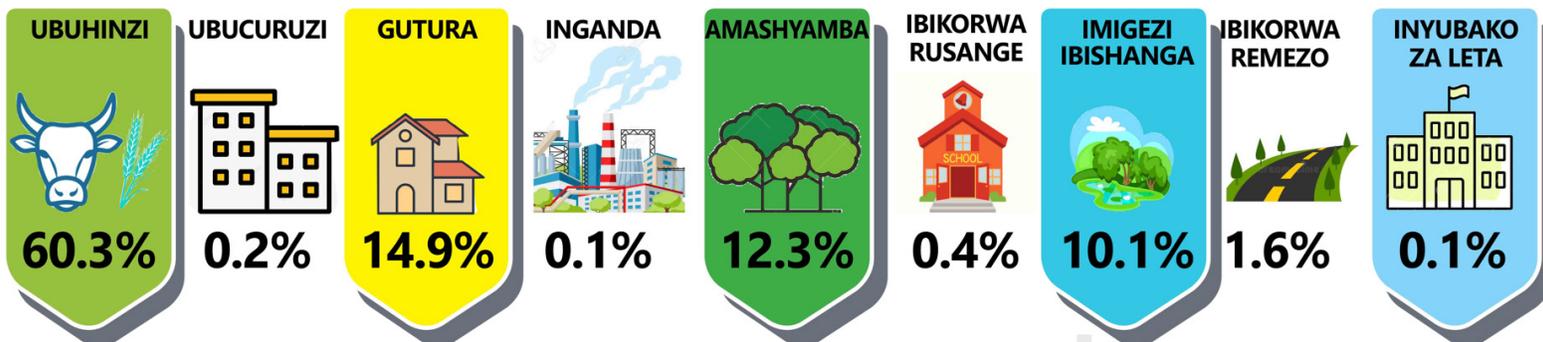
Mining, Horticulture, Housing

DLUP 2050

How NLU DMP envisions Kamonyi's economic specialization and employment in 2050

Mining, Agro-processing, Handcraft, Low cost Housing

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ESTABLISHING THE DISTRICT DEVELOPMENT FORUM (DDF)

The month of March kicked-off with establishing the District Development Forum- DDF and its role in land use planning for Kamonyi District.

After vigorous interactive activities with various groups and individual engagement, data and information collected, raw as it may be, gets to be subjected to a much more formulated group for verification and consensus generation. For Kamonyi District, the group was drawn from the various District stakeholders to constitute the District Development Forum (DDF). Given their standing in the District and their various roles and responsibility in the society, DDF is composed of a resourceful group, better equipped with the understanding of the different conditions and factors that affect land use.

To arrange and capture their inputs, the first group session, spearheaded by the Mayor Dr. Nahayo Sylivere was systematically taken through the SWOT approach (Strength, Weakness, Opportunity, Threat) with a focused questionnaire to optimize their knowledge of Kamonyi District land use and ably create strong positions that would culminate into master plan goals and vision towards the year 2050.

DDF IS COMPOSED OF MEMBERS OF JADF + SELECTED STAKEHOLDERS REPRESENTATIVES, SECTOR ES, DISTRICT COUNCIL HEAD OF COMMITTEES, OSC DIRECTOR WHOSE ROLE IS DRAFTING OF DISTRICT DEVELOPMENT STRATEGY AND AT RELEVANT STAGES



DDF's view point on land use, whether strength, weaknesses, opportunities or threats wasn't any different from what had been collected from other groups and individuals such as the Special Interest Groups, composed of motor taxis, bicycle taxis, women groups, technicians, commercial building owners and hoteliers. Their data submission was therefore vital in generating a consensus on land use, understanding of issues and concerns, and suggesting possible solutions on key areas such as social, environment, economy and agriculture.

At the same time the DDF was instrumental in visioning process to give a chance to the Kamonyi district citizenry to suggest a vision that best characterizes their aspirations and values.

“LAND READJUSTMENT- MUSAMBIRA, MUGINA AND RUKOMA WERE CHOSEN TO SHARE THE 200 HA (80HA, 60HA, 60HA RESP.) AND 100 HECTARES WERE DISTRIBUTED TO THE RURAL SECTORS OF NYARUBAKA, NYAMIYAGA, AND KAYENZI AT 40, 30, 30 HA RESP.

The group's subsequent participation, specifically the meeting held in the last week of March and officiated by the Kamonyi District Vice Mayor in charge of economic affairs Mr. Uzziel Niyongira provided guidance on a more focused vision proposal through streamlining what had been suggested in the previous engagements and double checking the SWOT analysis data.

“LAND RE-ADJUSTMENT APPROACH IS A COMMUNITY PARTICIPATORY METHOD CONDUCTED THROUGH LAND CONSOLIDATION, REPLOTTING, IMPROVING OR CONSTRUCTING INFRASTRUCTURE, AND JOINTLY BEARING THE BURDENS AND EQUITABLY DISTRIBUTING THE RETURNS.

URBAN DESIGN SITE AGREED UPON WAS A 100 HA CLUSTERED SITE STRETCHING FROM GIHIRA, BISHENYI AND RUYENZI.

This exercise resulted into a consensus to merge some of the earlier vision proposals of which final vision statement will be generated from.

The enthusiasm reflected from the participation is descriptive that Kamonyi District Land Use Plan will be able to sustainably guide the district socioeconomic development towards the year 2050.

CHOOSING THE MOST SUITABLE SITES FOR LAND READJUSTMENT AND URBAN DESIGN



Land readjustment approach, has become one of the most effective method in dealing with informal settlements in Rwanda and other land related

concerns. It is a community participatory method by land owners to spur development of many plots of land through replotting, improving or constructing infrastructure, and jointly bearing the burdens and equitably distributing the returns.

Within Kamonyi District several hectares of land have been earmarked for land readjustment and so far, Sector land managers from urban and rural areas that had been earmarked, together with officials from the District One Stop Center held an event to map out the precise locations and distribute the agreed hectares per prevailing need.

CURRENTLY, THE CONSULTANCY TEAM IS CONDUCTING CONSULTATIVE MEETINGS AT SECTOR LEVEL, ON A PRE-ARRANGED PROGRAM WITH THE SECTOR AND CELL LEADERSHIP.

Given their strategic locations and other favorable factors, urban Sectors of Musambira, Mugina and Rukoma were chosen to share 200 hectares at 80ha, 60ha, 60ha, of land readjustment respectively and 100 hectares were distributed to the rural Sectors of Nyarubaka, Nyamiyaga, and Kayenzi at 40, 30, 30 hectares respectively.

Preference was made to allocate urban sectors with more hectares of land readjustment than what had been allocated before given the strategic location and socio-economic benefits.

At the same time the workshop mapped out areas for Urban design, preferring areas closer to the central business district (CBD) that will include parts of Gihira, Bishenyi and Ruyenzi business centers. Approximately 100 ha will be covered by the Urban Design project.

“THE MAIN ACTIVITY SHALL BE MINING, SMALL SCALE AGRO-PROCESSING, STONE PROCESSING. DUE TO ITS CLOSENESS TO KIGALI, CONSTRUCTION AND INFRASTRUCTURE SERVICES ARE ALSO EXPECTED TO GROW AS IT WILL BE EXPECTED TO OFFER LOW HOUSING FACILITIES FOR LOW INCOME EARNERS WORKING IN KIGALI OR MUHANGA.” NLUDMP 2020-2050

SECTOR PLANNING ASPIRATIONS AND BASEMAPPING

The current Kamonyi District existing land use primarily provides a physical base of which the new master plan elaboration process will rely on to identify loop holes in land use and make adequate proposals that aim at better land management.

Currently, the consultancy team is conducting consultative meetings at Sector level, on a pre-arranged program with the Sector/Cell leadership and officials charged with managing different land use activities such as the Executive Secretaries, the in-charge of forestry, agriculture, social affairs, and Sector land managers.

These activities have pointed out details of key facilities most especially those that serve the common good such as places of worship, schools, local administrative units, market places, cemeteries, water sources, landfills and other infrastructure facilities. The engagements have also focused on allowing open discussions on land use aspirations for each sector and contributing to the overall District Land Use planning process.

Observations made indicate a number of inefficiencies that need keen attention during the elaboration process. The observed major inefficiencies common to most Sectors include lack of landfill for waste disposal, cemeteries that are not spersely distributed and inadequate road maintenance.

More to that, it was observed that there are conflicting land uses common to all Sectors such as forests,

agriculture and residential zones. Some residential sites are located in areas deemed suitable for agriculture by the Sector in charge of agriculture, as well as land most suitable for residential zoned for forestry.

SITE VISITS ARE EXPECTED TO VERIFY THE ACCURACY OF INFORMATION SUBMITTED AT DIFFERENT LEVELS OF STAKEHOLDER PARTICIPATION.

Expectations are that such discrepancies will be rectified in the new District Land Use Master Plan for better management.



SITE VISITS, A VITAL PREREQUISITE TO A PRACTICAL LAND USE MASTER PLAN

Beyond base mapping at the Sector level with officials charged with land management, one other way the team compiling data for the Kamonyi Land Use Master Plan deployed was the physical visits to key sites that have significant meaning to the communities and the public in general.

In the company of local officials and citizen stakeholders our teams conducted various site visits to facilitate a better understanding in making decisions on the Land usage aspects such as current zoning plan, conditional uses, land subdivision plans, and other development decisions.

At the same time site visits are expected to verify the accuracy of information submitted at different levels of stakeholder participation by gaining a hands-on understanding of the places and their prevailing context.

To capture such data with accuracy, various methods that include interactions, checking with available documented data, field notes, photographs, online Geodata and video recordings have been used to have on record the actual characteristics of the sites and surrounding conditions that include topography, land cover, surface water, drainage, streets, buildings, utilities, and circulation patterns.

For this activity, emphasis was also put on identifying areas of high conservation value, areas with special significance for local communities such as historical/heritage sites, areas with highly erodible soil, and areas that need restoration or rehabilitation.

Such information will go a long way in helping to identify and deal with potential conflicts between the proposed development and neighboring uses and to identify limitations of the site that may require additional analyses or mitigation during the elaboration of the Kamonyi District Land Use Master Plan.



ENVIRONMENTAL MANAGEMENT, A KEY INGREDIENT OF KAMONYI DISTRICT LAND USE PLAN

Given climate change and its adverse effect on socio-economic development, environmental management is among the key aspects of focus for Kamonyi Land Use Master Plan.

During the various interactions with key stakeholders and through SWOT analysis, key indicators point at environmental management issues that need critical attention from all land users but more especially the district administrators that are charged with policy implementation on environmental management.

Some of the environmental issues that were repeatedly recorded from different participants include land scarcity, informal settlements, soil degradation and soil erosion, deforestation, water pollution in the existing rivers, wetlands and streams such as Nyabarongo, unsophisticated mining techniques, landslides and lack of a proper and sound District Land Use, all of which have a negative impact on environmental conservation.

To protect the environment and deal with climate change, decisions must be made on land use best practices through selecting the best combination of land use while safeguarding natural resources and ecosystem services.

It is well recorded that environmental degradation culminates into climate change that represents additional challenge to land use planning that if not dealt with will certainly lead to undesirable consequences such as flooding, drought, water scarcity and heat stress, as well as reducing the exposure of valuable assets to risks related to such hazards.

