

MAJOR KEY TAKES FOR THE MOST FAVORABLE CHOICE IN DECIDING DEVELOPMENT MODEL FOR KAMONYI LAND USE MASTER PLAN

Land use Master plans of any place are expected to project a world class of how a city or town ought to look like in a given period of time. During the process activities that aim at a detailed master plan allow free flow of aspirations from different stakeholders, even the overly stated ones that are later assessed, leading to the most favorable decision on the final master plan concept.

Reality checks and assessment made tend to counter some of the aspiration to a certain degree, some times dumping overstretched hopes and desires.

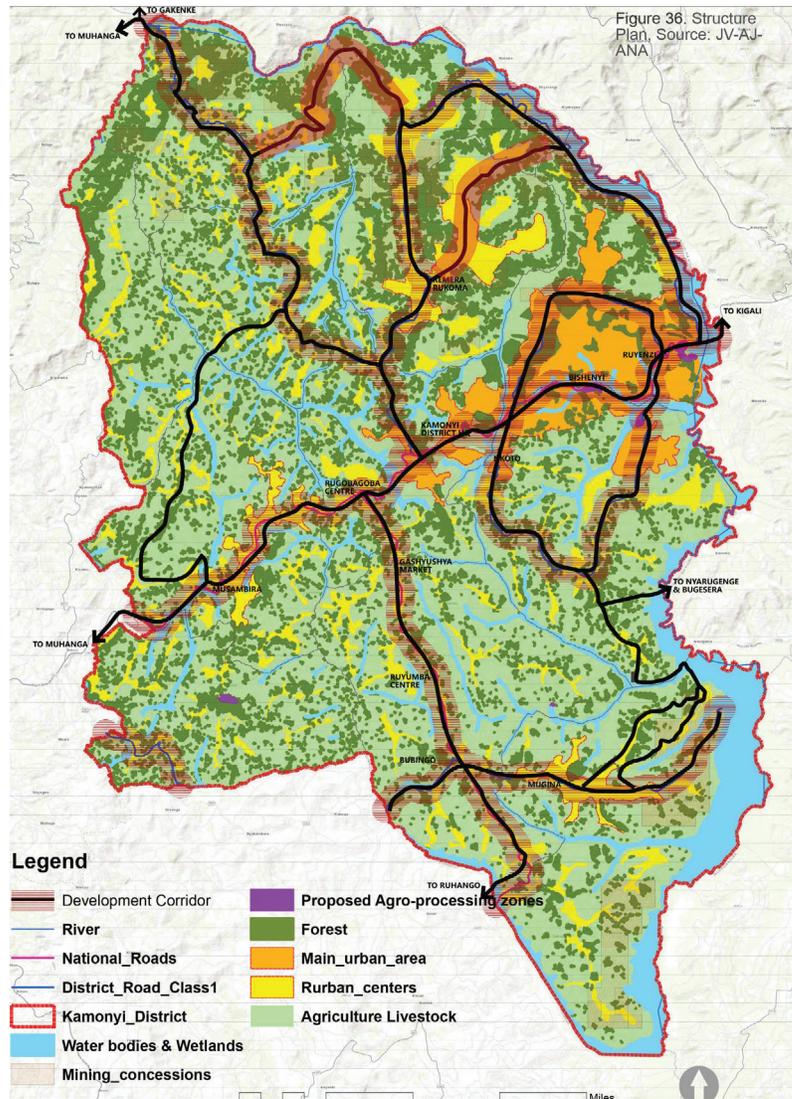
The Kamonyi District Land Use Master plan has in one way or the other faced the same predicament albeit at a small margin due to prevailing circumstances and gathered data, providing a base for the eventual people based master plan for its ease of implementation.

With the District's developable land standing at about 55% of all available land, expectations are that over time much of citizens' values and aspirations can be accommodated. However various other factors have a direct impact on such development aspirations.

Some of the key considerations that may influence the District development direction given its

new vision statement and the favorable conceptual option include land slopes and terrain, agriculture

practices, environment and assessment of water bodies, and the general economic environment.



The Kamonyi District land slopes and terrain

The District land resources are characterized by slopes, some of which are not suitable for any developments. Most development can take shape on the 37% of all total land at slopes of between 0-30 degrees. The other relatively favorable land for development ranges between 30-55 degrees representing 48% of all land.



The rest of the land stands at above 55 degrees that is much problematic for any development.

While the district is characterized by rising population growth given other favorable factors such as its proximity to Kigali capital and the friendly living conditions, such slopes, especially those that are above 55 degrees create some restrictions for the district's accommodation characteristics.

Agriculture as the cradle for the district economic growth

Competing realities have tended to affect agriculture production such as increase in population growth that lead to pressure on fertile lands, climate change factors or other overlapping economic needs, putting agriculture practices at risk



in Kamonyi District and the country at large..

Yet, agriculture remains one of the vital sectors in supporting societies and economic growth world over. In Rwanda, the Labour Force Survey Annual report indicate that more than 48% of the total employment was generated by agriculture sector in 2022.

The sector at the same time is expected to remain one of the key employment sectors for the country. Agriculture practices have as well been among strong factors fronted by the people of Kamonyi District as being key to its economic growth and a great opportunity for the District's potentialities.

It therefore calls for much emphasis in protecting land designated for agriculture against other competing socioeconomic needs given limited land as will be detailed in the chosen land use concept proposal.

The need for a critical look at wetlands and water bodies

More than anything, wetlands and other water bodies remain lifeline streams of livelihood for human race to survive.



However much other human needs such as food or shelter for a health society may be vital, sufficiently, there wouldn't be any of that available without conditions that guarantee favorable weather for water supply.

Therefore water bodies, wetlands and other catchment areas are great precursors for socioeconomic development.

The Kamonyi District Land Use

Plan and the choices made for the development concept proposal are keen to look at the availability of such water bodies and ascertain their conditions to support development and possibilities to improve their protection and guard them against human encroachment in order to guarantee society aspirations and values of Kamonyi District residents.

So far, available data indicate that the District is characterized by wetlands and water bodies with their respective buffers covering 57 SQKM of which 54 SQKM is categorized by REMA as conditioned operation and only 3 SQKM falling under exploitation without special condition.

Indications suggest that the District may face challenges that relate to climate change and limited water supply given the surge in population growth and therefore great effort must be deployed to protect wetlands and other water bodies.

Kamonyi District and the push factors for its developable land

A truly comprehensive Land Use Master plan for Kamonyi District will take into account National development goals that sustain prosperity and a healthy society. It's upon this that the master plan concepts will look to provide avenues for economic activities that support social affairs.



The advantage is that the District still has a considerable chunk of developable land that account for 55.6% of all available land. All the socioeconomic activities and other projects that will aim at positioning the District on its desired development trajectory must be planned within this developable land, putting in mind future land use needs. This may necessitate assembling of land for the benefit of general public, especially future

infrastructure development needs. As the master plan development concept aim to maximize economic opportunities given the developable land, some other factors are poised to boost such potentialities. These include the District's potential growth corridors given it's strategic positioning along the highway, it's proximity to Kigali where multi-modal regional transportation connections could be promoted with an emphasis on

freight network, public transport as well as the green network. More so, there is a possibility for a railway line link to Burundi through Kamonyi per the Great Lakes Study which would open new logistics opportunities and cross border trade among the countries of Rwanda, Burundi and Congo, at the same time boosting economic activities of districts along the corridor including Kamonyi.

MAKING A CHOICE BETWEEN TWO COMPETING CONCEPTUAL PROPOSALS IN VIEW OF THE NEW SET VISION FOR KAMONYI LAND USE MASTER PLAN

Assessment made on the current existing land use conditions for Kamonyi District, the socioeconomic survey indicators and citizens aspirations and values are among key elements that provided ground for the most suitable development concept proposals.

Given such prevailing circumstances two developmental options, the Monocentric District Development model and the Polycentric District Development model reflected what could best detail a people based land use plan for the District.

These two concept options explore the alternative directions of future physical development of Kamonyi District. The options explore various employment, housing, transit and transportation opportunities.

The Monocentric District Development Centralized Model concept proposal

MAPPING THE CONCEPT

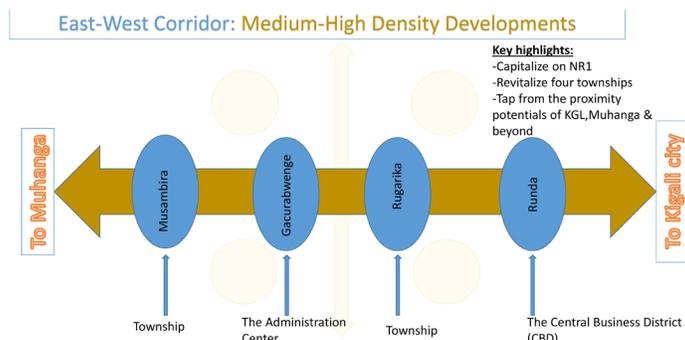


Key considerations is the growth corridor of Kigali-Kamonyi-Muhanga due to its growth potential

as a tourism/heritage corridor. It is also significant with some of the investments such as Anjia Cement Factory and Ceramics Factory in Muhanga which are among the biggest construction material manufacturing factories in Rwanda. Other establishments such as the Ngufu Gin factory, the stone processing factories, Ruyenzi Business Centre, Gihara Taxi Park, Catholic retreat and a cathedral boost this development model.

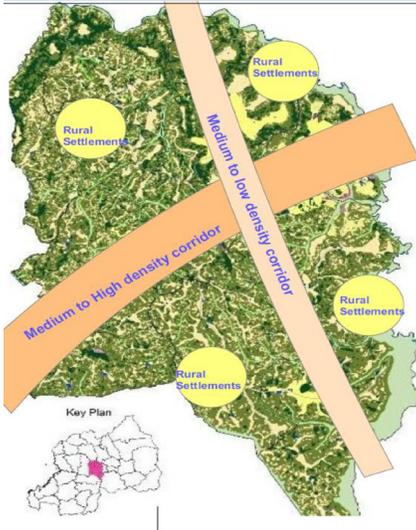
This corridor is also vital in supporting tourism with the presence of Ijuru rya Kamonyi, Ibiti Bitanu, Mpushi Rock and Nyungwe Forest along RN6 corridor.

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Polycentric District Development or multi nuclei concept model

MAPPING THE CONCEPTS
 Strategy: "Follow the trends"



Where as Monocentric development model attracts growth based on the development along key growth corridors, polycentric growth model aims at evenly distributed development along multiple centers with two key primary growth nodes along Kigali-Kamonyi- Muhanga Corridor.

Monocentric development model attracts growth based on the development along key growth corridors

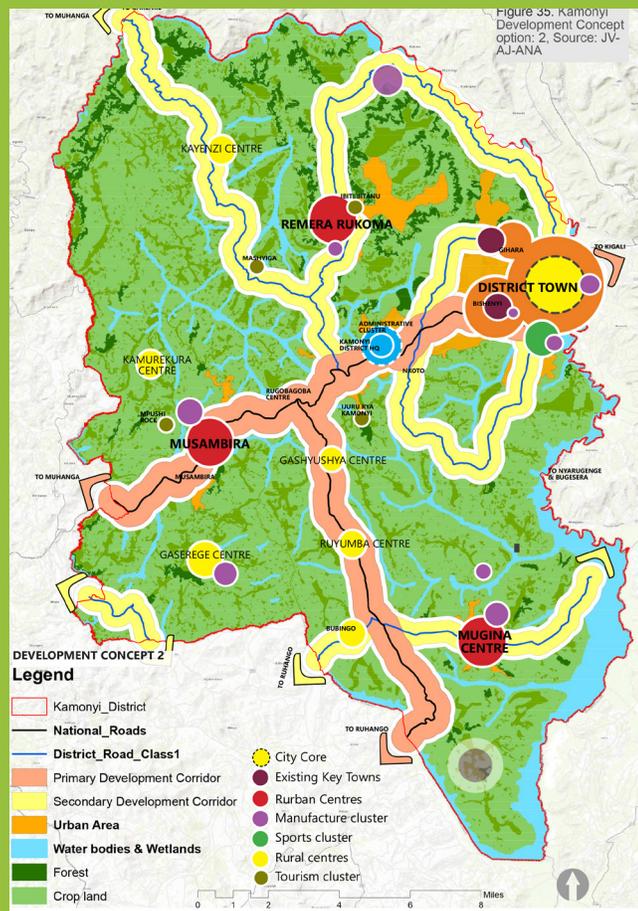
Much as there are many existing similarities between Monocentric and polycentric growth models such as development along key growth corridors, the polycentric goes beyond to a wholesome district development to avoid concentration of all development indicators in only select places.

The polycentric development model also puts into account preservation of fertile agricultural land at the peripheries for efficient agriculture and food security. More so, It envisions growth of the rurban centers into sizeable business nodes and development of new agro-processing and handcraft cottage industries outside of town boundaries.

The Winning Choice

Following a deep analysis of the two concepts that best represent Kamonyi District current land use, the aspirations and other national development parameters, and having vigorously involved the District Development Forum-(DDF) a team that was established to follow closely and advise on the processes for a detailed land use plan, Polycentric District Developmental model concept that decentralizes development was chosen for its broader development spectrum that caters for urban, rurban and rural development instead of just focusing on town centers.

THE WINNING CHOICE



THE PREFERRED FINAL VISION CHOICE

CENTRE FOR SUSTAINABLE EXTRACTION, AGRO PROCESSING AND CREATIVE INDUSTRIES