UPA in Kigali Master Plan

Baudoin-24 Sept 2009

The number one constraint to sustainable development of UPA is unsecure land occupation

Baudoin-24 Sept 2009

The real constraints:

UPA is facing a difficult context in high competition for land use, pressure for urbanisation, housing and industry

Complexity of land ownership with overlap of traditional land rights and private, public claims for the same plots

More related constraints:

Lack of urban planning

Weak enforcement of urban planning

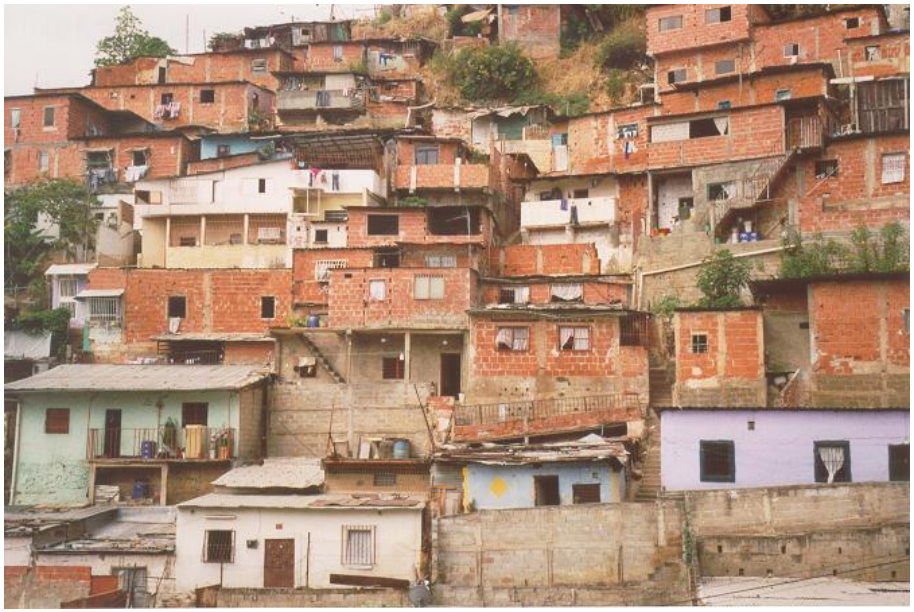
The perception of “space” is different according to the environment and urbanization density and its position in the urban-rural continuum

Baudoin-24 Sept 2009

Peri-urban green zones

Backyard gardens

Baudoin-24 Sept 2009



Terraces and balconies

Roofs tops

Baudoin-24 Sept 2009

KIGALI CITY

As a result of PAPUK with support of FOA projects GDCP/RWA/014/MUL (Kigali-Rome twinning agreement), and TCP/RWA/3101, the Mayor of Kigali has become motivated about integrating UPA in the city Master Plan...

Baudoin-24 Sept 2009

Objective/justification

- To integrate UPA into the urban growth process that will guide the growth and development of Kigali City in a manner that makes the best sustainable use of available land, water and infrastructure to the best interest of it's population and the environment .

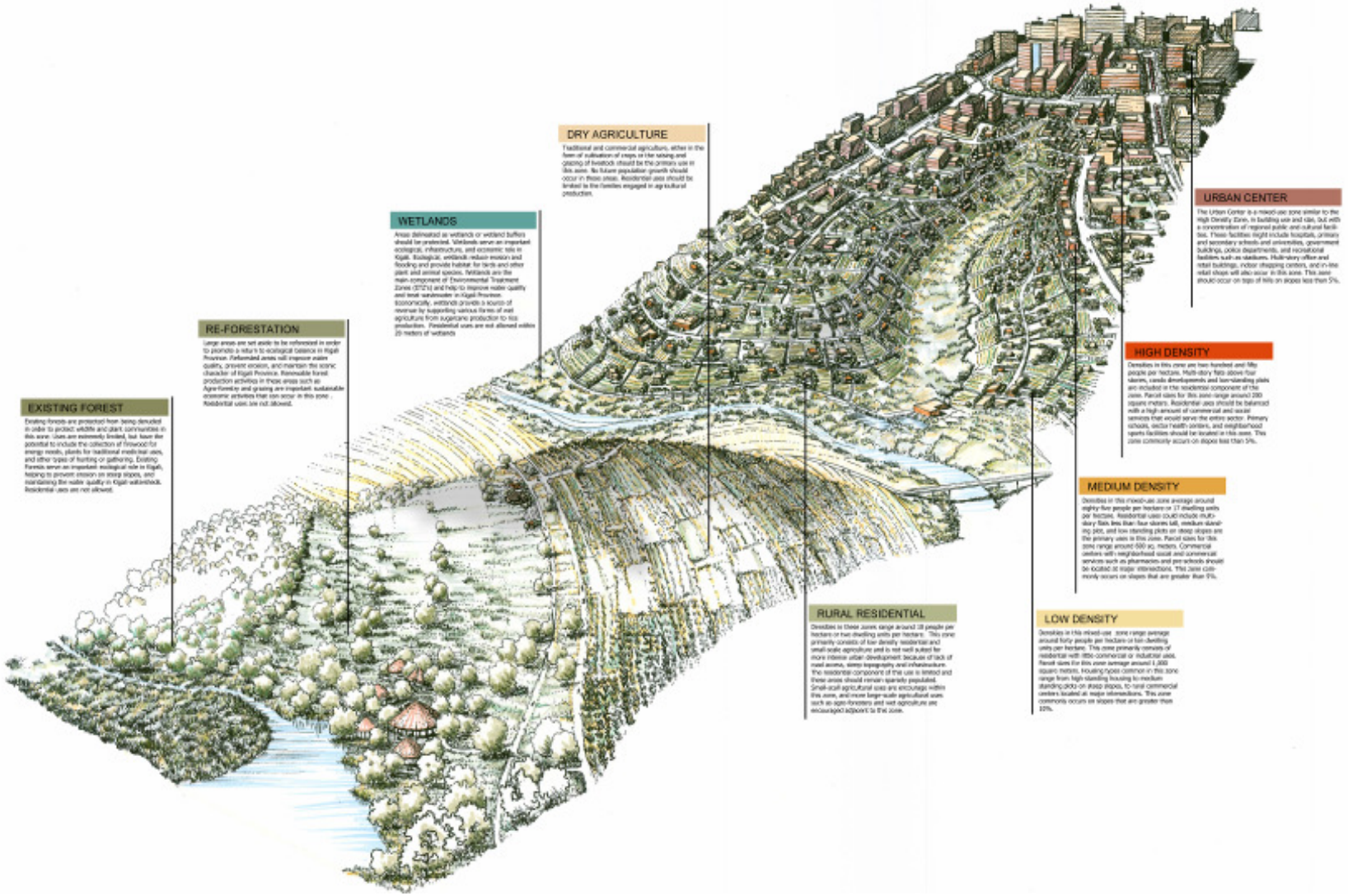
Kigali City Key Statistics

- Area: 730 Km^2
- Divided into 3 Districts.
- Population of 1 million
- Growth rate of city is 10.7%
- One of the cities that is growing very fast.

Steps taken ?

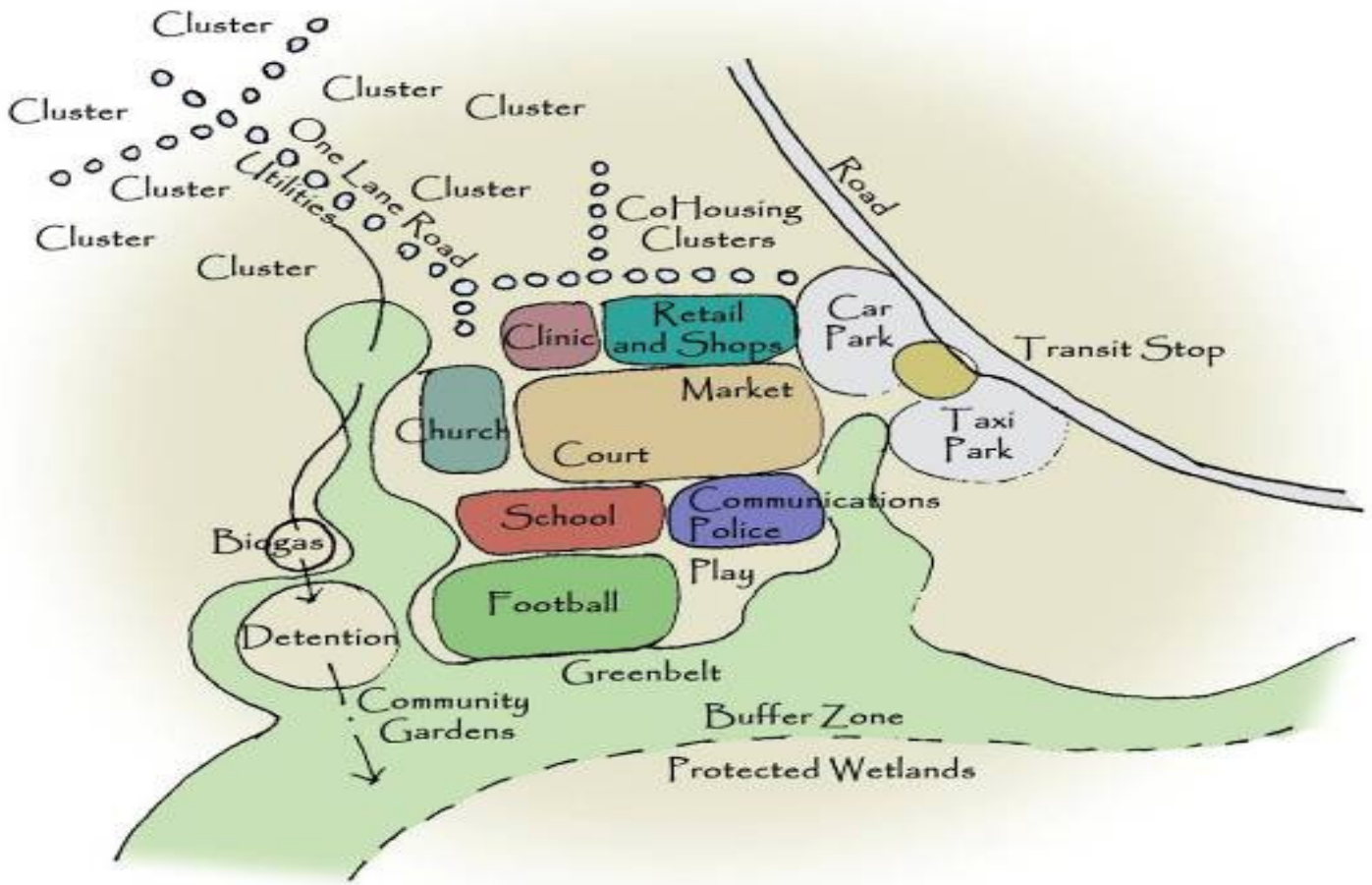
1. Identify the most suitable areas (soil quality; availability of water for irrigation)
2. Mapping (GIS)
3. Mark out the boundaries and register the areas in the Cadastre
4. Obtain a decree for protection as “non edificandi”.
5. Insert the reserved areas in the city development plan
6. Formulate an UPA strategy and action plan to make best use of the reserved areas (comparative advantages)
7. Organise the UPA growers and traders community

Land use Transect

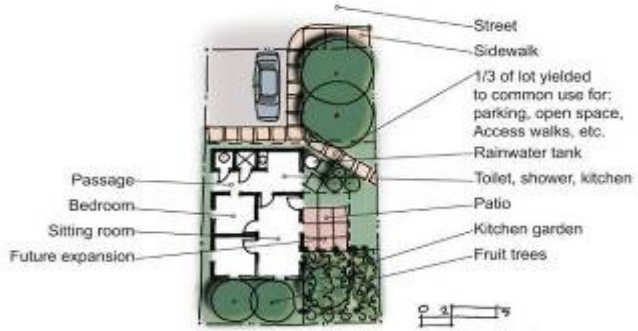


- This transect tries to illustrate how UPA activities become a component of “continuum” a rural-urban food production chain.
- Each level in the transect has it’s own role and vocation in respect to land and water use and management.

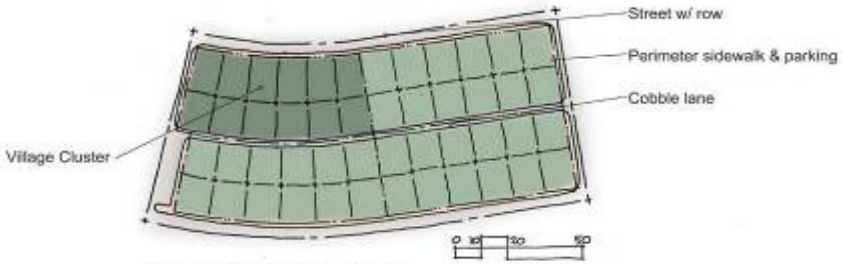
Community Center Concept



Cluster Housing Prototype



MINIMUM STANDARD
SINGLE FAMILY HOUSE LOT
216 SM lot (approximately 12m x 18m / may be irregular to follow natural topography)
Note: Toilet, shower, kitchen may be shared at Village Commons to economize.



NEIGHBORHOOD BLOCK
(4) 12 unit co-housing clusters
48 (+/-) residential lots
Includes street ROWs & 1 block / 9 blocks for schools and community services
Yields +/- 35 dwelling units per hectare

12 DWELLING UNIT CO-HOUSING VILLAGE CLUSTER
12m ROW / 8m Street / 3m Cobble Lane

Baudoin-24 Sept 2009

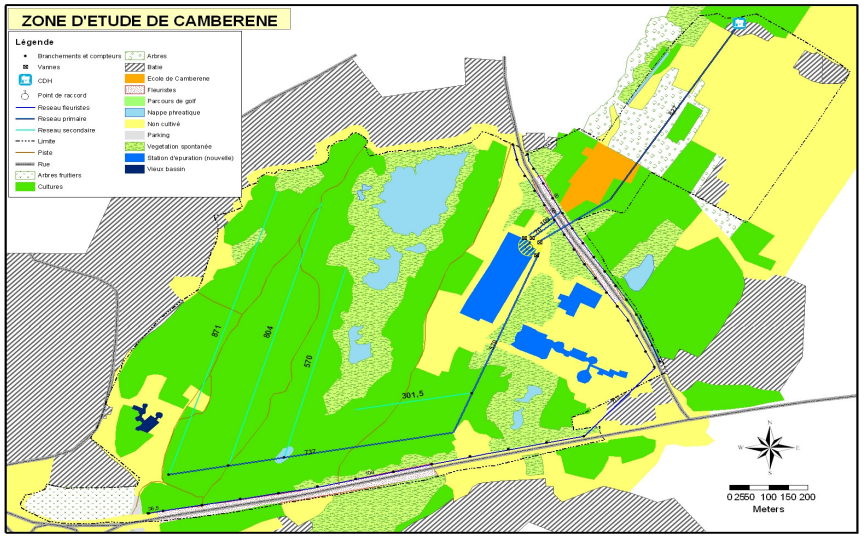
République du Rwanda
Ville de Kigali

PROPOSITION

UPA strategy to determine comparative advantages of UPA activities and their efficiency in terms of land and water use

FAO- TCP/RWA/3101

Bauchin-24 Sept 2009



Baudoin-24 Sept 2009

CONCLUSION

Urban land use planning is essential for shifting UPA areas from a "squatting" status to acknowledged, reserved areas with a "*non-edificandi*" status and duly registered in the cadastre with a title deed and and also included in the urban development plan

It is never too early and

It is never too late ....

Cities will continue to grow ... the earlier we act the better and possibly with the support of HABITAT and create more awareness for policy makers

An air filter for the urban environment

Green spaces Accountable for carbon credit? (Research?)

CO_2

O_2

Nothing New under the Sun .....

A Green City is a Healthy City

A Healthy City is a Happy City

THANK YOU