



STATE OF THE CITY LAND MANAGEMENT

IMPACT ON CITY REDEVELOPMENT

LAND MANAGEMENT & ADMINISTRATION
CONFERENCE, SEPTEMBER 2023

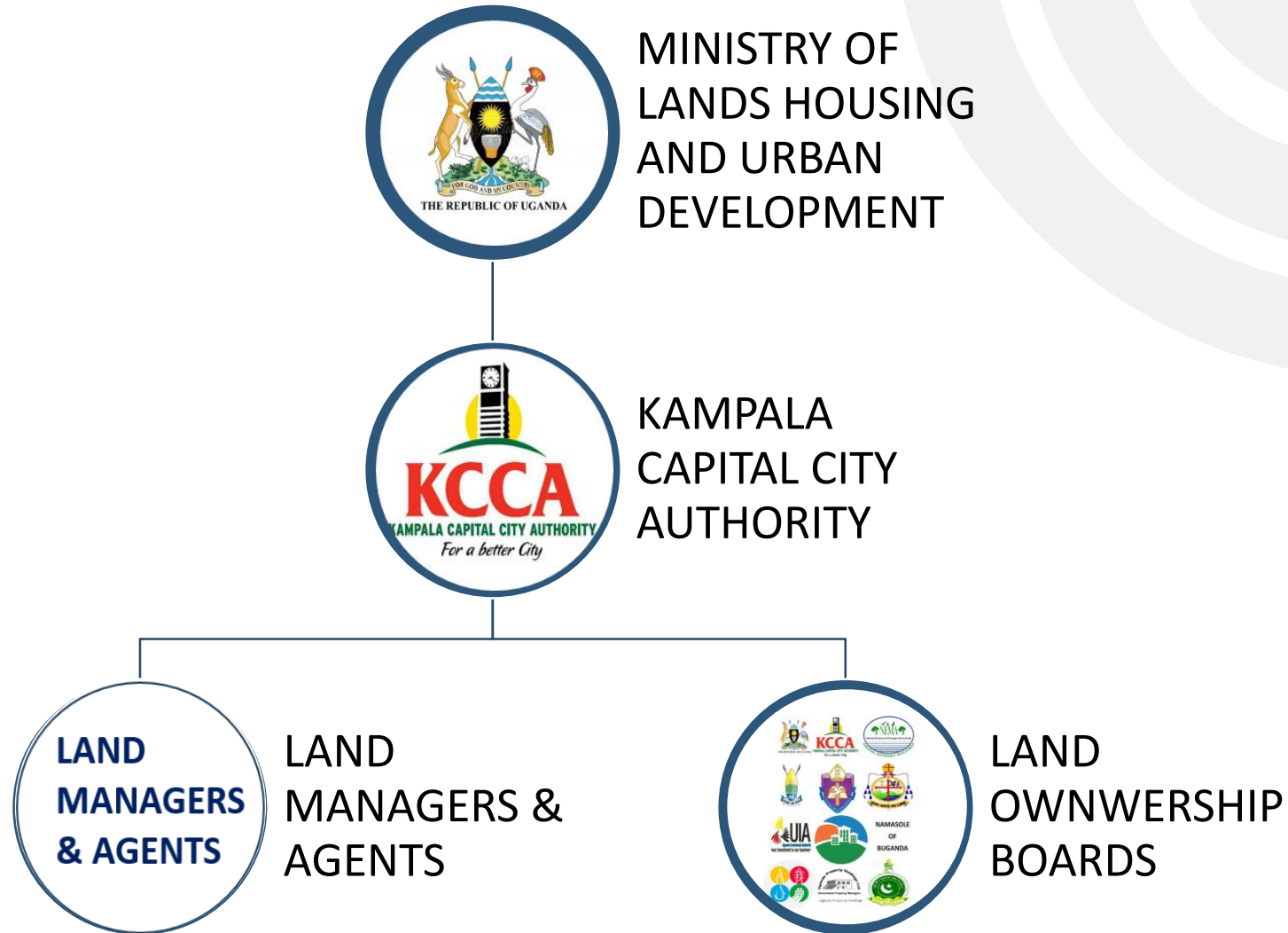


BACKGROUND

- Land is an important resource and one of the key factors of production. It is fundamental in the development of human shelter, Infrastructure, agricultural investment and economic activities.
- Land ownership and administration is governed by Law; the Constitution of the Republic of Uganda 1995, the Land Act Cap 227 as amended, the National Land Policy, and the Registration of titles Act, the Physical Planning Act, The Building Act, the Public building Rules, etc. The laws above define the land resource, land tenure systems, land use and administration.
- Access to land precedes development. Access to land is governed through land tenure systems which are “rules invented by societies that define how individuals and groups access rights to use, control or transfer land and the associated responsibilities. This has caused many Land Management challenges



LAND MANAGEMENT STRUCTURE IN KAMPALA CITY



KEY LAND MANAGEMENT STAKEHOLDERS IN KAMPALA CITY AND THERE MANDATE



MINISTRY OF LANDS HOUSING AND URBAN DEVELOPMENT

- Formulate national policies, strategies and programmes in the lands, housing and urban development sectors;
- Initiate, review and make amendments to existing legislation in the lands, housing and urban development sub sectors;
- Set national standards for matters of sustainable use and development of land and provision of safe, planned and improved human settlements;
- Monitor and coordinate initiatives in the Local Governments as regards the lands, housing and urban development sub sectors;
- Provide support, supervision to Local Governments on matters regarding lands, housing and urban development;
- Liaise with relevant stakeholders for the mobilization of resources in support of national lands, housing and urban development initiatives;
- Provide guidance and effective management of lands, housing and urbanization;
- Mobilization of financial and technical assistance for the development of lands, housing and urban development sub sectors.



KAMPALA DISTRICT LAND BOARD

- Hold and allocate land not owned by any person or authority
- Facilitate registration and transfer
- Take over role of and exercise the power of the lessor
- Cause surveys, plans, maps drawings and estimates to be made by or through its officers
- Compile and maintain a list of rates of compensation
- etc



UGANDA LAND COMMISSION

- To ensure the effective and efficient management of all government land and property
- To develop and maintain updated inventory and database of all government land and property.
- To ensure that all government land is titled and secured.
- To ensure proper use and accountability of land fund
- To enable bonafide and lawful occupants acquire registrable interest



BUGANDA LAND BOARD

- Hold and protect Kabaka's Land
- Facilitate registration and transfer
- To ensure that all Kabaka's land is titled and secured.
- Exercise the power of the lessor

KEY LAND MANAGEMENT STAKEHOLDERS IN KAMPALA CITY AND THERE MANDATE CONT. ...



UGANDA INVESTMENT AUTHORITY

- Attract value adding investment that brings technology, skills and jobs.
- Contribute to the image of Uganda as a leading African Investment destination.
- Stimulate & lead key stakeholders in creating a competitive business environment.
- Setup and develop Industrial and Business Parks
- Offer support to SMEs.



KAMPALA ARCHDIOCESE LAND BOARD

- Hold and protect Land belonging to the Catholic Church



NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY

- To create, establish and maintain an efficient mechanism for sustainable environmental and natural resources management at the national, district and community levels



UGANDA PROPERTY HOLDINGS LIMITED

- To Secure Uganda's Local and Foreign Assets
- To Provide Real Estate Development Services to GOU
- Investment Vehicle: To operate as a holding and investment company to ensure appreciation of GOU real estate assets and a return on such assets to the GOU
- Maintenance of GOU Properties: To offer maintenance services for GOU properties by undertaking the full range of requisite activities

KEY LAND MANAGEMENT STAKEHOLDERS IN KAMPALA CITY AND THERE MANDATE CONT. ...



KAMPALA DIOCESE LAND BOARD

- Hold and protect Land belonging to Church of Uganda



NATIONAL HOUSING AND CONSTRUCTION COMPANY

- To increase the housing stock in the country by building homes in well planned environments



NAMASOLE'S LAND

- Hold and protect Land belonging to the Queen Mother



MOSLEM SUPREME COUNCIL

- Uganda Muslim Supreme Council (UMSC) is the mother organization and governing body of all Muslims in Uganda
- Hold and protect Land belonging to the Islam institutions

KEY LAND MANAGEMENT STAKEHOLDERS IN KAMPALA CITY AND THERE MANDATE CONT. ...



INFRASTRUCTURE AND UTILITY AGENCIES

- Hold and protect reserves for roads and utilities
- Facilitate acquisition and transfer



LAND MANAGERS & AGENTS

- To improve the real estate business in Uganda
- Engaging business stakeholders in order to increase business opportunities for our members.



INDIVIDUAL LAND OWNERS

- Development of land in line with existing policy

LAND MANAGEMENT CHALLENGES IN KAMPALA CITY

As Kampala city continues to experience significant urban and economic growth, many challenges have put a strain on its development.

Increasing populations, globalization and climate change have increased demand for land, while market forces have raised prices to levels unaffordable to many.

Urbanization has been the engine of economic development, though the current methods of managing urban growth have failed to meet the needs of predominantly low-income migrants and the indigenous urban populations.

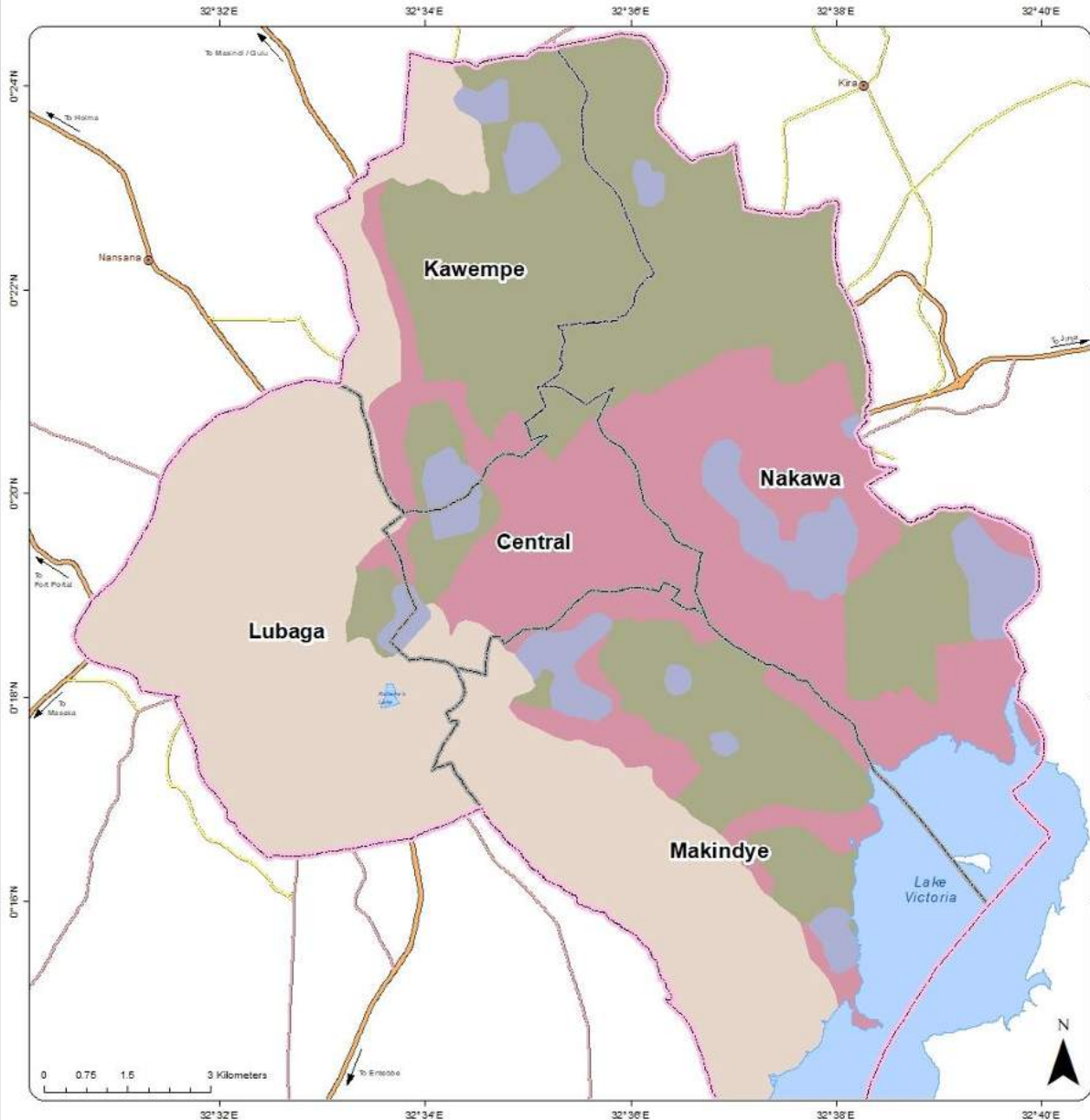
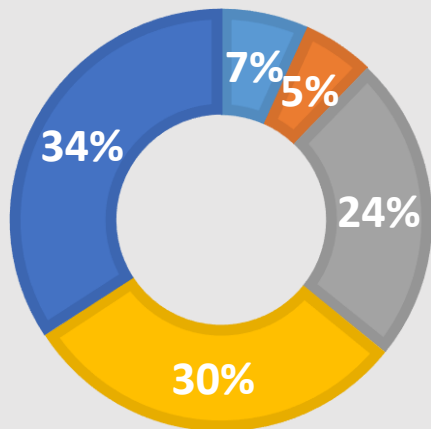


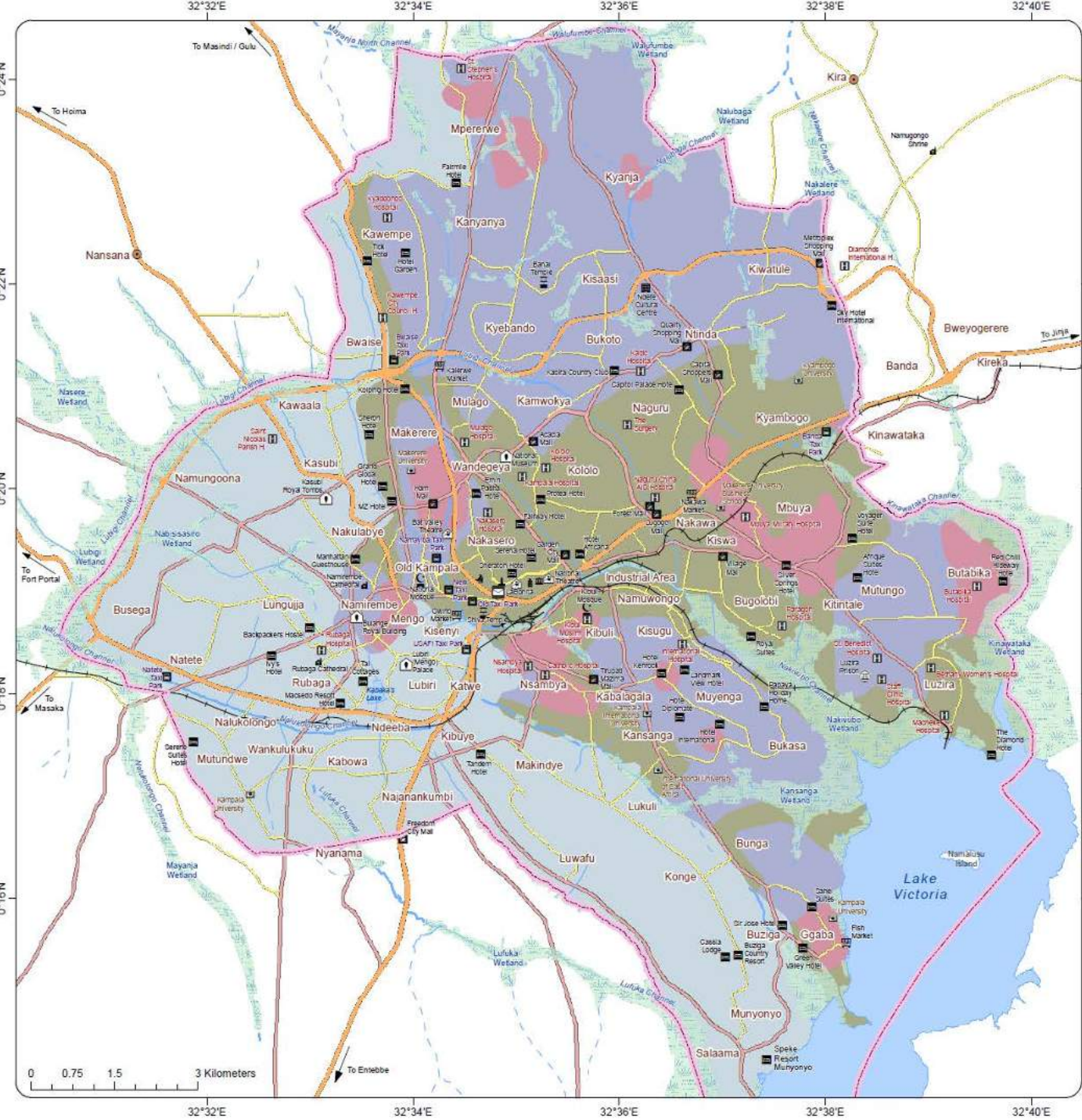
KAMPALA LAND TENURE

Conflicts over land are the most common form of litigation in Kampala City and Uganda, impeding social and economic development

Dual or multiple legal land tenure systems present both policymakers and residents with major challenges

- Freehold
- Lake Victoria
- Leasehold
- Private Mailo
- Public Mailo





Land Tenure Systems in Comparison with Major Developments

- | | | | |
|--|-----------------|--------------------|------------------|
| | Hospital | | Major Market |
| | University | | Taxi Park |
| | Hotel | | Railroad |
| | City Hall | Land Tenure | |
| | Parliament | | Freehold |
| | Post Office | | Leasehold |
| | Police Station | | Private Mailo |
| | Prison | | Public Mailo |
| | Church | | Kampala City |
| | Mosque | | Wetland |
| | Temple | | Lake |
| | Monument | | Primary Road |
| | Museum | | Secondary Road |
| | Theatre | | Tertiary Road |
| | Music and Dance | | Drainage Channel |
| | Shopping Mall | | Marsh |



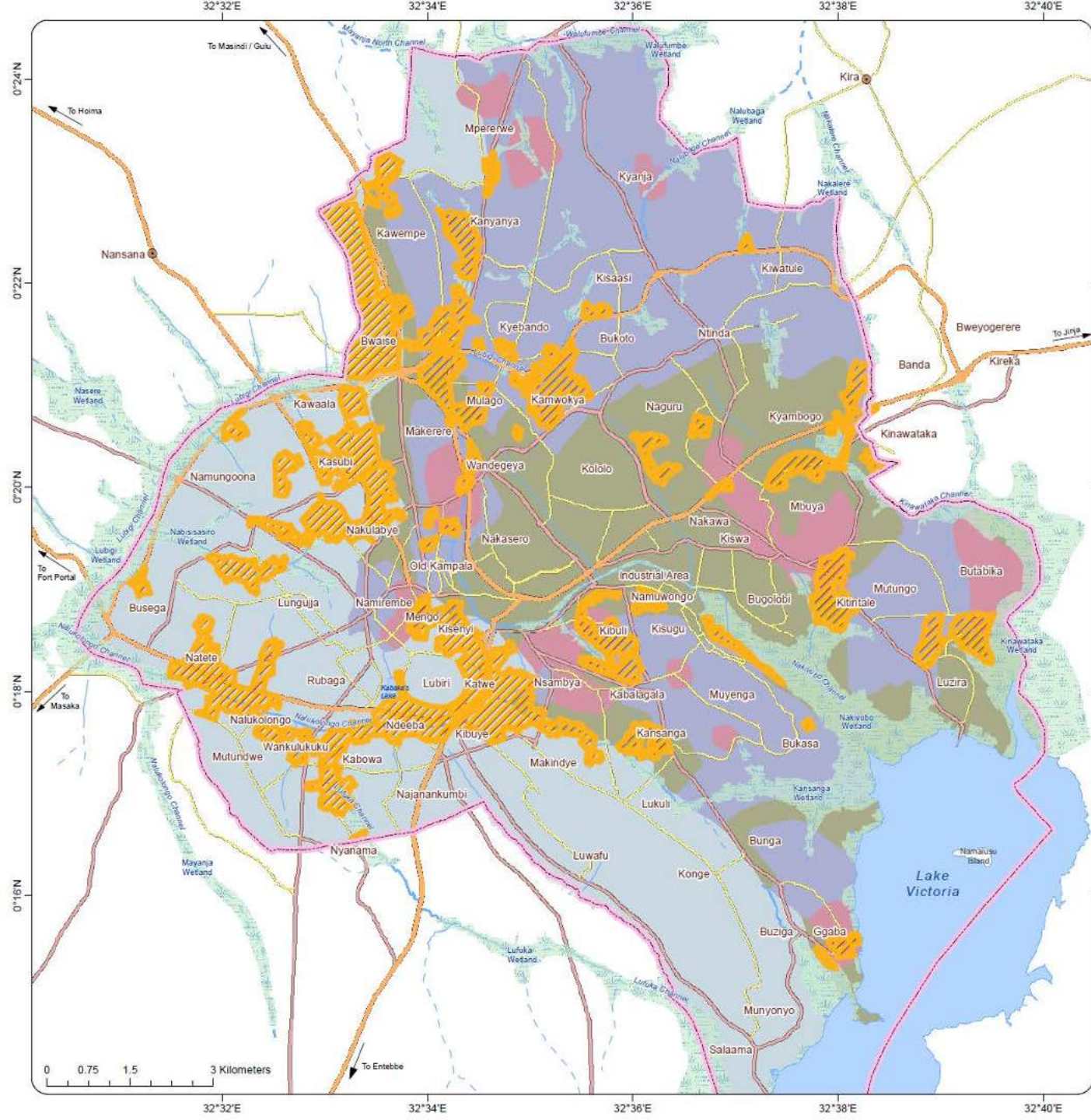
Relationship Between Land Tenure and Key developments



Coordinate System
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Land Tenure Systems in Comparison with Slum Development



- Land Tenure**
- Freehold
 - Leasehold
 - Private Mailo
 - Public Mailo
 - Kampala City
 - Slums
 - Wetland
 - Lake
 - Primary Road
 - Secondary Road
 - Tertiary Road
 - Drainage Channel
 - Marsh

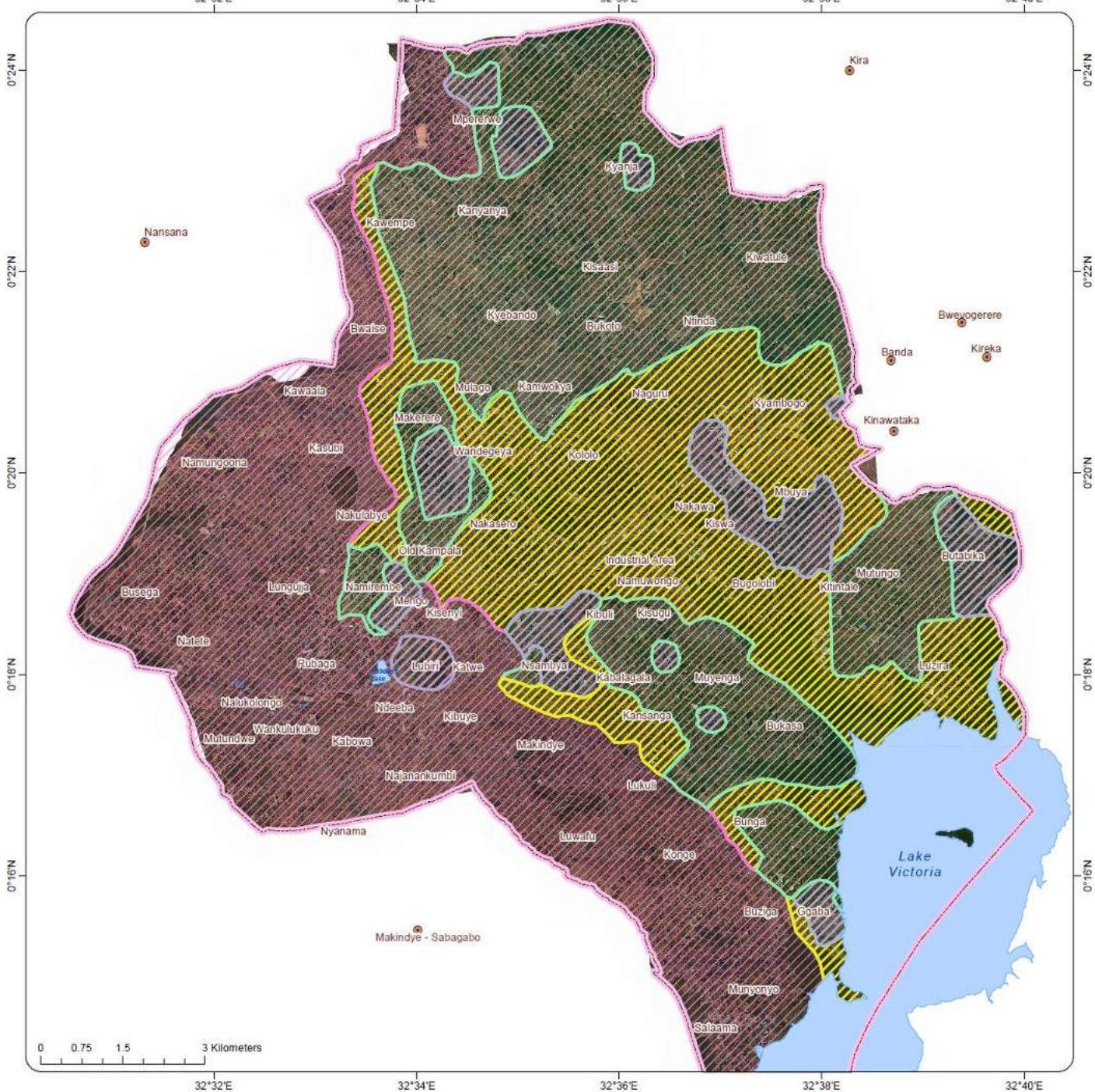


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Relationship Between Land Tenure and Slum developments

Aerial View of Kampala's Land Tenure Systems



Kampala City
 Lake
Land Tenure
 Freehold
 Leasehold
 Private Mailo
 Public Mailo

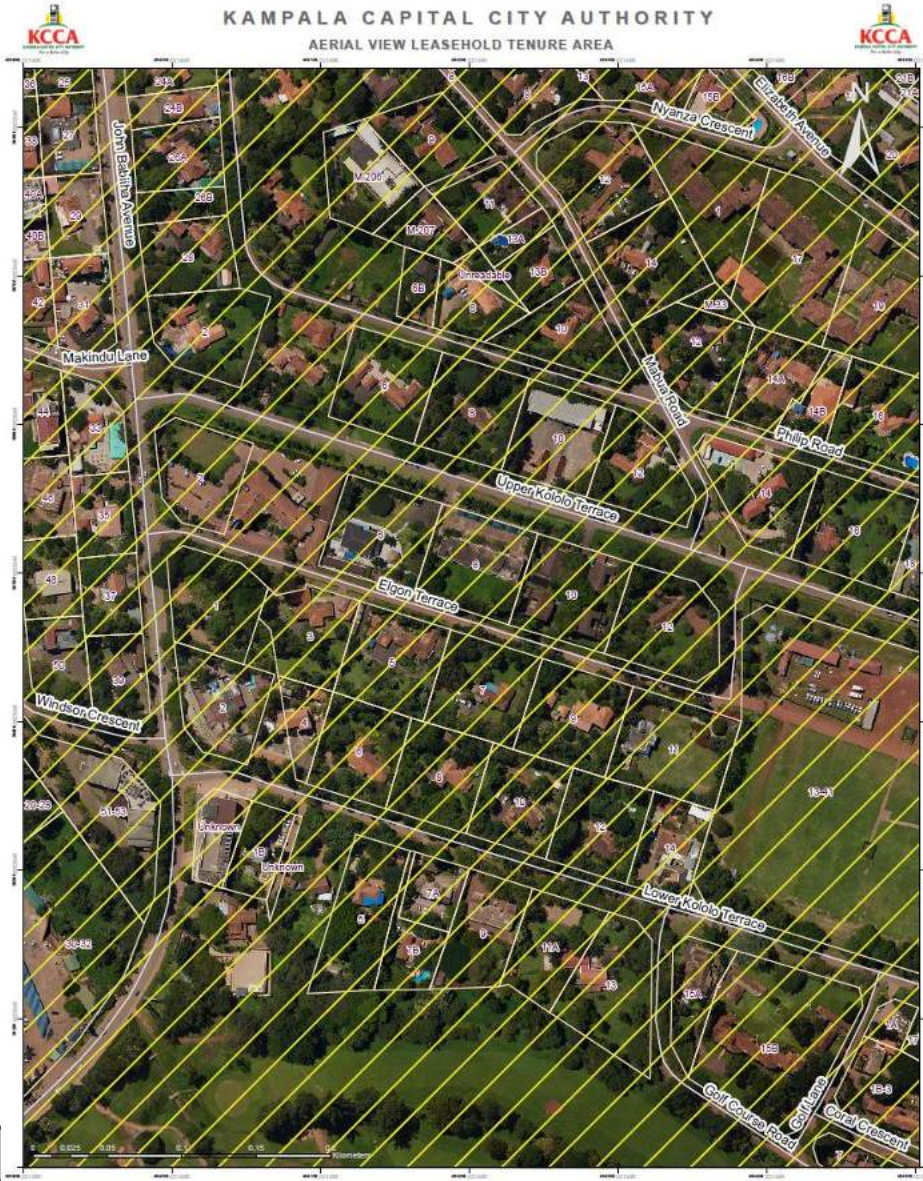


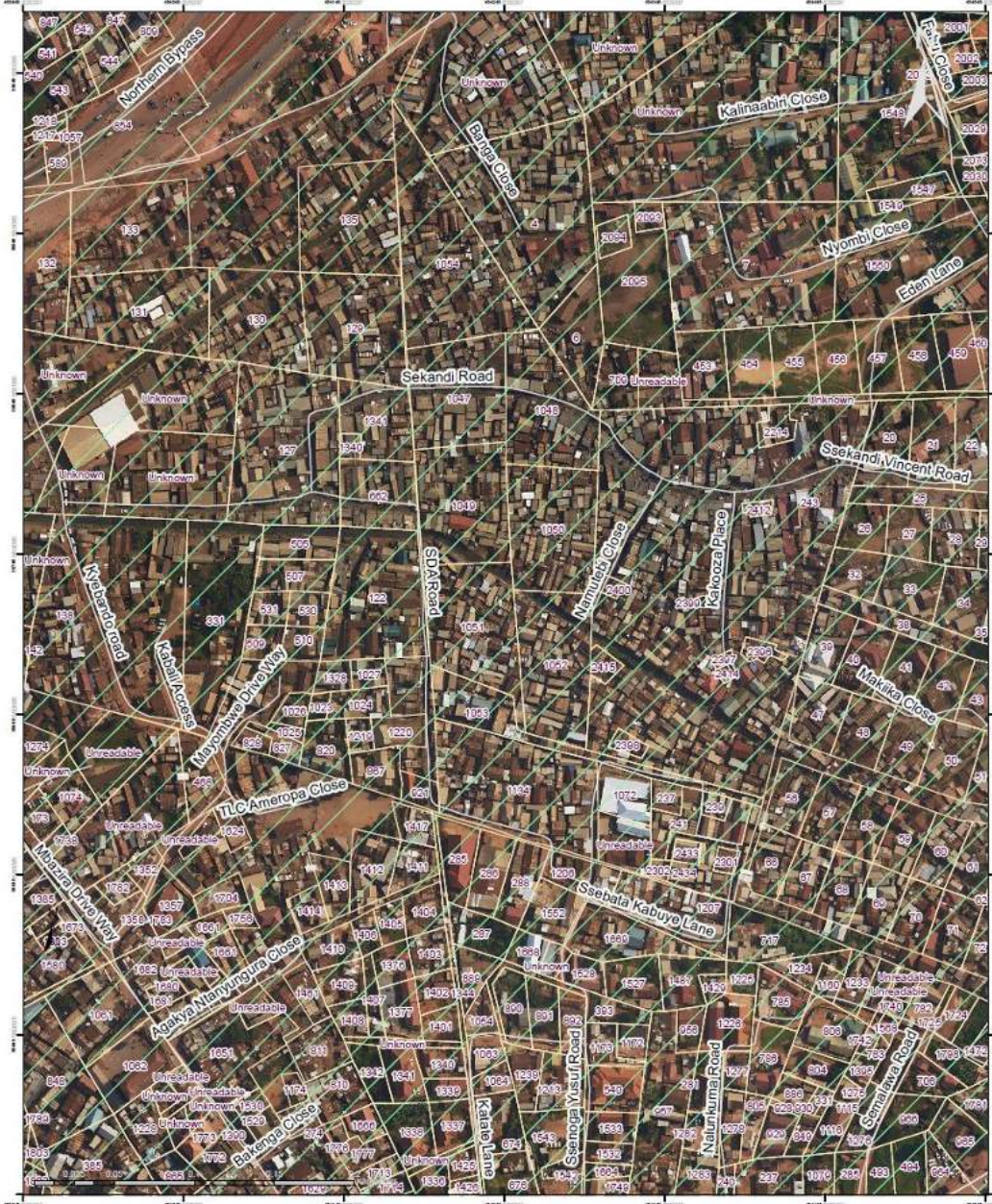
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Relationship Between Land Tenure and Satellite data

SAMPLE OUTLOOK OF AREAS UNDER THE DIFFERENT TENURES





Legend

- Freehold
- Private Mailo
- Leasehold
- Public Mailo
- Cadaster
- Roads



Legend

- Freehold
- Private Mailo
- Leasehold
- Public Mailo
- Cadaster
- Roads

RELATIONSHIP BETWEEN LAND TENURE AND THE LAND OWNERS

Mailo Land

- Buganda Land Board
- National housing and construction company
- Namasole
- Kampala archdiocese land board
- Kampala diocese land board
- Moslem Supreme Council

Freehold

- Kampala District Land Board
- Uganda Land Commission
- Uganda Investment Authority

Leasehold

- Kampala District Land Board
- Uganda Land Commission
- Kampala Archdiocese Land Board
- Uganda Investment Authority

LAND OWNERS AND SOME OF THE AREAS WITH THE LAND

KAMPALA DISTRICT LAND BOARD



- Kololo
- Nakasero
- Naguru
- Bukoto
- Ntinda

BUGANDA LAND BOARD



- Nabweru
- Kawaala
- Nakulabye
- Kasubi
- Lubaga
- Busega
- Masanafu
- Luby
- Nabulagala
- Kabowa
- Kitebi
- Katwe
- Makindye
- Salaama
- Kiruddu
- Buziga
- Kansanga
- Mutungo
- Biina
- Najjanankumbi
- Areas of Mulago
- Nsambya Kirombe

KAMPALA DIOCESE LAND BOARD



- Bukoto
- Makerere
- Kawaala
- Munyonyo
- Mbuya
- Bugolobi

UGANDA PROPERTY HOLDINGS LIMITED



- Nalukolongo
- Bugolobi

LAND OWNERS AND SOME OF THE AREAS WITH THE LAND

UGANDA LAND COMMISSION



- Kololo
- Nakasero
- Naguru
- Bukoto
- Ntinda

KAMPALA ARCHDIOCESE LAND BOARD



- Nsambya
- Lubaga
- Catholic funded schools,
Hospitals and churches

NATIONAL HOUSING AND CONSTRUCTION COMPANY



- Lubya
- Namugoona
- Industrial Area
- Lubowa

NAMASOLE'S LAND



- Kawempe
- Mpererwe
- Kanyanya
- Lukuli Nanganda

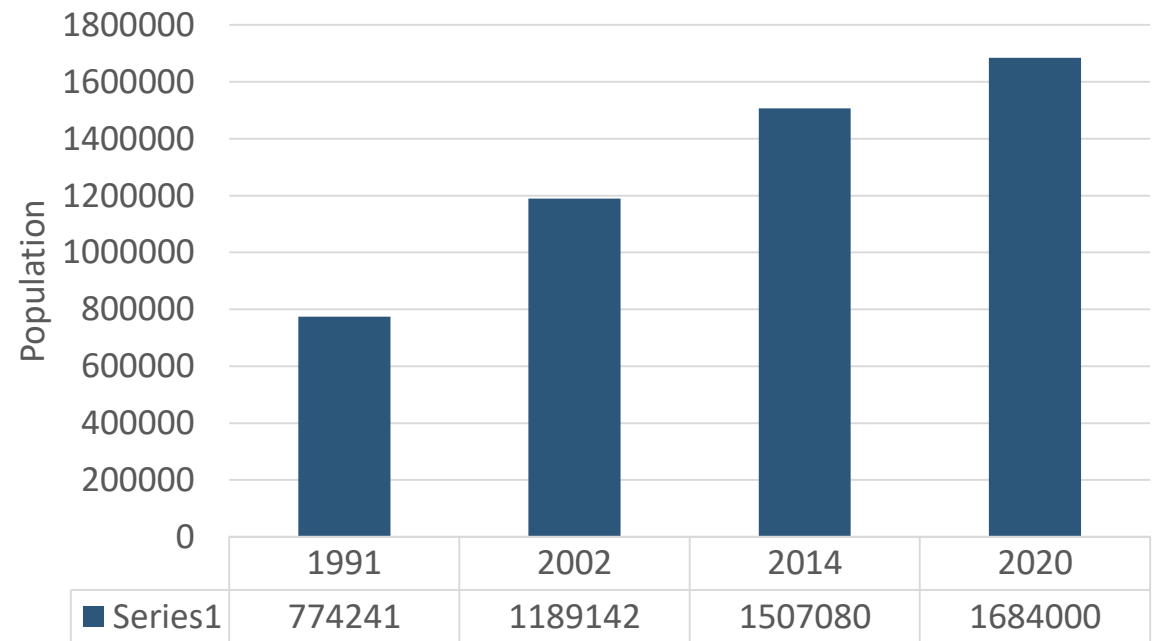
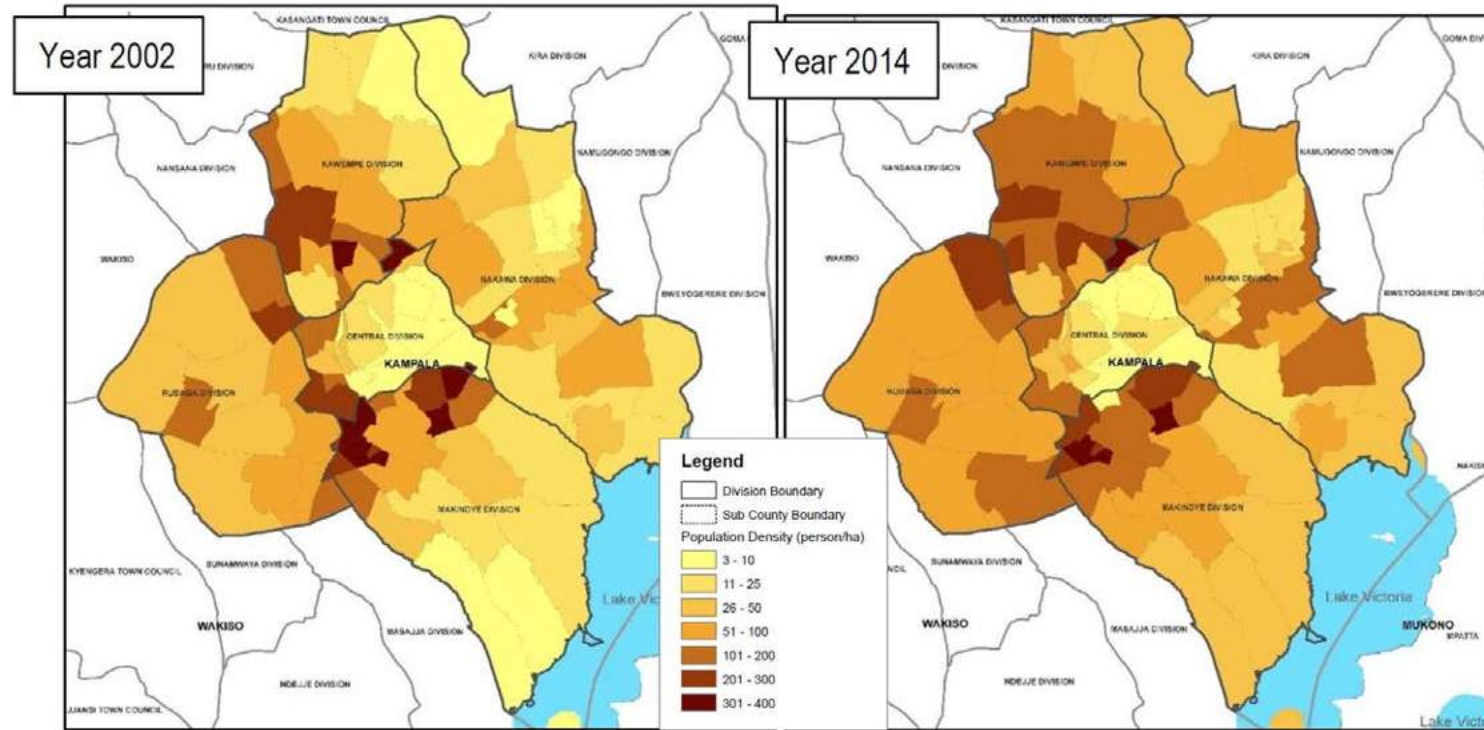
Increasing Population Density

The United Nations outlined that they expect around 68% of the world's inhabitants to live in urban settlements by 2050.

Kampala Capital City has a population of about 2 million constituting 40% of the urban population

Kampala is unique with Two populations

- The night
- Day time

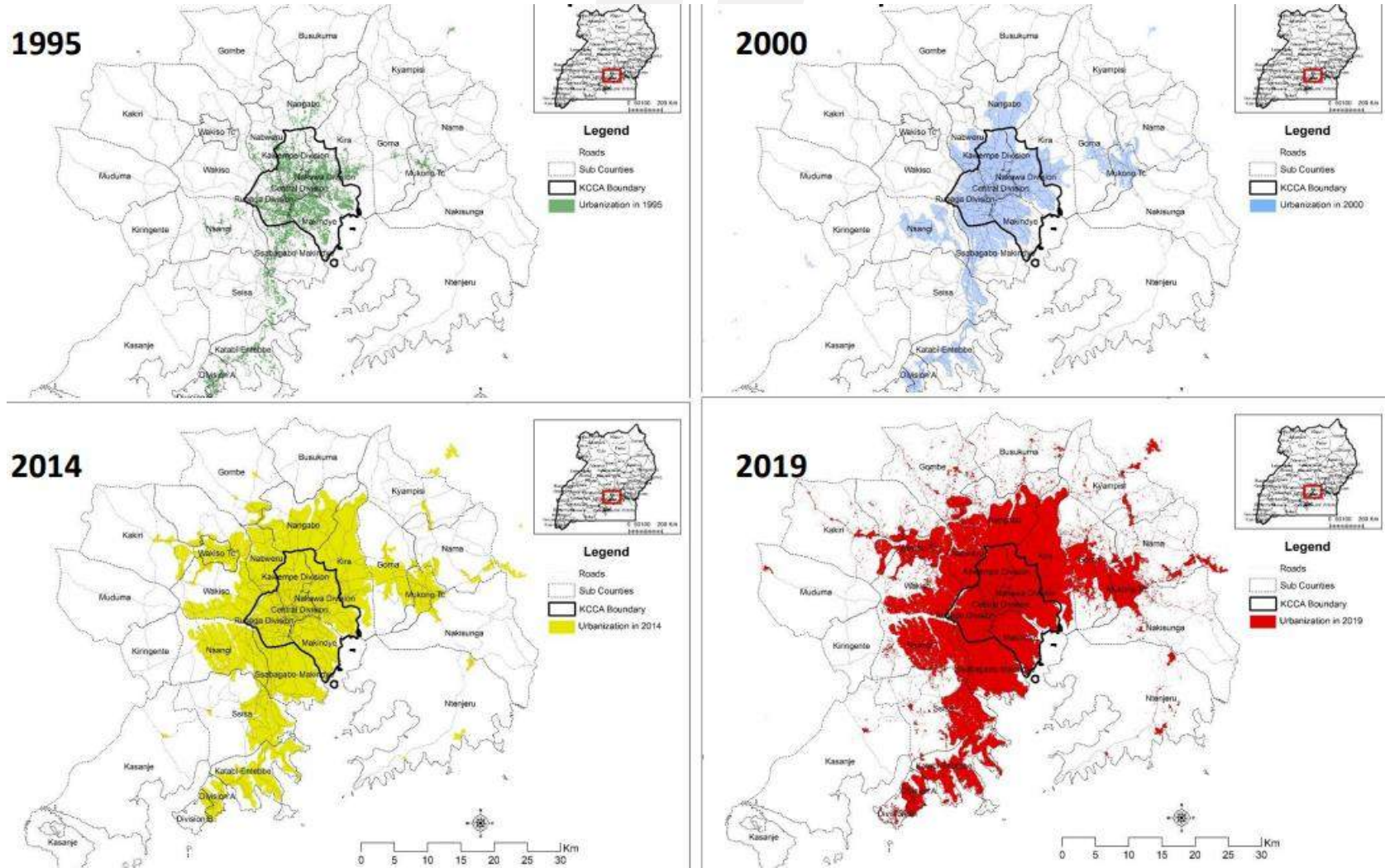


Rural Urban Migration, Urbanization and Urban Sprawl

Migration is the demographic process that links rural to urban areas, generating or spurring the growth of cities

The resultant urbanization is linked to a variety of policy issues, spanning demographic, economic, and environmental concerns. Growing cities are often seen as the agents of environmental degradation.

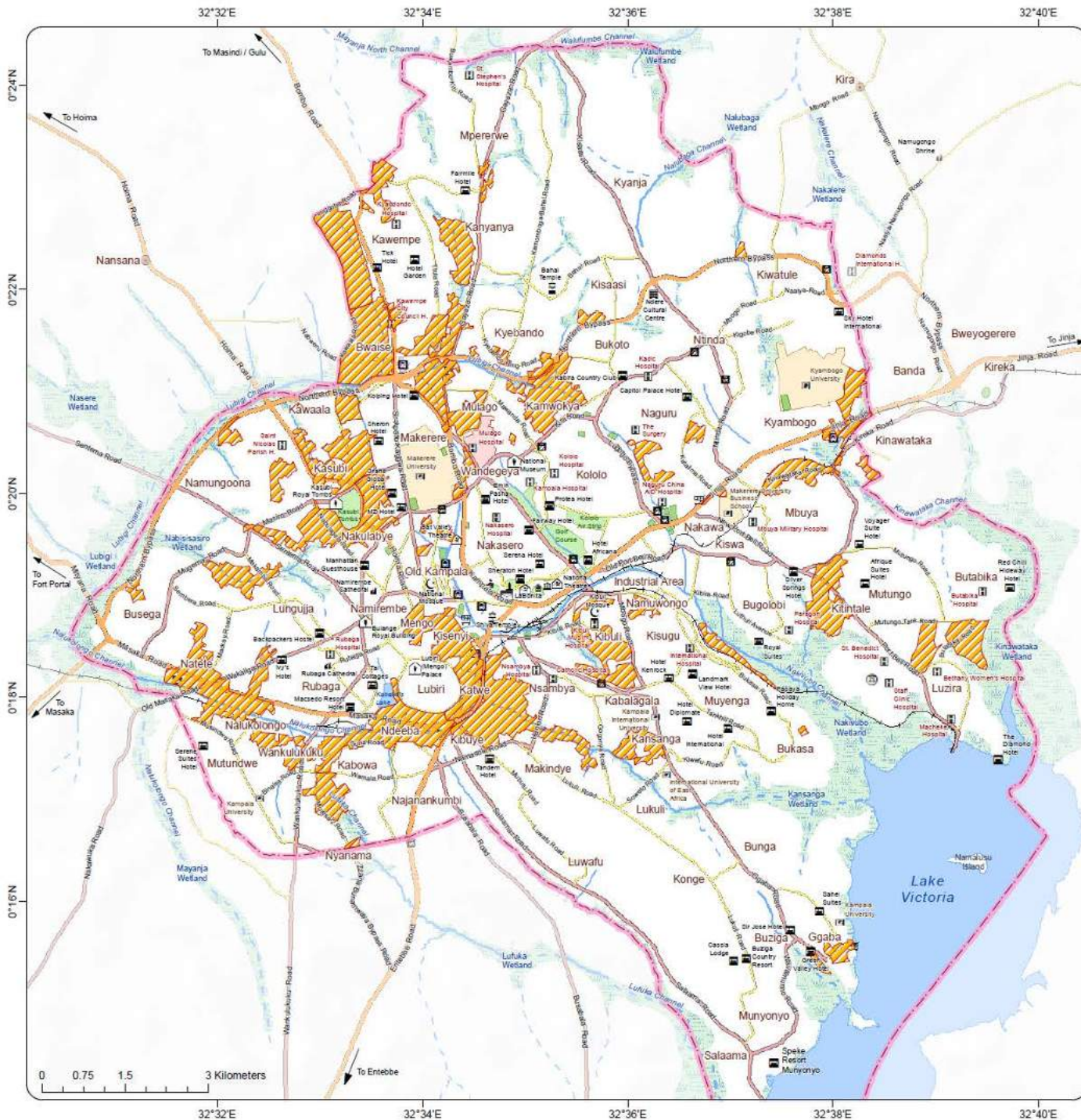
Urbanization can place stress on the land through sprawl



Region	Main reason for Migration 2016/17							Total
	Income Reasons	Follow/Join Family	Marriage	Education	Divorce	Land Related	Other	
Kampala	49.6	25.3	9.5	10.3	0.8	0.4	4.0	100.0

Source: UNHS, 2016/17 and Office of the Prime Minister (OPM), September 2017





Kampala City Slums, 2014

- | | | | |
|--|-----------------|--|------------------|
| | Slums | | Shopping Mall |
| | Hospital | | Major Market |
| | University | | Taxi Park |
| | Hotel | | Railroad |
| | City Hall | | Primary Road |
| | Parliament | | Secondary Road |
| | Post Office | | Tertiary Road |
| | Police Station | | Drainage Channel |
| | Prison | | Marsh |
| | Church | | Wetland |
| | Mosque | | Public Garden |
| | Temple | | Sports Ground |
| | Monument | | Hospital |
| | Museum | | University |
| | Theatre | | Kampala Boundary |
| | Music and Dance | | |

Poor Housing and Slum development

A slum is a heavily populated urban informal settlement characterized by substandard housing and low standards of living. On average 60% of the urban population live in slums

Slum communities are defined by poverty, low income, inadequate living conditions and sub-standard facilities. Slums are characterized by: Inadequate access to safe water, Inadequate access to sanitation and other infrastructure, Poor structural quality of housing, Overcrowding, Insecure residential status etc. ...

Research done by the MoLHUD and UNDP (2008) leading to the formulation of the Uganda National Slum Upgrading Strategy and Action Plan identified complexity of Land Tenure systems as one of the factors contributing to unplanned settlements in urban areas of Uganda, Kampala City inclusive.



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Environmental degradation, wetland encroachment and flooding

Though the current urban development can be applauded due to increase in employment opportunities, housing stock, social services and expanding infrastructure, such development is occurring in a haphazard manner largely dominated by the urban informality in most of the sectors.

This has greatly contributed to the unsustainable utilization of natural resources within the city resulting in environmental degradation

Poor Transport System

- Dominated by 14 seater Minivans (Taxis) and BodaBoda
- No space for infrastructure improvements to accommodate Mass transit
- Causes a lot of congestion and stress to the existing road space

Existing Kampala Multi Modal Transport Master Plan

- BRT
- LRT
- MRT
- NMT



Lack of reliable Land Management database

The social infrastructure in the industrial age centered on physical facilities like roads, railways, utilities e.t.c ...

The twenty-first century is the knowledge-based information era.

In a society based on knowledge and information, application systems and databases, are the new social infrastructure. These may be; Geographic Information Systems (GIS), EIMS, PHIMS

The Land Management Information System (LMIS) is a highly significant project in the establishment of a new age's social infrastructure.

Major Causes of the Challenges

- The land tenure system requires significant financial expenses for public acquisition of land for infrastructure and service delivery
- Inadequate and ineffective planning has been a key obstacle to providing the management required
- Little protection for the city's environmental assets has been afforded under the current regulatory regime
- The people's mindset – The blame game

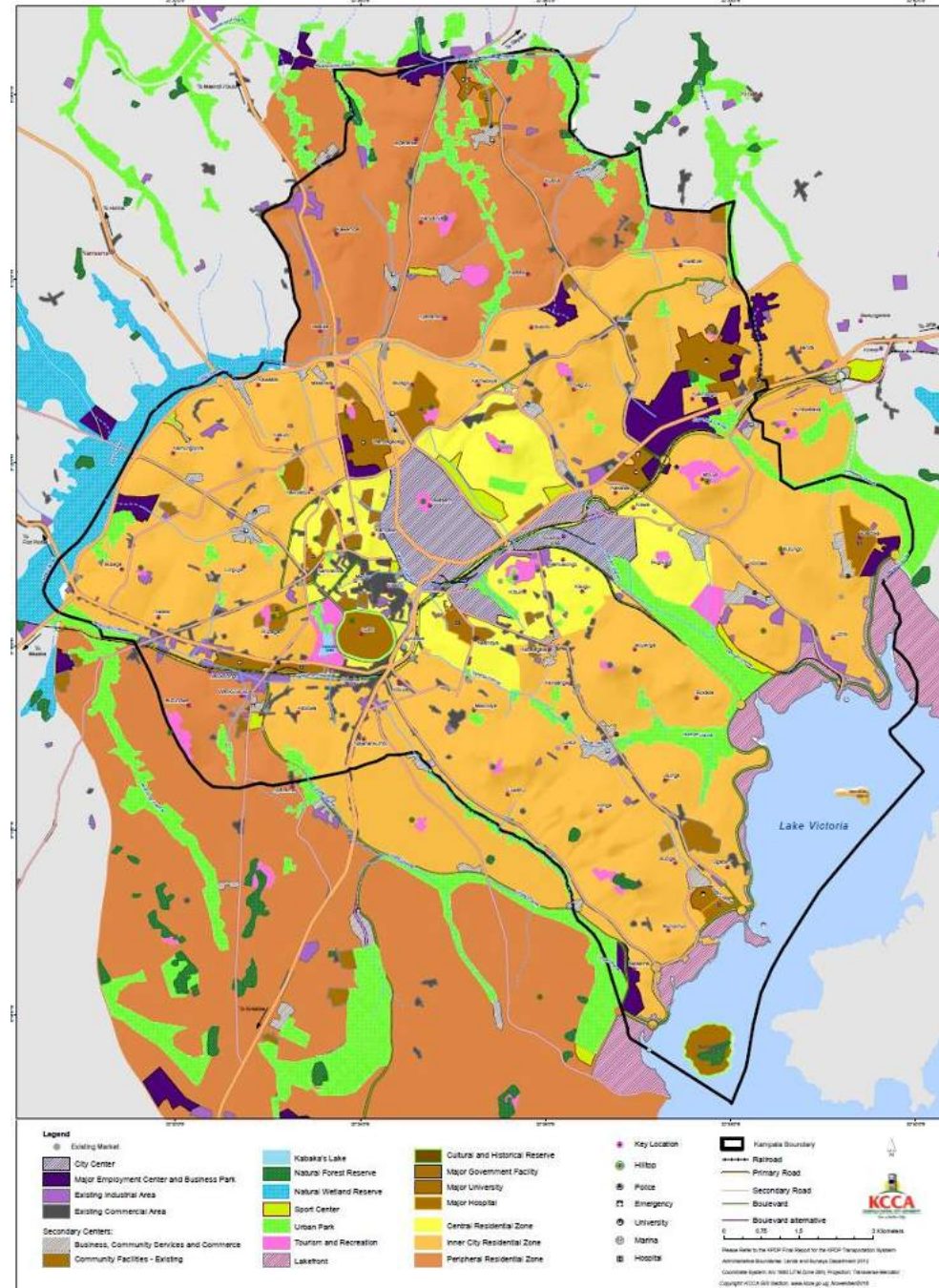


INTERVENTION

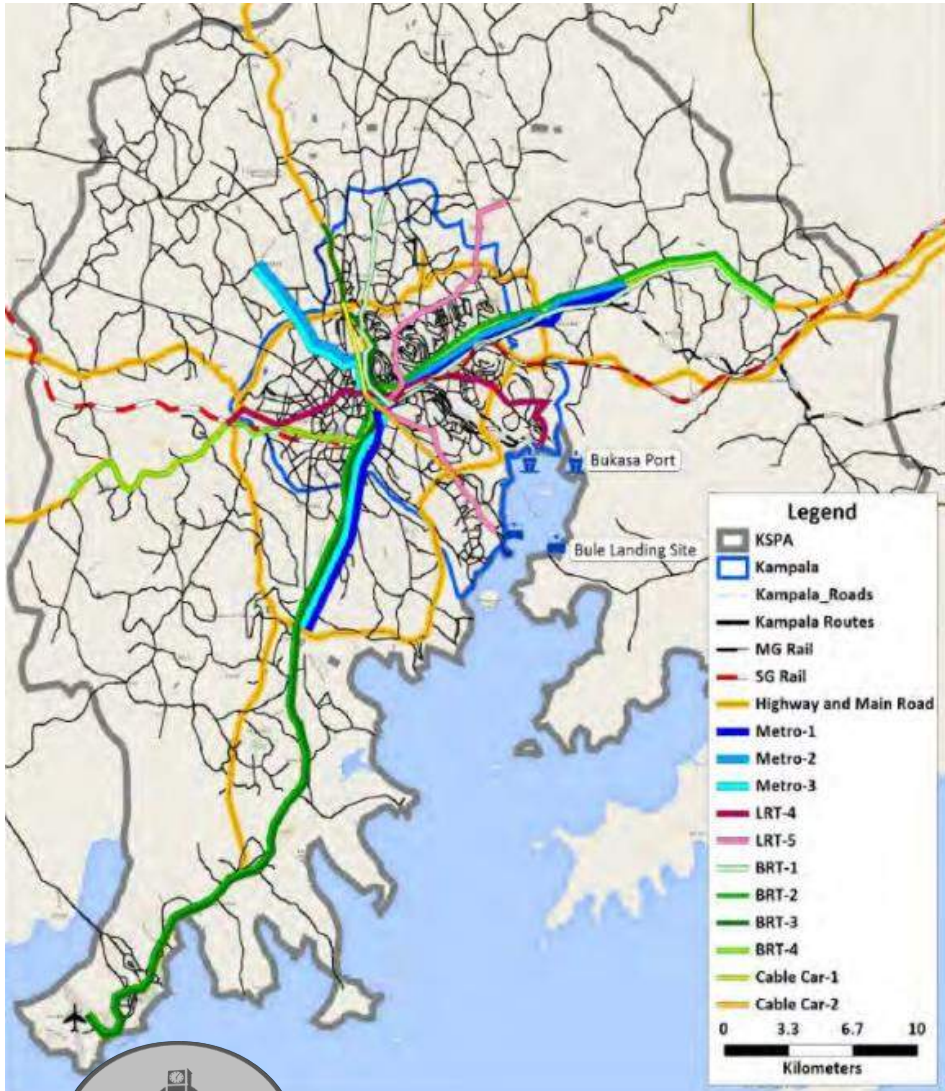
The Kampala Physical Development Plan

Kampala has a Physical development plan but The City is already overwhelmed by its current population, failing to adequately provide housing, employment, services, utilities and amenity for the bulk of its population and battles to absorb the current rate of in-migration.

Implementation of the current KPDP has proved to be a problem because of a number of land management challenges many of which arise from the current land tenure systems within the City



The Multi-Modal Transport Masterplan



Sustainability

Reduce non-sustainable modes (Private car, Bodaboda) and transfer more people to use sustainable modes (Mass Transport, Cycling, walking)

Mobility

Ensure all citizens can reach their destination in a quick and efficient way under target time

Accessibility

Ensure all citizens are offered transport options that enable access to key destinations and services

Safety

Improve safety and security for all transport users through reduction in expected fatalities and injuries

Environmental

Reduce air and noise pollution greenhouse gas emission and energy consumption

Economic Efficiency

Improve the efficiency and cost-effectiveness of the transport of persons and goods

Detailed Planning

Detailed Planning was done for Three (3) Precincts; Kololo, Makerere and Mulago

Precinct Physical Developments Plans are intended to operationalize the Kampala Physical Development Plan (KPDP) of 2013 which lays down broad land use and development strategies for Kampala City. The Plans combine the KPDP spatial planning proposals together with the future development aspirations of the current precinct residents

The plans are based on a sustainability model that takes on growth which addresses the effects of climate change at both city and precinct levels.

The Plan's overall goal is to create an orderly, functional and sustainable neighborhood. All stakeholders in both the private and public sector are required to adopt to the plan proposals and provisions for successful implementation



Kololo Precinct Physical Development Plan (2023 – 2033)

Commercial zone two

- Skyline; 4-6 floors
- Minimum plot size; 450 sq.m
- Frontage; open
- Parking; off-site

Commercial zone one

- Skyline; 6-8 floors
- Minimum plot size; 2000 sq.m
- Frontage; open
- Parking; onsite

Low density

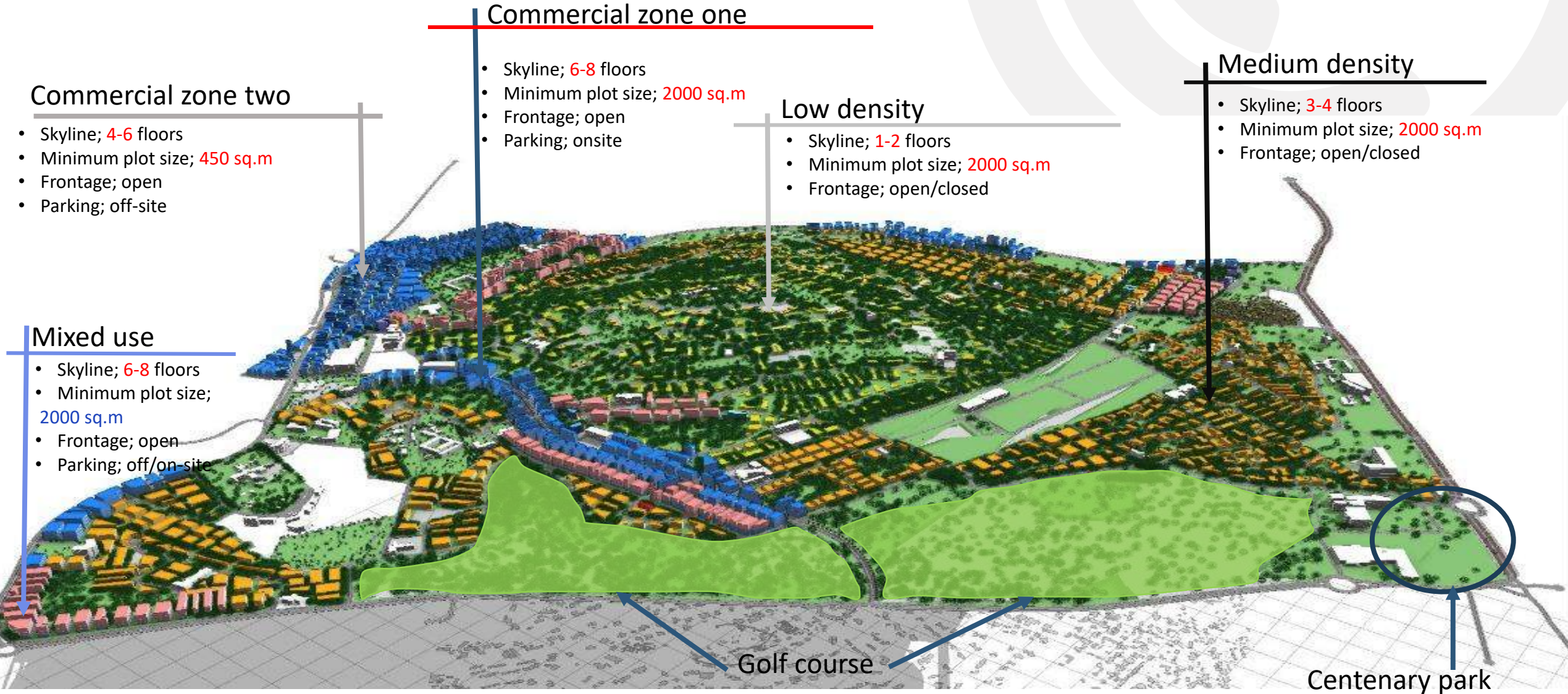
- Skyline; 1-2 floors
- Minimum plot size; 2000 sq.m
- Frontage; open/closed

Medium density

- Skyline; 3-4 floors
- Minimum plot size; 2000 sq.m
- Frontage; open/closed

Mixed use

- Skyline; 6-8 floors
- Minimum plot size; 2000 sq.m
- Frontage; open
- Parking; off/on-site



3D oblique image supporting;

1. Valuation of Properties

2. The Plan approval process

3. Road upgrading projects

- Identifying PAPs

- Utilities identification and shifting

Example: The Ivory Tower



INTERVENTION

Evolution of Kisenyi area over the years

2000



2022



Evolution of Katanga area over the years

2002



2022



Example Two (2) of Implemented PPPS Project

Mpazi Rehousing Project , Kigali Rwanda

Modern brick construction systems

The contribution is the land on which the block can be built and the city council then does the rest.
For instance, The pilot phase was composed of 10 units which were built on land provided by 3 families.
28 unit block was built on a consolidated land provided by 7 families
Upon completion, the city authorities consider the size of the land provided by each family and a corresponding unit is provided.
Any units left are handed over to families that are deemed more vulnerable than the others.
There are different kinds of units ranging from one to three bedrooms.



Example Two (2) of Implemented PPPS Project

Miyashita Park, Japan

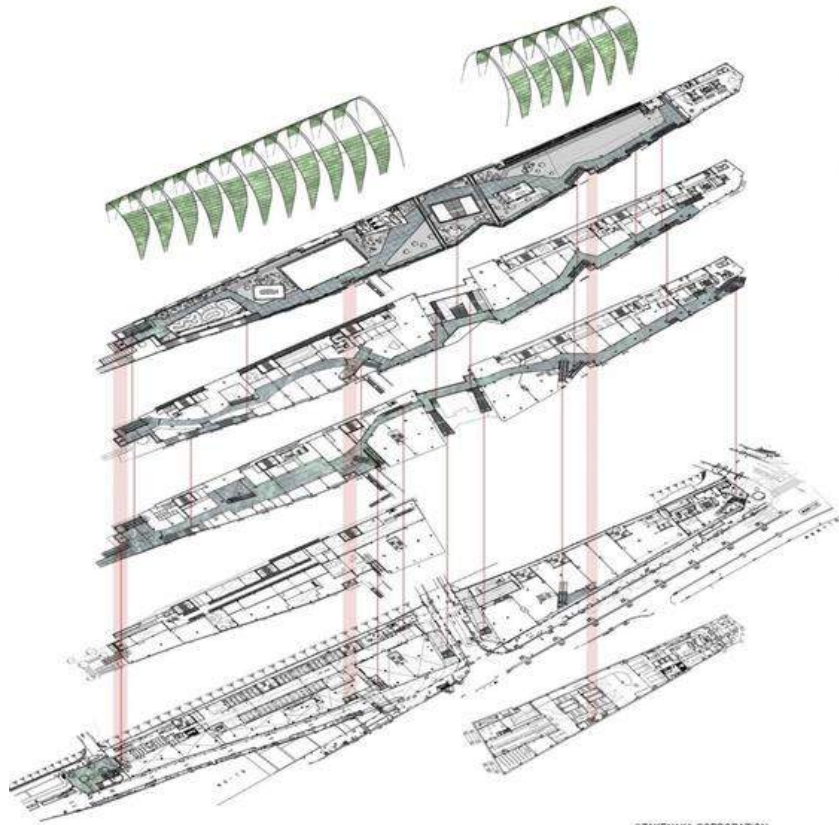
Miyashita Park lies between the bustling commercial districts of Shibuya and Harajuku in central Tokyo, running alongside the busy Yamanote railway line. Initially a ground-level park in 1930, the green space was relocated above a public car park in 1964, and moved even further skywards to sit atop a retail complex in 2020, as part of Nikken Sekkei and Takenaka Corporation's reconstruction.

Since the 1960s, the park's natural deterioration had been intensified by the increasing frequency of earthquakes, leaving it structurally damaged. For a long time, it lay unkempt. Difficult to access and so primarily frequented by fly-tippers, its vegetation was neglected.





Site Plan



Stacked Floor Diagram

4th floor

3rd floor

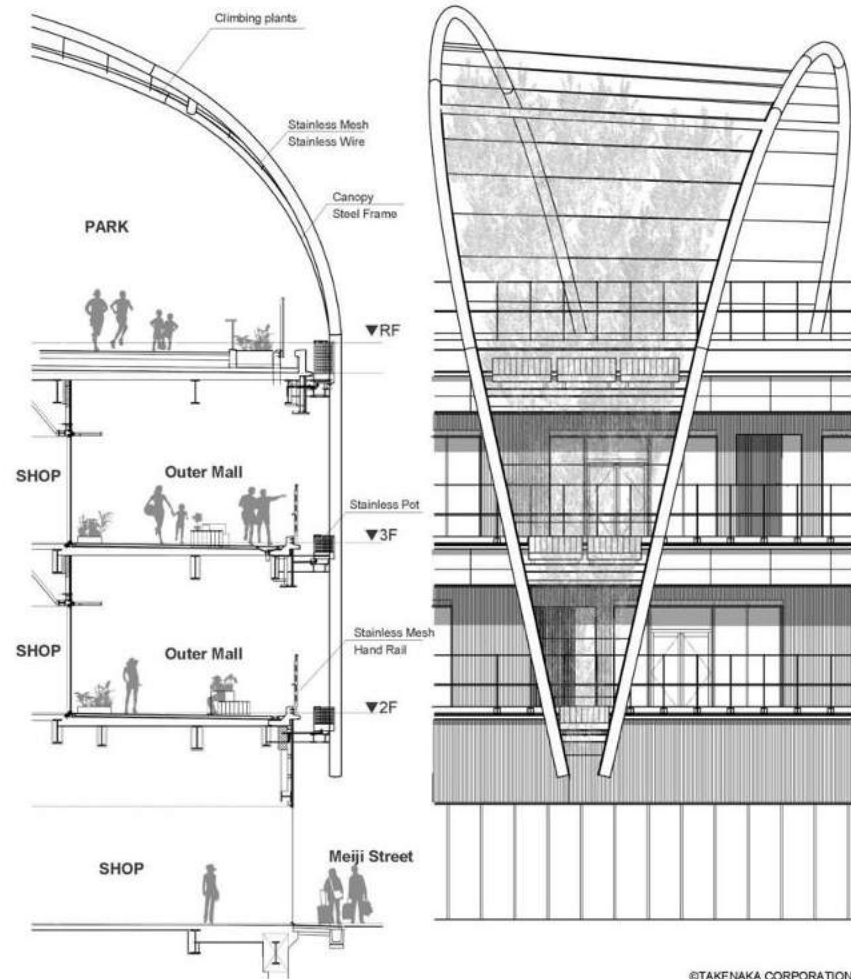
2nd floor

1st floor

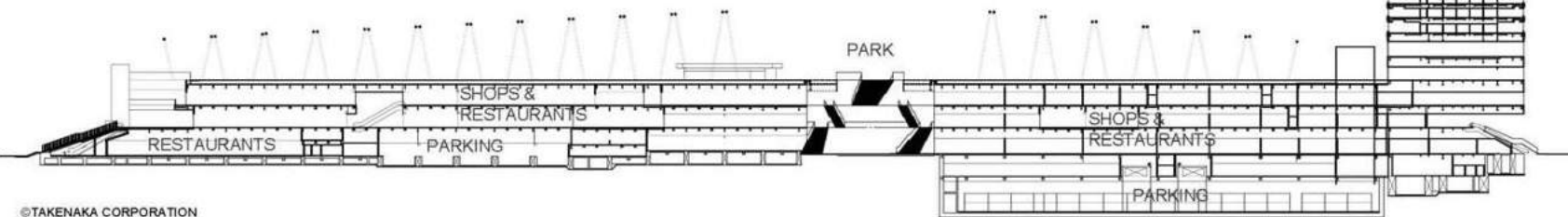
Basement floor

Stacked Floor Diagram

HOTEL



Typical edge condition section and part of elevation



Longitudinal Section

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A New Era – A new take on Relaxation and Activation - In Japanese cities, urban development is dense and public facilities and amenities have evolved whereby multiple functions occupy the same land. This dense development also means that open spaces such as parks are treasured. Furthermore, in recent times public spaces are becoming commercial spaces and commercial spaces are becoming public spaces. This fusion of parks, commerce, and hotels has created a new synthesis of "relaxation" and "activity" that people have really come to desire.



Building a hotel within a City Park

Incorporating a hotel into a public park is a first for Japan and came about through innovative land utilization and application of the "multilevel urban park system".

The value this brings in terms of supporting the operational side of the park and the community in terms of the diversity of people visiting this unique "park experience" is something that could only have been possible through the framework of collaboration between **public and private sectors** and the innovative design solutions this enabled



An aerial photograph of Kampala, Uganda, showing a dense urban landscape with numerous buildings, roads, and green spaces. A large, semi-transparent blue-bordered box is overlaid on the image, containing text. On the left side of the box, there is a large black quotation mark.

**The Time has come for a
Public-Private Community
Partnership to fix Kampala
City for better and Sustainable
Development**

Conclusion

It is important for Land owners to take the center role in positive development and redevelopment of their land.

An inclusive inter institutional approach by all of us represented here is needed i.e. Decision Makers, Physical Planners, Surveyors, Architects, Engineers, Environmentalists, Land Sub-Dividers, civil society, Academia etc...

Public Private Partnerships are and engine for organized and well developed communities

Formation of an apex body that brings together all land owners is essential for better coordination.



Image by National Housing



Image by Achieve Global Safaris

THANK YOU!



PhysicalPlanning@kcca.go.ug



www.kcca.com