

2020 Edition

Analysis on Comments Collected

Kigali Master Plan 2050



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1.1 Introduction

1.1.1 OUTLINE OF THE MASTER PLAN PROJECT

Project Name: Consultancy Services 2013 Kigali Master Plan Update
Client: City of Kigali, Rwanda
Location: Kigali, Rwanda
Site Area: 730 sqkm
Project Duration: 10 months – June 18 to April 19

1.1.2 BACKGROUND OF THE REPORT

During the initial five months of this assignment SJ-SMEC focused, among other activities, on the collection of comments on the 2013 Master Plan. After 5 years from its adoption, Private and LGA Technicians, Policy Makers and the communities leaving in Kigali, developed a clear understanding on what kind of issues they were facing in implementing current version of the Master Plan.

SJ-SMEC decided to be more inclusive in its approach, capitalise on this knowledge, opening a series of communication and exchange channels to collect, discuss and analyse issues coming from a large variety of stakeholders. To be able to efficiently scrutinise each comment, SJ established a rigorous methodology, described in the following paragraphs, by creating a unique database, containing comments coming from various sources and related to all the critical topics addressed in the MP review exercise.

Once collected and categorised, each comment has then been analysed with

the objective of understanding its impact and implication on the overall MP review.

This report has the objective to outline the methodology, list the type of comments collected and their source and, then, describe their implications on next planning stages.

1.2 Comments Collection Process

1.2.1 METHODOLOGICAL APPROACH

The objective of the comments collection and analysis exercise was to:

1. Collect comments from different sources such as: Focus Groups, Technical Advisory Group, Stakeholders, National and Local Authorities, Key Informants, CoK Staff and Management, Councillors, Citizens through Twitter, Facebook, SMS, WhatsApp, Email and Umuganda Meetings;
2. Ensure Capturing Everyone's Perspective as each comment was considered a valuable source of information, giving private citizens a chance to provide comments at the same level of institutional stakeholders; and
3. Organize Comments in a meaningful way, by creating a Matrix to arrange feedback and enable cross-analysis, understanding planning implications and driving the decision-making process

To achieve this result, the methodology followed the process depicted in the image below:

The final output of the exercise is an analytical matrix, where all comments are incorporated with the objective of:

1. Identifying crosscutting issues and hence streamline the planning process to address multi-level planning decisions that affect multiple sectors and stakeholders;
2. Providing TAG, planners and stakeholders with an organized analytical tool for planning and decision making, containing perceived issues and suggested solutions; and
3. Prioritizing the Actions, by listing down proposed corrective measures and improvements to current Master Plan and agree on the best way to address them and with which priority

The matrix is organized in a simple yet effective way, to record and further analyze all inputs from the stakeholders:

1.2.2 SOURCES OF COMMENTS COLLECTION

A lot of effort was put in differentiating the source of comments to be considered during the Master Plan review. The variety of the sources would allow different levels of stakeholders to participate into the planning process, providing contributions from the Central Government level to the private citizen. A brief description of each source and its contribution to the process is provided in following paragraphs:

Focus Groups

The SJ-SMEC team conducted 8 focus groups since the beginning of the

review exercise. Each meeting provided topic specific feedback on previous Master Plan, challenges and indications on possible changes.

Technical Advisory Group

The Technical Advisory Group (TAG) was established by the City of Kigali to provide high level technical guidance during the review process. TAG meets regularly and provide feedback on 2013 MP as well as indications on the required improvements.

GoR Ministries, Agencies, Authorities

SJ-SMEC regularly conducts meetings with Rwanda Ministries, Agencies and Authorities with the purpose of collecting feedback as well as information on ongoing national level plans.

CoK Councillors, Districts, Sectors, CoK Staff

City of Kigali officials, as the custodian and implementers of the Master Plan have an extensive knowledge of the daily issues faced in the implementation and enforcement at the local level. Several meetings have been conducted with CoK, Districts and Sectors officials to collect comments.

Privates, Technical Associations, NGOs, Int. Agencies

Non-governmental and non-institutional organisations, associations and private citizens have been also consulted through specific meetings where they had the chance to provide comments directly to the planning team. An exercise to collect comments at the Village Community level is currently ongoing.

Social Media (Twitter, Facebook, WhatsApp), SMS, Email

A dedicated phone number has been opened to allow private citizens to have a direct channel of communication with the Master Plan team. The phone number can receive SMS and WhatsApp Messages, allowing citizen with no internet connection to still be able to share their inputs. Since the beginning of the MP review, Facebook and Twitter and Official Project Email accounts have been opened to create a two-way communication channel with Kigali Citizens.

Official Documents, Reports, Audits, Laws, MO, Strategies, etc.

Data collection is one of the key initial activities performed during the inception stage, which continues along the entire duration of the assignment. From the data collected, SJ-SMEC received a large number of indications on required changes (new approved projects, feasibility studies) as well as from AUDIT reports conducted on Master Plan Implementation in recent years and other national strategies/ documents that indicated on the Master Plan.

Once each comment was registered in the matrix, it was possible to understand what the source of specific comments was, understanding if specific comments were more common to a specific source or if similar comments were coming from different sources. This provided the planning team with a better understanding of key topics for specific groups of stakeholders and helped planners in better addressing the issues to respond to such comments and prioritise corrective measures.

1.2.3 CLUSTERING BY THEMATIC GROUP

The Master Plan review has been organised following the identification of 8 topics that should address the critical aspects of an inclusive planning process. The groups identified are briefly described below:

CITY OF EXCELLENCE
Comprising of all comments related to good governance, Urban and Regional Planning schemes, implementation and coordination issues.

CITY OF INTEGRATED NEIGHBOURHOODS
Neighbourhoods are considered the founding element of the City. As such, they are treated not just a set of individual parcels but as an integrated space where different uses and social

groups contribute to create a safe and dynamic part of the city. All comments related to this aspect, such as the need for local services, housing, and mixed economic activities are recorded under this group.

CITY AT WORK
All comments related to economic development of Kigali, its integration within the national development policies, industrial and commercial developments are listed in this group.

GREEN CITY
Comprising of all comments related to natural resources protection, their potential use as economic assets, climate change adaptability and agriculture land protection in the City.

CREATIVE CITY
Kigali aspires at becoming one of the most vibrant and attractive cities in the region, while remembering its roots and cultural assets. All comments related to these topics are listed in this group.

CITY ON THE MOVE
Comprising all comments related to traffic and transportation issues, car ownership trends, pedestrian and cyclist safety and required improvements to the existing network.

EFFICIENT CITY
All comments related to the utilities and infrastructure but also to the need for integration between different providers. It encompasses topics related to water and sanitation, power, storm water management, ICT/smart city, solid waste.

CITY FOR CITIZENS
Groups all comments focused on the inclusion of all citizens and in the provision of services to the population in this Master Plan review.

Categorising the comments collected according to the thematic group helped the planning team and the stakeholders to achieve a better understanding of the key topics to be addressed in the review. It also helped focusing the review tasks by different works streams and identifying critical crosscutting issues.

1.2.4 UNDERSTANDING PLANNING IMPLICATIONS AND CORRECTIVE ACTIONS

All comments received have been categorised following the thematic group and the source criteria. When possible, similar comments were merged, and all sources indicated in the matrix. This allowed for a more efficient analysis, allowing planners and engineers not to duplicate information.

Once the comments have been consolidated in a shorter list, SJ-SMEC team started addressing them by understanding the implication of that specific comment on the ongoing MP review exercise was. After evaluating the implications, the team then suggested possible corrective actions to be considered in the review. This approach also guided the planning team in identifying critical planning and policy issues to be addressed at the decision-making level of the Technical Advisory Group.

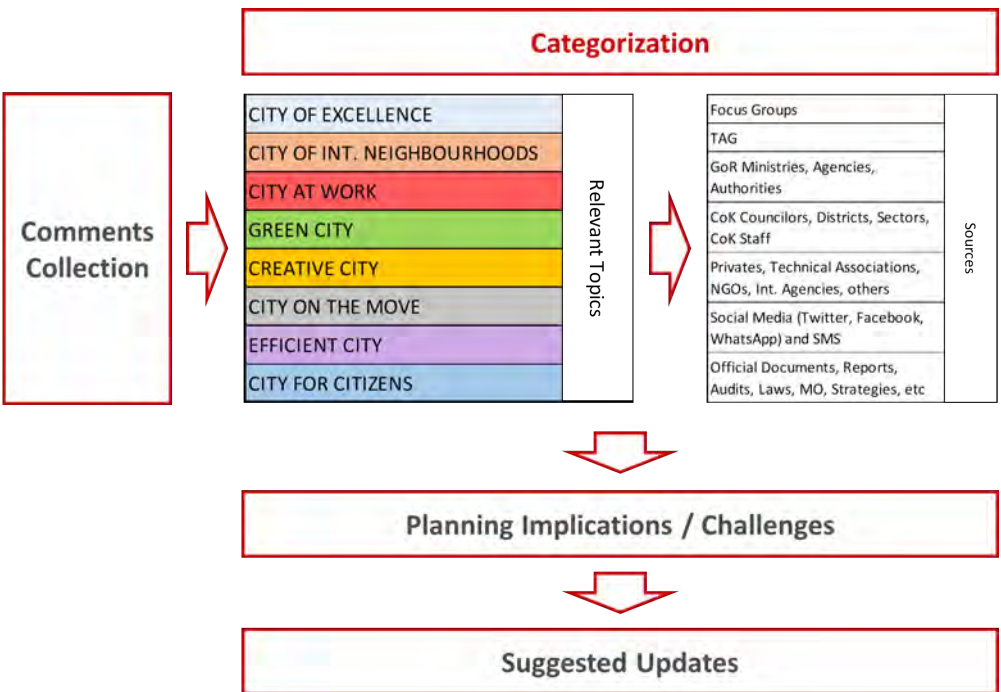


Figure 1.1 Clustering by Thematic Group

Comment ID	Comment description	Relevant Topic	Source	When possible / relevant	Anticipated Planning Implications	Proposed Actions by SJ-SMEC
		CITY OF EXCELLENCE CITY OF INT. NEIGHBOURHOODS CITY AT WORK GREEN CITY CREATIVE CITY CITY ON THE MOVE EFFICIENT CITY CITY FOR CITIZENS	Focus Groups Technical Advisory Group GoR Ministries, Agencies, Authorities CoK Councilors, Districts, Sectors, CoK Staff Privates, Technical Associations, NGOs, Int. Agencies, others Social Media (Twitter, Facebook, WhatsApp) and SMS Official Documents, Reports, Audits, Laws, MO, Strategies, etc.			
Each comment possesses an ID number for mapping purposes	Comments are listed in this section. In few cases, they are summarised, more often they are recorded as received	Master Plan review is organised by 8 key topics / goals. Comments have been categorised according to the same 8 topics.	The source of each comment is also recorded in this section, to allow for source analysis.	When possible / relevant	Implications on the MP review	Proposed Actions by SJ-SMEC

Figure 1.2 Comments Collection Matrix - Template

1.3 Analysis of Comments Collected

1.3.1 OVERVIEW OF COMMENTS COLLECTED

Since the beginning of the assignment, SJ-SMEC collected more than 750 comments. They have been combined, when possible, to streamline the comments review process, reducing the total number of comments present in the matrix. About 45 comments were not considered relevant as they were mostly request for information about individuals plot zoning. After this initial consolidation, the comments now present in the Matrix are 438 as depicted in Table 1.1.

As can be seen in Table 1.2 a large number of comments were collected from City of Kigali officials, District and Sector Executives and from Social Media and SMS/WhatsApp and Email. Being on the forefront of the Master Plan implementation, was expected that many informed comments would have come from City of Kigali at all levels. It is important to note the critical role played by the Sector ES in providing well informed and localised

feedback. The substantial numbers of comments received via SMS/WhatsApp platform and Email in English, French and especially Kinyarwanda, denotes the importance that the review process has among citizens. Several messages from this source were requesting for information about a specific plot, denoting a persisting lack of knowledge on how to access Master Plan documents.

Total Comments Received	758
Comments discarded	45 (mostly because they were request of info on individual plots)
Valid Comments Received	713
Comments considered in the review (after combining similar ones)	438

Table 1.1 Comments Overview

Comments by Source 	Focus Groups	11%
	Technical Advisory Group	8%
	GoR Ministries, Agencies, Authorities	11%
	CoK Councillors, Districts, Sectors, CoK Staff	30%
	Privates, Technical Associations, NGOs, Int. Agencies, other	9%
	Social Media (Twitter, Facebook, WhatsApp) and SMS, Email	21%
	Official Documents, Reports, Audits, Laws, MO, Stratégies, etc.	10%

Table 1.2 Comments by Source


Comment by Topic 	City of Excellence	33%
	City of Int. Neighbourhoods	15%
	City at Work	6%
	Green City	13%
	Creative City	5%
	City on The Move	9%
	Efficient City	6%
	City for Citizen	13%

Table 1.3 Comments by Topic

Table 1.3 shows a large predominance of topics related to the need for the Master Plan to create synergies among different stakeholders, request for wider participation and overall integrated planning. Topics such as City of Integrated Neighbourhoods, Green City and City for Citizens were also very popular, highlighting the need for well-planned and serviced urban areas with more attention to inclusivity.

1.3.2 GEOGRAPHIC ORIGIN

For about 150 comments received from Social Media, WhatsApp, SMS and Email, it was possible to locate the geographic location as this information was stated in the comments.

The key data that can be extrapolated from the image below, is the substantial interest coming from currently urban fringe areas that are facing increasing development pressure or are along key transportation corridor such as Ndera, Kanombe, Kinyinya, Masaka, Nyarugunga, Jabana.

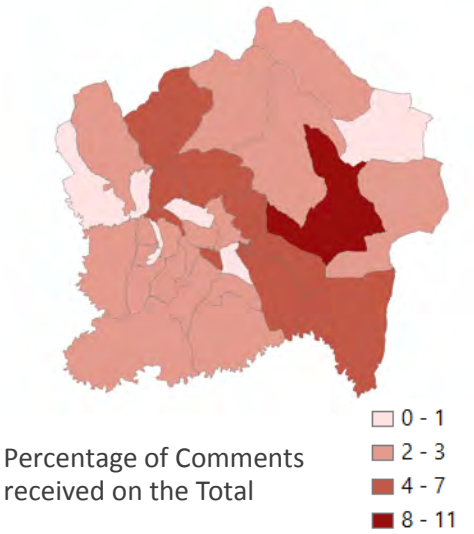


Figure 1.3 Geographic Origin

Another important consideration is that comments have been received, with different percentages, by all sectors in Kigali. This aspect is relevant as can demonstrate that the communication campaign, the effort put by CoK in communicating clear messages during Umuganda and the opening of dedicated communication channels, is helping in sensitising the population on the ongoing process.

1.3.3 ANALYSIS AND IMPLICATIONS

Following the recording of all comments in the Matrix, SJ-SMEC team initiated the review, the clustering and the analysis. This exercise led to identifying key topics that will be addressed during the Interim MP Update Stage. Below, the most relevant concerns raised and the proposed actions that will be taken during the MP review.

OPEN PUBLIC SPACES AND COMMUNITY FACILITIES

Problem statement

The need for open public spaces at the neighbourhood level has been one of the most frequent comments made by different sources. Kigali Citizens perceive the lack of public spaces as a direct consequence of the previous Master Plan. While the Master Plan suggested to locate public space in each neighbourhood, the land tenure system in the City (most land is privately owned) prevented the authorities from effectively implement the scheme. The topic of open public spaces is tightly connected to the provision of community facilities at the

neighbourhood level. In both cases, the city should acquire land before being able to implement these facilities, leading to a substantial disbursement of public funds.

Planning implications

The Planning Team will address this topic by suggesting shifting the implementation modality from a parcel-based zoning to a cluster zoning approach. Cluster Zoning establishes standards for a larger site (neighbourhood level) and provide for parcel readjustment initiatives in order to locate space for communal utilities minimising the need for expropriation. This also reduces the burden on the single owner to provide for parking and other requirements, as they would be provided for the cluster rather than for the individual plot. More details on this process will be provided in the Interim report.

INCLUSIVITY AND PARTICIPATION

Problem statement

One of the key contribution from Focus Groups, often made by Community and local NGOs representatives, is the need for the plan to be closer to the citizens, providing more opportunities for the community to participate and be involved in the planning and decision-making processes. Requests for more information sharing and venues for community based participatory activities in the drafting of local detailed plans, were frequently highlighted.

Planning implications

The extensive Community Engagement approach established in the MP review process should ensure more interaction with the public, nearing the plan review exercise to the needs of different layers of population. This report, and the activities behind it, show the effort put by the consultant and the City of Kigali in collecting comments and interacting with the beneficiaries of the MP review exercise. Furthermore SJ-SMEC planning team will suggest in the implementation strategies to review the Master Plan Management and introduce a more participatory approach in the urban planning processes.

Further effort should be also put by CoK and Districts in facilitating access to information on Master Plan: messages received requesting specific information highlighted a limited knowledge/capacity to use the online platform.

HOUSING

Problem statement

One of the most recurrent topic in the comments collection exercise is the affordability of living in Kigali. Access to housing is often a great concern for people moving to Kigali or for those who live/lived in areas such as high-risk zones or in areas planned for redevelopment, and are required to relocate, often to peripheral parts

of the city. Considering the existing housing stock backlog and the future expected demand, housing was and still remain one of the critical aspect to be addressed in the plan.

Planning implications

Housing has been brought to the centre of the Master Plan Review since the beginning of the activities and the reviewed MP would aim at creating the enabling environment for more affordable housing solutions to be developed.

Integrated neighbourhood Plans should allow for denser, more compact and cheaper housing solutions complemented by economic activities, public facilities and in the proximity of transportation corridors. Land readjustment strategies will be suggested and strengthened to ensure that the City of Kigali and the Districts have the right tools to implement them. Suitable policy improvements will be also suggested when needed. Concurrently, the Integrated neighbourhood development approach should allow for more affordable living conditions, including economic activities mixed with residential areas, reducing cost for transport.

Suitable construction techniques will be suggested to ensure that construction costs would have a lower impact on the final price.

The addition of new zoning approaches, such as the Inclusionary Zoning, should incentivise developers to build a component of affordable housing in every new project.

UNPLANNED SETTLEMENTS

Problem statement

Unplanned Settlements, covering more than 70% of Kigali Urban area, represent the typical housing and working condition for most of the residents. While many comments asked for reducing the need for relocation by improving the existing situation, in several areas such intervention is not possible or advisable due to site-specific conditions. The debate on Unplanned Settlements was at the centre of several Focus Groups and some planning indications were agreed with the stakeholders.

Planning implications

Thanks to the mapping conducted by UNHABITAT, SJ-SMEC planning team was able to elaborate a multicriteria analysis that would provide indications on the possibility to carry out in-situ upgrading, redevelopment or relocation. Integrated Neighbourhood Development strategies would be suggested in the settlements that are deemed suitable for redevelopment.

STRINGENT ZONING REQUIREMENTS

Problem statement

A substantial number of messages coming from Citizens through Social Media, Mail and SMS platforms expressed high concerns regarding the impossibility to develop their land due to the requirements stated in the zoning code. In most cases local dwellers emphasised the fact that they were not able to develop according to zoning prescriptions in terms of floor number, parking requirements, building typology. In several cases, population requested to increase the areas dedicated to R1 zones.

Planning implications

Analysing these comments, the planning team will work to add more flexibility to the zoning regulations, focusing on incremental development strategies and more detailed phasing. R2, R3 and R4 zones will be calibrated according to new population growth scenarios, allowing for typologies that allow for a more incremental growth.

Furthermore, applying standards not to the individual plot but to a larger mixed-use parcel (cluster) would allow to distribute standards more evenly across owners, increasing the profitability of the investment.

While improving standards for the above-mentioned zones, allowing more citizens to develop, the planning team would not recommend increasing R1 areas to avoid further low-density development, as also prescribed the National Planning Policy. R1 areas would be slightly reduced to save as much agricultural land as possible.

PRESERVATION OF AGRICULTURAL LAND

Problem statement

As stated in previous paragraph, while a lot of pressure is coming from the citizens to develop in a low density sprawling fashion, Sustainable Development Goals, National Policies and Government officials are focusing on preserving valuable agricultural land, limiting urban sprawl.

Planning implications

SJ-SMEC planning team will further reinforce the density approach in this MP review exercise by suggesting incentives and introducing facilitation measures into the zoning code, with the objective of making more convenient for residents to develop in a more compact way. Land consolidation will be suggested also for rural areas, allowing residents to develop compact housing settlements, small scale agroprocessing activities and communal facilities by freeing up more agricultural space and optimising land cultivation methods.

**NEED FOR STRONGER
INSTITUTIONAL COORDINATION**

Problem statement

Raised mostly in TAG and FG meetings, the issue related to the lack of continued coordination is not strictly related to the MP review as it mostly depends on different agencies and authorities’ willingness to effectively share information and decisions. Despite this, lack of coordination will strongly affect the effective and coordinated implementation of the Plan, especially in the fields related to infrastructure, environment and transport.

Planning implications

SJ-SMEC planning team, started addressing this issue by suggesting the establishment of the TAG to CoK. TAG meetings represent already a strong opportunity to address urban development issues in a coordinated manner. Furthermore, SJ-SMEC will draft a Master Plan Implementation Monitoring Matrix that will serve as common monitoring tool at city and national level.

INFRASTRUCTURE LOCATION

Problem statement

Many comments are related to the infrastructure system designed in the 2013 master plan, often referring to the constraints generated on private land and on the complex feasibility considering the slope or other physical constraints.

Planning implications

While SJ-SMEC will carefully review proposed alignments, it is to be noted that new infrastructure networks will be required to support the growing urbanisation rate of Rwanda. Several parcels will be affected by new networks and the city will have to be ready to address the issue. Current eminent domain law in Rwanda establish that compensation should follow market price. However, alternative methods (land regularisation, land readjustment) may be used, and will be suggested whenever possible, to reduce expropriation costs.

LACK OF ATTRACTIVENESS

Problem statement

Comments from almost all sources highlighted the need for Kigali to be more vibrant and attractive to its citizens and visitors. Comments ranged from the need to improve the night life in specific areas, to the importance of having a 24h city, to the relevance of mapping and promoting cultural and historical heritage

Planning implications

The Planning team conducted specific thematic group and several meetings with relevant stakeholders to improve 2013 strategies. A more extensive but not exhaustive mapping has been conducted to map, protect and promote existing heritage.

Mixed use developments promoting Entertainment activities will be further reinforced in the review.

WETLANDS AS A RESOURCE

Problem statement

Wetlands are probably the largest natural asset in Kigali. Comments and suggestions received from different sources are contradictory when it comes to the potential use of this resources as an economic asset. If on one side Environment Agencies push for maximising protection and restoration, other stakeholders would suggest using them for recreational activities, urban farming, clay extraction. The institutional framework is also not completely clear, while in most of the cases REMA is the authority in charge, MINARGA also has some jurisdiction when it comes to agricultural activities.

Planning implications

There is no general rule when it comes to the wetlands. The Planning team collected all available material, including an initial categorisation by current status, presence of agricultural activities, extraction of clay however, such information is not enough to suggest a so-called Wetland Master Plan as requested in different occasions. The planning team will work to produce flexible regulations that on one hand will support the preservation of key natural areas, on the other hand will allow, previous authorisation from relevant authorities, to carry out suitable activities. A general restructuring of the institutional framework would also be suggested.

1.4 Conclusions

**1.4.1 ADDRESSING PLANNING
IMPLICATIONS**

After conducting the analysis on the critical topics above, SJ-SMEC planners presented proposed possible solutions in several occasions, especially during Stakeholders and TAG meetings, suggesting how such implications would have been addressed during the review stage. Despite indicating proposed direction, the planning team asked TAG and Stakeholders to debate on alternative approaches that would have changed the way in which the plan would have addressed them.

Such points of debate are listed below:

1. Preserve agricultural land VS allow controlled development in areas now zoned as Agricultural;
2. Allow single family residential in a more flexible way VS densification is a key urbanization pillar;
3. Natural Resources Preservation VS Green Growth;
4. Kigali Industrial Growth VS Secondary Cities Development;
5. Informal Settlement and Affordability VS Current Implementing Capacity; and
6. Master Plan shortcomings VS Lack of Communication / Implementation Tools

The outcome of such debate will be incorporated in the Interim Master Plan proposal where the indicated strategic direction would inspire the review process.

1.4.2 PLANNING ACTIONS

The objective of this report was to present a summary and an analysis of the comments collected. Following the spirit of this master plan review, all planning indications suggested by the consultant would be eventually discussed and validated with Stakeholders and TAG members.

In the Interim Master Plan stage, SJ-SMEC will show how the analysis described in current document has been translated into a new land use and zoning plan.

Following this stage, the same analysis would be used to draft improved implementation strategies and suggest follow-up Studies and Plans to be conducted as downstream activities to the Master Plan.

''''

Annexe A: Matrix of Comments Collected

COMMENT ID	COMMENT DESCRIPTION	RELEVANT TOPICS							SOURCES								GEOREFERENCED Y/N
		CITY OF EXCELLENCE	CITY OF INTEGRATED NEIGHBOURHOODS	CITY AT WORK	GREEN CITY	CREATIVE CITY	CITY ON THE MOVE	EFFICIENT CITY	CITY FOR CITIZENS	Focus Groups	TAG	GoR Ministries, Agencies, Authorities	CoK Councilors, Districts, Sectors, CoK Staff	Privates, Technical Associations, NGOs, Int. Agencies, others	Social Media (Twitter, Facebook, WhatsApp) and SMS	Official Documents, Reports, Audits, Laws, MO, Strategies, etc	
1	Database on approved development projects in Kigali. Exported to Shp format, No. 450 Entries received.	X											X				Y
2	There is a newly permanent water body in Masaka. SJ has been requested to capture it in the plan and plan for suitable land uses.	X			X	X							X				Y
3	There are more Heritage sites than the ones that SJ identified and they need to be mapped and valorization / promotions strategies to be suggested					X			X		X		X	X			N
4	Need to obtain actual land suitability for agricultural use and revise zoning accordingly. The agricultural land use seems not responding to actual conditions.			X	X					X	X	X	X	X			N
5	Involve National Police and Army as they impose constraints and buffers on their surroundings- they have GIS dept which can provide data.	X				X				X				X			N
6	24h city – increase vibrancy and activities all day, especially in CBD. Interact with Police for permissions in focus groups		X			X				X	X		X				N
7	Increase number of public parks in city centre.	X			X				X	X	X		X	X			N
8	Playground distribution – address C2 zone implementation as is not working to provide communal facilities to citizens.		X		X				X	X	X		X	X			N
9	Detail strategies for implementing Partnerships for funding CIP – PPP	X					X	X			X		X	X			N
10	Involving more continuously the councillors	X							X		X		X				N
11	Attracting back people who left Kigali for excessive regulations / and construction permitting procedure.	X							X		X	X	X		X		N
12	Include more the Community in the MP review process, focus on people first. Listen to Community leaders and local NGOs	X							X	X	X	X	X	X	X		N
13	Incorporate / assess BRT feasibility study being conducted by another consultant for CoK						X						X				Y
14	IGC is conducting a Study on Housing Needs in Kigali. SJ to consider it	X	X						X	X			X				N
16	"A review of the Masterplan, including land use and zoning regulations is necessary to align it with existing policies and regulations; to harmonize with any other existing planning document especially National Land Use Masterplan and to facilitate improved market-responsiveness."	X	X		X			X	X							X	N
17	As per the current Master Plan, most land holders are just able to develop in R1 zone, or small plots in R3; any other zoning is difficult to adapt to by common land holders.	X	X						X							X	N
18	Solution has to be found for those land owners, whose properties were assigned a public and infrastructure land use (large amounts of land are affected).	X	X					X	X							X	N
19	The Detailed Masterplan created a type of District branding for the 3 Districts of Kigali (financial, administrative, educational hub). This, constrained the look at the City as a whole, and at the City's role within the region.	X				X										X	N
20	"Masterplan content in view of policy compliance - Planning principles which are not satisfactorily addressed by the plan are: <ul style="list-style-type: none">• Demonstrated proportionality of various land uses to projected population growth and demand;• Food supply in proportion to urban population growth and arable land sufficiently protected from development; there is not enough agricultural zoning and the distribution across the city is not in proportion to the location of existing farming demand;• Optimum density in human settlement that is cost-effective;• Social diversity and inclusion;• Planning that is sensitive to the urban morphology, cultural and historical heritage;• Areas available to mixed use neighborhood development and housing which is affordable;• Link to other existing planning documents and compliance."	X	X		X	X			X							X	N

COMMENT ID	COMMENT DESCRIPTION	RELEVANT TOPICS								SOURCES								GEOREFERENCED Y/N
		CITY OF EXCELLENCE	CITY OF INTEGRATED NEIGHBOURHOODS	CITY AT WORK	GREEN CITY	CREATIVE CITY	CITY ON THE MOVE	EFFICIENT CITY	CITY FOR CITIZENS	Focus Groups	TAG	GoR Ministries, Agencies, Authorities	CoK Councilors, Districts, Sectors, CoK Staff	Privates, Technical Associations, NGOs, Int. Agencies, others	Social Media (Twitter, Facebook, WhatsApp) and SMS	Official Documents, Reports, Audits, Laws, MO, Strategies, etc		
21	<ul style="list-style-type: none">The conceptual Masterplan was quite well disseminated and embraced by the population. However, the 2013 plan was not coherent with the 2007 plan, which seems to have caused some discrepancies and confusion among the population. The District of Kicukiro was especially affected by the incoherence between the Conceptual Masterplan for the City of Kigali (2007) and the Detailed Masterplan (2013). Part of the effect is that the new focus on the transformation of the CBD is drawing away the investment which could otherwise have been directed into a new, modern and functional urban center in Gahanga.The change of vision in-between the 2007 Masterplan and the 2013 Masterplan is especially significant. While the 2007 plan intended to upgrade and conserve the existing development on the Nyarugenge hill including the CBD and historic first development of the City – the cradle of urbanization in Rwanda – and suggested a modern city center fit for intense development in the Bugesera District, the 2013 plan completely inverted this sensitive strategy, and instead puts a bid on wide urban renewal and redevelopment of the historic part of town into a modern urban center.The redevelopment of the existing urban fabric is not coupled with the protection of more natural and agricultural space than the 2007 plan did.The 2007 plan was largely preparing the CBD area for tourism and culture, while the vision of the 2013 plan makes it a financial district.	X															N	
22	The urban design plan for Gahanga illustrates the transformation of the area into a university, conference and exposition area, including commercial and residential uses. With simultaneous redevelopment of the CBD with an expansion of commercial space, and of Gahanga without prioritization of one of the 2 (which the Conceptual Plan did), it may be difficult to source and bundle sufficient private investment to create a lively area in the short and mid-term.	X		X												X	N	
23	<ul style="list-style-type: none">The zoning definitions do not fully support new policies, such as resource efficiency, density and mixed use requirements;The zoning regulations, while they are currently valid, are not aligned with the UPC and therefore an update is essential.	X	X	X				X								X	N	
24	The zoning reports are far too detailed and results in an unflexible plan, which is even more difficult to implement because it was not agreed with the local land holders.	X														X	N	
25	<ul style="list-style-type: none">The permitted uses per zoning category are too specific and detailed, with many variations (sub-categories) within the same category, and seem randomly determined and allocated.	X														X	N	
26	General commercial use is not permitted in all residential zonings, which hampers mixed use compact neighborhood development (and is against the UPC);	X															N	
27	<ul style="list-style-type: none">Review land use zoning categories and zoning regulations / definitions to align with UPC, and update Masterplan applying zoning categories matching with UPC.The CoK Masterplan land use zoning categories should be generalized, reducing the number of zoning categories (there are 7 residential land use categories for no advantageous reason) and following the UPC.Clarification of road hierarchies of the urban road network in line with UPC.	X					X				X	X				X	N	
28	Review of the Master Plan 2013 shall be especially sensitive towards cultural identity and heritage preservation;	X	X						X							X	N	
29	<ul style="list-style-type: none">Non-disturbing non-residential uses shall generally be allowed in residential areas as per UPC definition, even when not particularly assigned to a specific plot.General, non-disturbing commercial uses shall be permissible residential zones, and mixed use compact neighborhood development be facilitated;The difficulties for people to use and develop their plots other than R1 need to be addressed with the help of a transitional solution. •Minimum plot sizes, and heights, must be revised to allow for more efficient use of land;	X	X						X					X		X	N	
30	The Masterplanning allocated land uses to plots which were predominantly already owned and used. This resulted in: <ul style="list-style-type: none">possible incomppliance between land owner’s needs and capacities, and the planning objectives;land taxation including plots which are not allowed to be developed;plans for a large total area to be expropriated in the public interest;blocking of development instead of facilitation, i.e. blocking of economic growth.	X	X													X	N	
31	<ul style="list-style-type: none">The City decided to apply “Euclidian System” of planning and zoning, which is a system of single-use zoning. However, “Single-use zoning is a basic model that has not evolved to create appropriate solutions for the increasing complexity of social, political and environmental challenges in cities.”Current zoning definitions do not allow general commercial uses in residential zones; this hampers mixed use compact neighborhood development.	X														X	N	
32	<ul style="list-style-type: none">The land use conversions in the plan compared to predeceasing, existing land uses is estimated to result in a reduction of existing (informal) housing stock by 882,082 m2 foot print area, which may be estimated 22,000 units or more, most of them located in Nyarugenge District.Conversions of existing housing locations are especially caused by planning of roads, commercial districts and medium rise residential zoning.		X				X									X	N	
33	<ul style="list-style-type: none">R4, C4, C4A, and C4B are defined by a very large minimum plot size without a requirement of minimum density / number of units.The confusion about maximum heights (from zoning definitions) versus minimum heights (from zoning overlays and urban design plans) have to be resolved;	X														X	N	

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34	<ul style="list-style-type: none">Despite Master plan not showing agricultural zoning (P3) in Kicukiro District, many farmers are located in the District.There is no Umudugudu zoning (R1B), which means there is nowhere for farmers to settle alternatively, and where to grow food, even for modern agriculture.	X			X												N
35	The Masterplan zoning analysis further shows 22 sites reserved for industries, despite there are dedicated SEZ zones promoted.			X							X	X				X	N
36	There is little natural open space included in the plan.				X									X			N
37	The elaboration process of the Master Plan for Urban Planning and Land Management was lacking a widely participatory, consultative process not only with residents but also with the District authorities and technicians.	X							X							X	N
38	<ul style="list-style-type: none">Nyarugunga zone (R3) is in landing and takeoff zone for airplanes and must be revised to R1The level of detail of land use zoning definitions, as well as the large number of land use categories constraints a flexible, market-responsive and capacity responsive Masterplan implementation without any advantage for improved development management.	X														X	N
39	Due to large areas affected by planned roads expansion (24% of developable area excluding agriculture is assigned for roads) to a District which is characterized by many previously existing buildings prior to the Masterplanning, a large number of buildings are now found in road reserves. This poses a financial and socio-economic problem due to the expected expropriation and compensation which is required for Masterplan implementation.	X					X										N
40	The Masterplan proposes development on fertile land, contrary to the NLUMP and policies.				X									X		X	N
41	Residential land is still used inefficiently and plot sizes for detached family dwellings are larger than targeted by the UPC.	X	X									X		X		X	N
42	The zoning for R1B housing is insufficiently available in comparison to the observed demand. Alternative transitional solutions are needed, which allow for orderly construction outside of R1, but according to the capacities of land holders. The District therefore urges to explore the possibilities of incremental housing to be permitted in zones other than R1.	X														X	N
44	Update Master plans of secondary cities and other key towns to reflect the ambition to become modern cities and towns. Master plans will be implemented and monitored to ensure sustainable development of cities and towns.	X		X								X				X	N
46	Review Master Plan for minimum plot sizes and maximum ground cover ratio.	X	X						X				X			X	N
47	Highlight connectivity of Kigali with other Rwanda cities (especially secondary cities)	X					X				X			X		X	N
48	<ul style="list-style-type: none">Rwanda has been managing cities by regulating the type and intensity of private development by location – epitomized by the zoning of structural characteristics and uses. Such ‘quantitative’ regulation of land use, combined with ambitious master plans that attempt to achieve the spatial form of 2040 today, have resulted in a huge misallocation of capital.Rwanda should move from the quantity-based regulation of land use, epitomized by highly prescriptive zoning requirements for structures, to a price-based allocation."	X														X	N
49	Fragmented development is partly driven by inappropriate building requirements tied to the use of masterplans. In Rwanda, masterplans and ‘urban design’ documents have often demanded densities, structures, and uses that do not match market demand.	X														X	N
50	Within masterplan boundaries, as one moves towards the periphery, zoning regulations are often far less demanding, inspections less thorough, and masterplan implementation scheduled for later stages. Combined with ‘futuristic’ central regulations, this create perverse incentives to build in peripheries, in exactly the scattered and inefficient way planners wish to avoid.	X														X	N
52	Master Plans were introduced after most plots were already in private possession. A need for the update of Mater Plans and zoning regulations is recommended to help adjust plans and zoning regulations with new policy intentions of resource efficient development and growth.	X														X	N
53	The review of urban land, rental and property taxes will ensure that the existing legal framework is in favor of compact neighborhoods, efficient houses and private investment in high quantities of affordable units. This would trigger revision of the existing Master Plan to accommodate high density mixed use approach to ensure optimum use of land.	X	X				X	X								X	N
55	In the on-going revision of the plan, there is a need for introducing more flexible or incremental standards, thinking of the development capacity of low-income groups.	X	X							X	X				X	X	N

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56	The radial city concept pursued by the master plan requires important efforts for defining well-calibrated urban development standards to facilitate settlement upgrading and make adequate housing more accessible for all, thus avoiding social tensions and allowing for a more rational use of financial resources.	X	X				X			X					X	X	N
57	The mandate of the strategy is to upgrade unplanned and underserved settlements within the framework of the City of Kigali master plan standards, ensuring that land use and density regulations facilitate pro-poor urban renewal process and socio-territorial segregation trends are properly addressed. This requires the introduction of more flexible/incremental standards during the current revision of the plan.	X							X					X		X	N
59	Discrepancies in the planning provisions in UPC, LUP and Kigali Master Plan 2013	X	X		X		X	X								X	
60	Public Facilities Planning Standards								X							X	
61	Land Use Categories and Colour Codes	X														X	
62	Zoning Framework	X														X	
63	Additional Provisions /Development permissions	X	X						X	X				X		X	
64	Minimum plot size	X	X									X				X	
65	Development on slopes		X		X						X		X			X	
66	Roads Classification	X					X			X						X	
67	Household Size	X	X						X					X		X	
68	Foot walk vs Sidewalk min width						X									X	
70	It was stressed in several occasions the importance to improve the equal development of the city	X	X	X	X	X	X	X	X				X		X	X	N
71	<ul style="list-style-type: none"> The 3 Districts and 35 Sectors representatives in Kagali should be considered as key stakeholders due to their practical knowledge of Master Plan implementation issues and they should be extensively involved in the update process. The stakeholders mapping being conducted at the inception stage should identify key partners such as RTDA, MININFRA, RHA, etc but also additional stakeholders in different fields, both institutional and non-institutional, to ensure that the update would capture needs from different levels of Kigali society and that the new plan would respond to such needs effectively. 	X	X	X	X	X	X	X	X				X			X	N
73	<ul style="list-style-type: none"> Recommended to provide Village Leaders at cellules and villages level with some supporting document in Kinyarwanda which contain key and simple information on the Master Plan Update process to be distributed. It was agreed to include RTV, TV10 and TV1, Rwanda Radio and City radio and Igihe newspaper as channels of communication. It was proposed to use Videos for better understanding of the public. 	X	X						X		X	X	X				N
75	<ul style="list-style-type: none"> RALGA recommended to consider districts Council representatives, good governance direction, grassroots leaders to identify vulnerable groups, women, youth and disabled people councils. RALGA advised to contact VNG and SKAT which makes construction material at a cheaper price (refer to UN-HABITAT). 		X						X			X					N
76	<ul style="list-style-type: none"> NG recommended relevant stakeholders to be involved such as - UN-HABITAT, - Rwanda Initiative for Sustainable Development (RISD), - Global Growth Green Institute, Stakeholders joining the Urbanization Sector Working Group ENABEL recommended stakeholders to be involved such as - EU delegation, Rwanda Civil Society Organization Platform Collaboration with UN Habitat on MP review process, especially on ongoing informal settlement study being conducted by UNHabitat GGGI collaboration and availability of sectoral expertise along the process duration and sharing of information for Master Plan update. Suggested stakeholders to be involved: <ul style="list-style-type: none"> Rwanda Institute of Architects Smart Africa Rwanda Green Building Organization" 		X		X				X					X			N

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77	SPEA Consultant presented the proposed alignment, terminal, station and depot location, highlighting differences with proposed MP alignments.						X							X			N
78	<ul style="list-style-type: none">The City Development Strategy (2024) is a more detailed implementation plan based on the 2013 Masterplan and is an important document for consideration.The BRT Feasibility Study contains a lot of information and data that will soon be made available, including traffic counts and household travel survey information.It was recommended that the following key projects being investigated should be considered for master plan update:Cable Car Transport (low land expropriation costs)Dedicated transport link between proposed new airport and city centre (Expressway as it has been proposed in 2013 Masterplan cannot be implemented).Standard Gauge Freight Transport link with Tanzania (Which could be extended as a passenger service to the new airport)Approved Ring Road Alignment (increased from 60km as in Masterplan to 95km)Secondary Cities (and links between Kigali and these cities)Changing of analogue signals to digital signals	X					X					X					N
79	The roads in the 2013 Masterplan be checked to ensure they can be implemented when considering cost implications of expropriation as well as steep slopes. Alternative routes should be suggested where problems occur.						X					X					N
80	<ul style="list-style-type: none">"• Monorail is not recommended as a solution or to form part of the Transport Masterplan.• Thresholds for pedestrian bridges should be investigated by SMEC and possibly included in the Transport Masterplan.• Cycleways are currently badly connected and do not follow demand routes. An attempt to correct this should be made.• Consider leaving a space between cars and pedestrians for safety purposes, however, this maybe limited by road reserve width.•There are several ongoing projects to be considered in Master Plan update. Additional projects to be considered is the Ferries on Lake Kivu and along the Akagera River."						X					X					N
81	Suggested studies related to urban migration trends in Kigali	X		X			X					X					N
82	Suggested focus of development for Master Plan update - Inclusive City, Urban Mobility – NMT and BRT, Affordability, Informal Settlements and their development models	X	X	X	X	X	X	X	X			X					N
83	<ul style="list-style-type: none">Concern on the shrinking agricultural lands due to illegal construction /encroachment. The lands shown under agricultural zone in Gasabo district are mostly occupied by residential settlements.The existing policy for land consolidation for agriculture could be encouraged for food production and food security.Concerns expressed if land consolidation can be carried out in built up areas and if such a scheme would resolve the problems.There is a need for optimum management of land for growth and population rise.Suggested to clearly incorporate all new developments including encroachments etc. to prepare an Existing situation map to inform preparation of updated MP.				X							X					N
84	<ul style="list-style-type: none">It is expected that implementation strategies from the Master Plan would help create good high density and healthy neighbourhoods.The MP to advocate multi residential apartments rather than single family residential in-order to have compact development. Options of high rise high density or low-rise density to be studied and illustrated in the MP.Suggested mixed income housing to be proposed to have balanced development.	X	X									X					N
85	<ul style="list-style-type: none">Concern expressed on conflicting zoning proposals made in 2013 MP which needs to be addressed in the updated MP– Eg. An unplanned settlement was proposed as a Cemetery in MP 2013Suggested to reduce zoning categories to simplify the plan.	X	X									X		X		X	N
86	Concern expressed on some of the zoning proposed in the MP 2013 being changed by CoK/city council but not updated in the MP which creates confusion. These updates on ground as approved and built projects need to be captured to be addressed.	X										X					N
87	The land use category to be identified for land registration, as per the National law. The current zoning categories will need to be sub classified under those broad land use registration categories. The broad categories for land use registration include residential, commercial, culture etc. This attribute to be added in the Master Plan.	X							X			X					N
88	<ul style="list-style-type: none">Minicom suggested to reduce the Industrial zones in Kigali, to distribute some industrial areas in the secondary cities, lack of funding for huge infrastructure, detailed studies, expropriation, and space for expansionAdvised that I2 is to be removed from the city and I1 is to be reduced although no study is carried out to assess demand and projections of the Industrial zones.CoK raised concern on removing the Industrial zones completely as some people have already bought the plots for industrial development. Minicom hasn't been able to give no objection to these land owners as no services has been provided yet.	X		X								X	X	X			N

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89	<ul style="list-style-type: none">RDB requested to call a meeting with all divisions of tourism including conservation division to fully understand the aspirations, plans and requirements for tourism including heritage sites.Add heritage and urban conservation / regeneration strategies and prescriptions for specific sites in Kigali	X				X						X					N
90	Incorporate GGGI green building requirements into the zoning as much as possible				X									X			N
91	<ul style="list-style-type: none">Suggest introducing an online checklist to ensure all sectors are aware of the project and can participate to its implementationUnderstand and promote Rwanda Character in our UD design	X					X	X		X	X	X					N
92	Promote light industry / small workshops integration into neighbourhood land uses to integrate current small economic activities happening especially in the informal settlements. Suggested to have ground floor for economic activities (also small workshops) and residential above.	X	X	X						X		X		X		X	N
93	Suggest Policies to promote BRT use in the city and discourage car ownership /use						X						X				N
94	NURC is to select a site to have a reconciliation monument, including a celebration gallery and a reconciliation park. Once selected, Master Plan to zone the area appropriately and suggest suitable transportation links to ensure access.					X							X				N
95	Establish building connectivity as a requirement in zoning regulations for commercial and public buildings.	X			X		X					X	X		X		
96	<ul style="list-style-type: none">Suggest / recommend free Wi-Fi areas in the city (as part of public space strategy)Identify, together with CoK smart projects to be implemented in CoK (traffic monitoring, pollution, smart public transport). Such projects, once identified, should be part of the Implementation Plan as CIP or Catalytic projects.Suggest roads cross sections showing ICT ducting to facilitate cabling.In the CoK institutional setup, suggest the recruitment of a City Information Officer, in charge of identifying, promoting and coordinating smart city initiatives, including information sharing within CoK and with other Agencies and institutions (multi stakeholders platform for decision making)"		x					X	X			X	X				N
97	Suggest centralised spatial data platform for prioritising, selecting and monitoring all projects happening in the city.	X						X				X					N
98	<ul style="list-style-type: none">Lack of flexibility in current zoning code - Need to set a minimum height / density.Setting a reasonable minimum would allow for more development and provide a clearer line of action to CoK technicians.Zoning to be more flexible to allow for greater mix of use. Also proposed by Rwanda Planning Code, several uses (commercial, residential, light industrial) shall be mixed in specific percentages. Especially in low income unplanned areas, allowing for workshops and retail in a consistent percentage would follow existing socio-economic and urban fabric while allowing for density increases (economic activity at ground floor, residence at higher floors. This is also in line with SKAT model, for example).Allow for an incremental zoning.	X	X	X					X	X		X	X	X	X	X	N
99	Suggest alternative sites for AH development, considering more integrated implementation models.	X	X						X			X		X		X	N
101	How the Master Plan update will address the periphery of the planning area. Will the review of Kigali City MP address the development of urban and rural settlements?	X											X				N
102	Concerns on the possibility that the MP exercise will overlap with others urban related studies and researches.	X									X	X	X				N
103	List the strategies that will be established to maximise communication and the effective tools that are planned to use in communicating with different stakeholders.	X							X				X		X	X	N
104	MP will address only Kigali City or will develop the MP of Kigali looking at the national strategy and the development of secondary cities.	X								X	X	X	X			X	N
105	How to address the issue of land use documents which are not aligned with the Master Plan?	X							X			X	X		X		N

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107	Stakeholders expectatons,concerns and suggestions: i) expressed their wish to see how Kigali is integrated in the network of other cities. ii) Housing to be a priority in the new MP iii) participatory planning involving grass roots to highest level iv) issues to be addressed in terms of coordination with different stakeholders and the issue of accessibility of the MP v) Advised to consider National knowledge and Environment in the MP update and Feasibility of the MP vi) take a holistic approach with an ecosystem vii) MP to be meant for the citizens not just for the city viii) to make the MP more local ix) lack of standard of inspection – there is a need for a preventive method. x) suggested to put emphasis on citizens and to close the gap between the government and citizens. Citizens need to be included from the start to the end of the MP update and the barriers for them need to be reduced. xi) emphasis on smart mobility and requested that the updated MP to clearly indicate roads for vehicles (cars and trucks), pedestrians xii) Need to consider harmonization of all master plans xiii) Roads and walkways geometrics based on the MP are not matching with the current traffic level. They need to be defined. xiv) Pedestrians and cycling to be considered in the MP review. xv) Kigali way is more walking than driving and that need to be taken into consideration. xvi) heritage sites need to be considered in the MP update process. xvii) Suggested to have social integration housing system. xviii) Implementation has to go together with training of people who will be in charge of implementing the Master Plan.	X	X	X	X	X	X	X	X				X	X	X		N	
110	Nzove school should be relocated from wetland and be located in close proximity to SKOL industry near residential area.				X								X				N	
111	There should be a road from Gitikinyoni to Kinyinya to be alternative road in case of blockage (emergency) of main road heading to Musanze						X		X				X				N	
112	Kagasa Physical plan should be done and implemented	X											X				N	
113	Nyamweru is a residential area but there are no basic infrastructures, like roads, Schools, Health Centers etc		X				X	X	X				X				N	
114	Taxi park is needed in Kinyinya to facilitate mobility but also to attract more investors for more economic development activities in the area						X						X				N	
115	More residential site is needed	X	X						X				X		X		N	
116	Graveyards area should be considered in the new master plan	X							X				X		X			
117	Green spaces required for family relaxations		X		X				X	X			X		X		N	
119	Touristic site of Meraneza is needed to be well designed for tourism attraction -Heritage sites to be identified in all sectors					X	X						X				N	
120	Zoning of Ruhanga to be changed to residential - it was suggested as P4 while it is full of settlement. Also check on other similar cases.	X	X						X				X				N	
121	Thorough analysis to be done to see if dumping site is suitable in this area							X					X				N	
122	Kigali sector is still considered as suburban area but, G-Plus zones has been recommended in most of its cells which are not reflecting financial capacities of dwellers.	X	X						X				X				N	
123	There is no connectivity with neighbouring sectors. There should be new roads for sustainable mobility	X					X						X				N	
124	Graveyards area should be considered in the new master plan								X				X				N	
126	Zoning of Gasharu need to be changed from P4 to residential as the area is full of settlement; also check Mumena, Civugiza etc.	X											X				N	
127	Protect ruhurura of Mumena				X								X				N	
128	The planned Buffers of ravines/Storm water Canal (Ruhurura; Water chanel) are big but some of them have been already constructed				X								X				N	

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129	Market is needed in that area	X		X									X				N
131	Mpazi ravine should be protected				X								X				N
132	The existing Informal Settlements should be upgraded instead of demolishing and relocating people(most of houses are marked Towa i.e. to be removed).	X	X						X				X				N
133	Along the Nyamirambo road -should be planned a Commercial zoning	X											X				N
135	Tetero is informal settlement and high-risk zone; Master Plan should consider this issue.	X	X										X				N
136	Major Projects like BRT and Highways are affecting local investment since they cannot develop their land.	X					X						X		X		N
138	Need of Health Center							X	X				X				N
139	Ravine in bad condition which need to be upgraded	X					X	X					X				N
140	Need another recreation area other than Rafiki	X			X								X				N
141	Road known as kwa Mutwe should be upgraded and be increased in size as it serves quite a big population						X						X				N
143	Fast track of implementation of area where people were relocated for safety purpose.	X	X						X				X				N
144	The proposed houses in Agatare project is R2, people want R1.	X											X		X		N
145	People from outside are coming and relocating Agatare existing population, there should be guidance to prevent this.	X	X										X	X			N
146	Rwampara wetland should be exploited (Rehabilitation for economic production).				X								X				N
147	Kavune need residential area (R1B).There is a lot of R3 which should be changed.	X	X						X				X				N
148	Ntungamo has only 5ha for Residential use	X	X										X				N
149	The sector needs modern market; taxi parking; bridge between Gahanga and Mageragere; I1 industrial area; dumping site for construction work materials(debris); and tourist site in Kankuba with a Panoramic view of Nyabarongo.	X				X	X	X					X				N
150	There is a King's palace that is needed to be well designed to be a tourism attraction site. Heritage places need to be protected and well designed to attract local tourism within Kigali.	X				X					X	X	X				N
152	This area is marked as risk zone in 2013 MP. This situation should be re-considered in new MP as the area has been stable (Dwelled for many years despite that it is recorded as risk zone in consideration of slope factor alone). It will need to be assessed further in terms of geology and geotechnical stability.				X			X					X				N
153	Need of Kamenge ravine to be rehabilitated.				X								X				N
154	Need roads for better accessibility;high rise building with mixed use;Public plaza in the city center	X			X	X			X				X				N
155	There should be a way of mixing forest and Residential areas in a way that area with acceptable slope at the top hill to be residential or commercial and steep slope with non-suitable geology be a Forest and then at the basin/bottom valley be residential	X			X								X				N
156	Existing Slaughter House is located on a holy place for the King. This site should be protected and taken as heritage site.	X				X							X				N
157	Clear guidance on implementation of MP in terms of renovating existing building	X							X				X				N
158	Guidance on protection of forest near Richard Kandt museum	X			X	X							X				N

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159	There is an issue of agriculture area diminishing and becoming residential. There should be measures.			X									X				N	
160	Suggesting a model of keeping many families in a small area (High Rise building) than exploiting arable land. This is in consideration of Food security and population growth in Rwanda.	X		X									X				N	
161	Road Reserve is still a challenge since it affects most people's house.	X				X							X				N	
163	High rise houses have been recommended in the areas where there is no financial capacities of dwellers. Suggested to change zoning.	X	X										X					
164	The planned Roads are with big size, Road Reserve is still a challenge since it affects most people houses					X							X					
165	Wetland between Gahanga and Kanombe should be developed for agriculture purpose			x									X					
167	Public Infrastructure such as markets, schools, hospitals are needed, especially in new sites. There is also a need of a cultural village.							X					X				N	
168	They have a well-maintained forest. This should be considered in this new MP			X									X				N	
169	There are places with vibrant commercial houses/activities and the place was considered residential area. They need clear explanations why it is considered residential	X											X				N	
170	In Amahoro Village; there is a wetland from which people should be relocated.			X									X				N	
172	This sector is for Commerce but people are in Informal settlement and they are not able to comply with the MP(Renovation)	X	X										X				N	
173	This area should be put in Phase One of implementation to attract investors	X											X				N	
174	People living near Kimihurura were identified as living in Hazardous area. The identified zones should be added to new Master Plan			X									X				N	
176	The use on Land titles is different from MP. This should be corrected so that the use on titles will be the same as on MP.	X											X				N	
177	People are happy with the planned area For Industrial zone.	X		X									X				N	
178	They are happy with the road to the new Bugesera airport. Should focus on Gahanga urban design in order to go with the overall vision.	X				X							X				N	
180	People having houses in area planned for apartments should be allowed to do some (Gusana) waiting for implementation phase	X	X										X				N	
181	Some part of Rwampara is planned as residential while it is wetland	X		X									X				N	
182	People are affected by BRT Projects with all its neighborhood considered as high rising buildings. Their incomes do not allow them to construct G Plus 5 or 6 or more. This need to be revised based on household income generations					X							X				N	
183	Residents affected by those projects need to know actual period of when these projects will be implemented for them to have good plan on their projects.	X							X				X				N	
184	Some residents are complaining on Taxes imposed on them. While they own the land in paper, they are not allowed to do any project on it. Land use Guideline is required while awaiting major project Implementation.	X											X				N	
186	People near IPRC reserve, they have no proper guidelines provided on how to use their land as well as renovating of their house.	X											X					
187	requesting to analyze if the proposed roads are needed					X							X					
189	Cyimo and other cells near City should be considered for High rises (Apartments) and other cells	X	X										X				N	
190	Like Ayabaraya, Mbare should be considered as R1	X											X				N	
191	Gitaraga and Mbale should be allowed to renovate their houses (temporary)waiting for major projects	X											X				N	

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192	They have area planned for industry but no demand for them. They should be allowed to use their land for other purpose	X											X				N
194	Small plots between big plots or big houses in area planned for apartments should be allowed to be constructed.	X											X				N
195	Reserved area near airport people are not allowed to do anything, while there is no plan for recent development	X											X				N
197	Some places are marked as residential while they are vibrant with commercial activities. Eg near Kanombe airport, Murindi. Update the master plan	X	X										X				N
198	The houses in Murindi wetland should be relocated - only commercial were relocated, residential are still there				X								X				N
199	Mukoni andKibaya cell.: proposed use on the master plan is R3, people should be allowed temporary renovation of their houses or change the zoning	X											X				N
200	There is a proposed road passing through a built-up area. This should be changed if possible	X											X				N
201	In Nonko near military camp, there should be commercial area along the road.	X		X			X						X				N
203	Some places are marked as residential while they are vibrant with commercial activities	X	X										X				N
204	In Kanserege, MP proposed apartments while it is already built up. people should be allowed temporary renovation of their houses or change the zoning.	X											X				N
205	They need a road passing through Kanserege-Magerwa						X						X				N
206	Near SFB, it should be residential considering physical and socio-economic characteristic of the area	X	X										X				N
208	There should be an increase in residential areas considering previously proposed sites for settlements (imidugudu)	X	X										X				N
209	Consider the use of the land based on the existing situation. The clear case on point is the area planned for recreation while the existing situation is built up	X			X								X				N
210	<ul style="list-style-type: none">Muhazi Lake shore area need to be well designed for tourism attraction sites.Historic areas, heritage sites like Rutunga, Gikomero (Bumbogo nad Jali) should be considered				X	X							X				N
211	Revise guidelines on implementation of the master plan in order to allow people to use their land while waiting for the phases of implementation	X											X				N
212	Consider increasing recreational, sport centers in remote areas				X								X				N
214	Upgrading the informal settlement especially by providing basic infrastructures	X	X										X				N
215	Planned roads should be revised or there should be a thorough analysis on the planned roads (some of them are big, others are located at the area with high slopes, or passing through houses (Difficult to be implemented)				X		X						X				N
216	Some places are considered as residential while people want them to be Commercial (Kimihurura, Remera, Kimironko, Kacyiru)	X	X										X				N
217	Industries were planned in already built up area (Kinyinya: Kagugu&Murama)			X									X				N
218	Some places are marked agriculture, but they are constructed with good houses				X								X				N
220	Every plan should be based on studies; Suitability of the area. For example, agriculture should be based on soil, fertility, slopes etc				X								X				N
221	Consider also the national planning, and advise. People are relocating from Kigali and creating Informal settlements in the area surrounding Kigali. Analyze the issue and give advice/strategies.		X										X				N
222	<ul style="list-style-type: none">People in wetlands should be relocatedMaster plan should consider wetland and wetland buffers for better cooperation of institution(REMA)"				X								X				N

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224	New MP should propose zones for future development of the City as the number of people living in Kigali is significantly increasing.	X		X									X				N
225	Master Plan has high ambitions, which is good, but lack a clear guidance on how to conceptualize this ambition or in other words how to make it happen.	X											X				N
226	Lack of indicators in the implementation of the MP as well as a monitoring and evaluation system of the implementation of the MP.	X											X				N
227	Need to conduct an assessment of the success of the 2013 MP.	X											X				N
228	Needs the support of Master Plan to give a detailed implementation phasing plan.	X											X				N
230	Lack of incentives to give up land	X											X				N
231	Lack of flexibility in the implementation of master plan	X											X				N
232	Lack of decent quality housing	X	X										X				N
233	Lack of public spaces				X								X				N
234	There is a need for flexibility so that they can use the bottom up approach support(decentralize)	X											X				N
235	Propose creation of an Urban development fund (specific fund for Infrastructure and housing) as loans rates of commercial banks are very high (Creation of basket to support the construction of affordable housing)	X											X				N
236	People from grassroots level should be more involved as they have a lot of information to bring and also to emphasize their engagement and ownership.	X											X				N
237	Need to propose incentives for people	X											X				N
239	There is a need to reduce “pressure” on Kigali and develop secondary cities according to their pro-factors. However, some insisted on the fact that people will continue to immigrate to Kigali and it is difficult to reduce the “pressure” on Kigali.	X											X				N
240	Kigali is to be promoted as a tourist place but also calm and peaceful.					X							X				N
241	The most important is to think about complementarity: how Kigali City and the secondary cities are complementing each other?	X											X				N
242	When it comes to development, must engage the people in these discussions. The people have to be at the center of any discussions.	X							X				X				N
243	There are few areas of economic development to focus on for Kigali and the country in general- Hospitality hub, Education Hub,health hub,textile	X	X			X			X	X			X				N
244	Informal sector and its integration in Kigali growth is important to be able to have a city which work with poor – rich – formal and informal.	X	X							X			X				N
245	Necessary to recognize the participation of the people- participation will bring information needed for the Master Plan. The City of Kigali and all relevant actors in the Master Plan need to understand why people/ citizens of Kigali are choosing this specific place for informal business activities. Economic and social aspects need to be considered.								X				X				N
246	Kigali City needs recreational grounds in each cell: courts for football, basketball, volleyball etc.; community and entertainment halls for concerts and arts /cultural events. Sports and entertainments facilities will reduce risk of proliferation of drugs among youth. This facilities should be public infrastructure but to be managed privately.					X				X		X		X	X		N
247	Establish areas of local small markets at cell level - to promote "Made in Rwanda" where to buy home consumables (food, clothes, furniture, etc) produced locally. These "cell" markets should have permanent exhibitions for products made in Rwanda. This could be a strategy to promote self-employment and innovations. These local markets could as well accommodate "abazunguzage" , give them space in the city and resolve their problem.		X			X			X	X			X		X		N
248	Cycling should be promoted by creating bicycles' lanes on main roads, but as well set up cycling paths all around the city.	X	X		X		X			X					X		N

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249	The master plan design roads that cross people's lands (plots). The said road reserves, and the owners have to wait when the road will be constructed to be compensated. Taxes for these road reserves are annually computed and charged to owners when they cannot benefit anything from their land. This should be catered for in updating the master plan.						X		X				X		X		N
250	The plan should have a strategy for the implementation which show how will shift from individual to professional estate development	X							X						X		N
251	Almost all our Kigali Roads are only 2 cars by side. Can you please plan to have more than 2, 3, even 4. Why not 6? Actually the plan should look far for our children and the children of our children.						X								X		N
252	Manage well our small land, thus opt for high densification (above 100du/Ha) with low and high rise multifamily residential zoning are needed.								X						X		N
253	To reduce the bar(commercial area)and promote the recreation park in masterplan			X	X										X		N
254	There are plots that are paying taxes without being exploited.	X		X					X						X		N
255	People are not aware of the price of land and just dream. If people want more park they'll have to be partner and donate land..				X										X		N
256	Detailed plan could be disseminated to the lowest administrative level i.e. the Sector level. This will enable local population to understand the specific plans of their village very easily.	X							X						X		N
257	The plan has been changed several times since 2013. This has affected individual plans of our people. Processes of issuing construction permits of some places in kigali have been halted. This is being unfair.	X													X		N
258	All land of kigali should be changed to residential and government puts law of on how we can cultivate in our home	X													X		N
259	Areas of Kanombe (Busanza), since we have an international airport, should consider building residential houses with one floor or even none. Because in the long run, it may affect the air transport means.	X													X		N
260	Rutunga sector can be a better place of tourism because it is closer to muhazi lake	X				X									X		N
261	There should be fly over loads connecting from kanombe airport to kigali conventional center and city. I think such roads can solve traffic during international meetings especially when existing roads are being preserved to VIP						X								X		N
262	The current master plan has led to under-developmement of some areas of the city such Busanza. The new master plan should consider not setting up higher standards with the risk of delaying or slowing down the area development. Mixed use housing would be preferred than having only 4 floor and above appartments for example.	X						X							X		N
263	Not taking Master plan as a bible but as tool which can direct citizen to a better living quality... (Flexibility in some cases to be allowed but without compromising the intended target/ living quality.)	X							X						X		N
264	Halt of model housings replication of one project to different areas/ contexts. I believe that occupants have different ways of living thus the internal organisation/ the project designs may vary from area to area.Encourage in use of local materials (Bambou, ...) which reflect our context.	X			X	X									X		N
265	Why kigali city chose the famous car free zone that this one among all kigali roads? Was it not early to allow us this kind of luxury? In my humble opinion and I think is not to be the only one, that it was not the best of ideas. You just have to see the financial losses that caused. Bank car parks such as BK or ECOBANQUE, which are unused. Several businesses closed the doors following this decision. The announcements that have been made since then by the mayor to make the place more welcoming have never seen the day.	X													X		N
266	In zoning requirement of CBD in high rise building you could reduce number of car parking instead of putting maximum required parking puts minimum required parking.this could reduce private car in CBD and help in use of public transport(this will help in long term planning of public transport)						X								X		N
267	Considering the topography of the city, connect Kigali hills using flyover road. Create also artificial lakes but inflow water should be treated before entering the reservoir as they are coming from different sources and they might be conatminated. Sports is very important/especially walking, our mountains can help with this. You can create a road on that area for running and walking in those mountain and it will be good for citizens				X	X									X		N

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268	There should be a way that Governmenet should put in places all infrastructures in designed physical plan. in that case, land will not be so expensive as infrastrcures will be on the government side .	X		X				X							X		N
269	See how people who are in cooperative could get the roan easely for constructing cheaper estate.			X											X		N
270	If the site is well planned but people are not getting permit easily they construct unplanned settlement.			X											X		N
271	Propose an area where adobe bricks are allowed so that people with low income can settle and have a shelter in the city of Kigali	X	X												X		N
272	change the zoning in Jali sector, Nyakabungo Cell, Gitaba village. We need to shift from agriculture to residential from there we will pay taxes also our plots, houses and other properties on land will have an increased value.		X												X		N
273	We believe that a city occupied by Citizens, is a developed city! We normally say Nairobi Dar NY has x number of inhabitants!!! So while revising the master plan, make it affordable for citizens to build and stay in it. Visit all sites where they indicated that it's R+3 or above, no one is able to construct a residential house! 24 years those places are still bushy! Ex. Busanza, Karembugu, Parts of Kagugu etc. Why should a citizen go to Ruyenzi , Muyumbu , Kamonyi, Rwamagana Nyamata etc to put up a house when we still have empty residential areas that are empty! Revise the rules!	X							X						X		N
274	New city master plan consider the green spacing and agri eco tourism sites (not only spaces for greenhouse and hydroponics, but also vertical cultivation). City cementery shall be conceptualized in vertical dimension not only 3 square meters for one body while it can even be 3 squares meters per ten or twenty bodies. Thanks for consulting				X				X						X		N
275	Think about improving and valorizing spaces over the roof (vertical housing) with "ikonoshi" where spaces on the roof can be dedicated to agriculture (kitchen gardening), flowering. This green space on the roof has two positive effects or roles: reducing or absorbing CO2 emmissions from kitchen, reducing housing insolation Which eventually reducing the use of energy for ventilation, and third beautification from aerial photos.	X			X										X		N
276	Public consultation trough different platforms are importants but you have to give chances to many stakeholders by using Kinyarwanda language. Our Culture our language	X							X				X		X		N
277	In Kicukiro sector, Nyarurama Cell,Bisambu village near Nyanza taxi park, we are in area where new building or rehabilitation activities are not allowed as this area was designated for Infrastructures. We got information that WASAC which needed this area got another suitable plot for them and they are no longer interested in this area. From this,this area can be changed to Residential. We are more than 10 households	X	X					X		X		X			X		N
278	In areas designed for residential or groupped settlements; there should be a big public septic tank instead of 2 or 3 septic tanks to each household. Each household will pay a small amount for installation, connections to their house and maintainance fee. This will help in land management and maximization. Apart from this, 4 in 1 buildings should be encouraged but using the sound proof materials in the walls separating unities, in some cases it is noisy.		X					X		X		X		X	X		N
279	Change the zoning in Ndera sector, Cyaruzinge cell Murindi village . We need to shift from agriculture to residential. It is a populated area and we have all necessary infrastructures.	X	X					X							X		N
280	In this exercise of updatind and reviewing the MP, we want you to facilitate and change the zoning from R3 to R1. We are not able to build R3 by now. This area is Masaka Sector, Cyimo cell, Biryogo village Kicukiro District	X	X												X		N
281	In Ndera Sector, Kibenga cell, Rugazi village change the zoning from R3 to R1. The proposed zoning made this area to be not developped, bushes and insecurity is what you can find there.	X	X												X		N
282	Tha area surrounding(in close proximity to) the road from Kanombe airport to Nyabugogo should be Commercial area and not the mix of residential and commercial. One use obstruct the other.	X	X	X											X		N
283	There is a proposed road which is not really serving. This road is located in Rusororo sector, Nyagahinga cell (Look the road passing through parcel Id: 862)						X								X		N
284	The online platform to request construction permit (Gasabo District) is not working							X	X						X		N
285	In Gahanga, the big part is designed for big projects which needs big investments. Land owners are not able to implement those projects in view of their financial status.Please help us to use our land with small projects in line with our financial status		X					X							X		N
286	There are some plots that are considered as forest in previous MP while it is residential. A clear case is in Nyamirambo, Rugarama cell, Gatara Village.				X										X		N

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287	The vallage of Kabagendwa, Kamashashi cell, Nyarugunga cell has no sufficient road network.						X								X		N	
288	Areas considered as BRTs are so big and people settled in this areas are not allowed to do anything to their houses.						X								X		N	
289	Some areas are considered as agriculture while they are not suitable for it but suitable for residential . Zoning should be changed in those areas.				X										X		N	
290	Considering the financial status of the city dwellers, developpers(real estates) should change their mind and build good, affordable houses. Studies on how to build slabs(dalles) which are not expensive should be conducted.This will help to build in vertical not horizontal but still affordable.		X												X		N	
291	In Gasogi area, all the areas seems to be built up. The remaining plots between houses which are not built due to the fact that they are zoned as R3 should be allowed to be constructed with single family residential houses.		X												X		N	
292	In Developedp grouped settlement of Jali we need more road networks		X				X								X		N	
293	Allow us to use temporary materials to build sheds in the area considered as farmland				X										X		N	
294	REMA should do analysis of the area before assigning it as a wetland. Some places are said to be wetland but it is rocky soil. The clear cases are found in Gisozi,Musezero cells, Gasaharu and Nyakariba Villages				X										X		N	
295	All areas surrounding or in close proximity to the main roads should be commercial.Look at Sonatube-Kicukiro Centre, Niboye road etc			X											X		N	
296	Change zoning in Masaka Sector, Gako cell, Gicaca and Ruyaga villages, we want to shift from R2 and R3 to R1		X												X		N	
297	Adobe bricks should be allowed as construction materials in areas considered as suburban.		X												X		N	
298	Facilitate how to get information on the use of each plot							X	X								N	
299	Consider having GASABO-BUMBOGO- MUSAVE, RAMBA to be residential area. this area is almost fully occupied with houses and it is still marked as P3.		X		X										X		N	
300	BRT road in Imena village,Gatare cell, Niboye sector, Kicukiro district should be changed as it is passing trough expensive houses and it is not serving (cfr road passing trough UPI:1/03/09/01/1287 na UPI:1/03/09/01/1289)						X								X		N	
301	Residential parts should be flexible atleast R1 and whoever wants to build bigger than that can go a head but R1 should be acceptable in many parts to facilitate City Citizens to construct their home. This will help to limit illigal construction .E.g go to Busanza R2 or R3 GASOGI R2 or R3 Rusororo R2 or R3 BUMBOGO etc citizens even public servants with their income will not afford that but R1 many can afford it without burden.		X												X		N	
302	Change zonning from R3 to R1 of Cyaruzinge village,Cyaruzinge cell, Ndera sector, Gasabo district.		X												X		N	
303	Increase number of artificial lakes	X	X		X										X		N	
304	In Gasabo, Gisozi, Musezero, zonning should be changed. It is planned as graveyard while it is built up area.					X									X		N	
305	Advice to reduce R3 on the Kigali masterplan, and where it is required to put it in R3, please coordinate with districts to prioritize these zones for tamac roads. So many zones (IMIDUGUDU) in NDERA sector are categorized in R3. This is slowing down the development of this sector. Would you please check on this. Our plots are just there useless as we have no ability to comply with R3 requirements.	X	X												X		N	
306	Risk zones should be identified carefully, some places were identified as risk zones while they are not or the other way arround.		X		X			X		X					X		N	
307	In Gasharu cell, Kinyinya Sector, Gasabo Distict the area planned for special zone(Garaveyard) should be changed as in the same sector there is existing graveyard.																N	

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308	Areas where Physical plans were done, they should be serviced . Some places were given physical plans for so long but so far they are not implemented due to the lack of basic infrastructures. More involvements of local leaders is also needed so that they will be aware of what is planned and when it will be implemented. From there they will help in sensitization.		X					X							X		N
309	Lack of consistency in Master Plan Implementation or permit issuance. In some cases people get construction permit in wetland buffers, Farm land or in are planned for other use. Other cases are that identical places were assigned different uses. Some hilly, rocky land areplanned as residential and other area with the same phycal conditions are considered as risk zone	X							X						X		N
310	There should be another road that can be used when Kanombe-City centre road is closed in case of meetings or official visitors						X								X		N
311	Change zoning in Kigali Sector,Kigali cell, Gasabo village we want to shift from R3 to R1	X	X												X		N
312	People should be allowed to do refurbishment(rehabilitation) of their houses waiting for the implementation of the master plan.		X												X		N
313	There should be compensation or other important incentives to the people having plots designed for recreation areas.				X										X		N
314	Relocation and demolition of the existing houses should be stopped. People should upgade their houses and whoever want to build R3 will do it at his own. Plans should be on green and brown field in the suburban areas.		X												X		N
315	R3 in suburban areas should be changed to R1		X												X		N
316	Focused Group Discussion (FGD) on Green City -07/09/2018																N
317	Highlighted the need of coordination among the different agencies with various Master Planning exercises going on, like the Kigali Green City Pilot.	X			X					X				X			N
318	Need to take a larger metropolitan aspect analysis and not plan only for Kigali but also for districts surrounding Kigali.	X			X					X				X			N
319	wetland should also be considered as a source of income as well as forests.An education perspective should also be considered: combined this element with creation of jobs				X					X							N
320	Wetlands are important for the sustainability of the Kigali ecosystem but they need to be categorized.	X		X	X			X		X			X	X			N
321	Passive recreation between wetland and urban areas need to be protected. Wetland passive areas can also contribute to the public spaces.				X					X		X					N
322	Waste management is a big challenge in the current MP. The new MP need to include semi centralized system.				X			X		X				X			N
323	Storm water management also needs to be considered.				X			X		X		X					N
324	Consider green standards which have been developed but not implemented. Green standards should be an obligation to businesses for instance for waste water.				X			X		X		X		X			N
325	Recommended the MP Update to see how to have better incentives for green buildings.	X		X	X					X		X		X			N
327	Focused Group Discussion (FGD) on City of Excellence -11/09/ 2018																N
328	Lack of coordination among different institutions and agencies, and within the CoK.	X								X		X	X	X		X	N
329	Discrepancy between the proposed zoning and the existing conditions	X			X				X	X			X				N
330	Need to make MP documents easier to understand for everybody.									X							N
331	Waste is the main challenge in informal settlements - there is a need for special zone category	X			X			X		X		X					N
332	Issue of affordable housing.Need of special zoning to address the informal settlements.	X	X						X	X		X	X	X	X	X	N
333	Zoning versus existing conditions. EX.: Rebero is supposed to be a forest in the MP but on the ground there are houses/ apartments.	X			X				X	X			X		X		N

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334	Challenge to overcome fragmentation of cadastral plan and zoning	X			X					X		X	X				N
335	Some of the buildings in CBD are empty	X		X						X			X	X	X		N
336	Kigali is losing its vibrancy and added that the city is not inclusive. Economic and social aspects should be considered in the review of MP. Incremental growth to be considered	X		X		X				X		X		X			N
337	Issue of capacity building of the CoK. CoK is not empowered enough to implement the MP.	X								X							N
338	Challenge is how to support the development of industrial areas.			X						X		X					N
339	Land price speculation as a challenge in the MP implementation.	X	X		X					X			X				N
340	Need to address the slope development	X			X					X				X	X		N
341	Need to address and guide the development of peri-urban settlements.	X	X		X				X	X		X	X	X			N
342	Lack of interaction with citizens;	X							X	X		X	X	X	X		N
343	Lack of participatory approach;	X							X	X		X	X	X	X		N
344	Need to have an information sharing simpler and more tailored to the citizens knowledge	X							X	X		X					N
345	"Need to educate the citizens on the value of the zoning; "	X							X	X		X	X				N
346	Lack of monitoring system and parameters to assess the implementation status during phasing	X								X	X	X				X	N
347	MP off target the real needs	X							X	X		X		X	X		N
348	Lack of financial capacity to implement CIP	X	X	X			X	X		X			X	X			N
349	Focused Group Discussion (FGD) on Informal Settlements -13/09/ 2018																N
350	need to densify the settlements in the centre, where jobs opportunities are nearby and to explore the feasibility of incremental housing.		X							X		X			X		N
351	different aspects of informal settlements need to be taken into account; political, economic capacity but also mindset which is real important in the society.		X						X	X		X		X			N
352	inclusion should be at the center of the strategy, a strong political will and needs to be at citywide level.	X	X							X							N
353	Need to have a multiple strategy and that community participation is a key component.		X							X							N
354	Community wants to be consulted throughout the MP Update process. It is important to go to the population and explain the MP. The population will be more cooperative when they have been engaged and consulted. The Master Plan Team will also be aware of the situation on the ground and the capacities of the population of Kigali.	X	X							X							N
355	Test the feasibility of the strategies with pilot projects.									X							N
356	Technical Advisory Group (TAG) -06/09/ 2018																N
357	"Need of Implementation strategy for low cost housing "		X								X						N
358	Need of housing projects to support the industrial areas, rent/ownership		X						X		X			X			N

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359	Enhance mixed residential areas and mixed neighbourhood	X	X								X						N
360	See how people who are in cooperative could get the Loan easely for constructing cheaper estate.	X		X					X					X	X		N
361	There is site which is planned but if they don't get permit they construct unplanned settlement.	X		X											X		N
362	You have to do physical plan and put all infrastructure in that site in order to avoide the expensive land. Government and private sector have to work closer with people especial private sector because some of them are in housing construction.		X	X					X						X		N
363	Review various studies, report, survey on: <ul style="list-style-type: none"> Hotel and Commercial Buildings Economic Development of Kigali and Secondary Cities, by University of California Commercial Estate Report by Un-Habitat." 			X						X							N
364	In this update of master plan you have to look on how some industry which is between houses can be moved to industrial zone.		X		X				X						X		N
365	I read some reactions / wishes about MVK Ma wishes. People are not aware of the price of land and just dream. If people want more park they'll have to be partner and donate land..				X										X		N
366	Many activities and studies ongoing related with Resiliency and Climate Change. Need for coordination and integration				X						X						N
367	Wetlands development need to be coordinated with REMA	X			X						X						N
368	Cycling should be promoted by creating bicycles' lanes on main roads, but as well set up cycling paths all around the city.				X		X				X			X	X		N
369	Considering Market demand (Kigali citizens purchase power). 2. Site location (it is very critical to reserve for R4 to a location such Gasogi in Rudashya Cell and think that some will go there to cinstuct an appartments of 4 floors, first of all he or she will think about return investment and probably it is like impossible to havesome one to rent that apartment)	X		X											X		N
370	Why kigali city chose the famous free zone bus that this one among all kigali roads? Was it not early to allow us this kind of luxury? In my humble opinon and I think is not to be the only one, that it was not the best of ideas. You just have to see the financial losses that caused. Bank car parks such as BK or ECOBANQUE, which are unused. Several businesses closed the doors following this decision. The announcements that have been made since then by the mayor to make the place more welcoming have never seen the day. I love my city and I'm sure we can do better than we have done so far if we build for the long term sooner than save the emergency.	X	X				X								X		N
371	The current master plan has led to under-development of some areas of the city such Busanza. The new master plan should consider not setting up higher standards with the risk of delaying or slowing down the area development. Mixed use housing would be prefered than having only 4 floor and above appartments for example.	X							X						X		N
372	Halt of model housings replication of one project to different areas/ contexts. I believe that occupants have different ways of living thus the internal organisation/ the project designs may vary from area to area.Encourage in use of local materials (Bambou, ...) which reflect our context.	X													X		N
373	Not taking Master plan as a bible but as tool which can direct citizen to a better living quality... (Flexibility in some cases to be allowed but without compromising the intended target/ living quality.)	X													X		N
374	all land of kigali can be changed to residential and government puts law of on how we can cultuvate in our home	X													X		N
375	the plan has been changed several times since 2013. This has affected individual plans of our people. Processes of issuing construction permits of some places in kigali have been halted. This is being unfair.	X													X		N
376	Wetlands development need to be coordinated with REMA It's emerging the need for Metropolitan and Regional Planning to address planning development beyond the Districts boundaries and to address the sprawling outside of Kigali	X			X						X	X		X			N
377	To understand the relation and differences between rural and urban areas in Kigali and address planning accordingly	X									X						N
378	Need of indicators to measure how the City is performing	X									X						N

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379	A new tool City Performing Index developed by MINIFRA and UN-HABITAT will be soon be implemented;	X					X	X			X			X			N
380	TAG as a tool of governance, can support the sustainability of the MP in the long term and coordination among all institutions and agencies	X									X						N
381	considering the topographic of the city you have to connect the hills using flyover road.and creating artificial lakes but before it has to be treated. Sports is very important/especially walking as you see our mountain cant you create a road on that area for running and working mountain and it will be good for citizens					X	X								X		N
382	Rutunga sector can be a better place of tourism because it is closer to muhazi lake	X				X									X		N
383	Kigali City needs recreational grounds in each cell: courts for football, basketball, volleyball etc.; community and entertainment halls for concerts and arts /cultural events. Sports and entertainments facilities are means will reduce risk of proliferation of drugs among youth. This facilities should be public infrastructure but to be managed privately.					X									X		N
384	Establish areas of local small markets at cell level - to promote "Made in Rwanda" where to buy home consumables (food, clothes, furniture, etc) produced locally. These "cell" markets should have permanent exhibitions for products made in Rwanda. This could be a strategy to promote self-employment and innovations. These local markets could as well accommodate "abazunguzage" , give them space in the city and resolve their problem.			X	X	X				X		X	X	X	X		N
385	To boost the idea of City of Recreation;				X	X					X				X		N
386	To plan for a: • Safe City; Clean City; City of Entertainment • Need to benchmark with Kampala, Nairobi, Dar es Salaam; • Services to support tourism attraction; • Focus on Heritage in Kigali and historical evolution; • Branding Kigali and strengthen its uniqueness; • To identify catalytic activities in CBD to attract investments;"	X				X	X	X	X		X				X		N
387	To target a “City that works for the citizens			X				X	X		X						N
388	To target vulnerable groups								X		X						N
389	Social inclusion and inclusivity need to be taken into consideration								X		X						N
390	Guidelines should be translated in kinyarwanda								X		X						N
391	Communicate MP with brochures, booklets, visual images in local language and understandable by all								X		X						N
392	we ask you to puts in masterplan a place where you can build a house with adobe bricks for those who have lower income								X						X		N
393	District Councillors need to be engaged and trained to communicate MP to the people								X		X						N
394	TAG should support City Councillors in understanding the MP and help in implementing it								X		X						N
395	Refer to the statistics individual car are lot in order to reinforce the public transport you can higher the taxes to the private car.	X					X								X		N
396	In zoning requirement of CBD in high rise building you could reduce number of car parking instead of putting maximum required parking puts minimum required parking.this could reduce private car in CBD and help in use of public transport(this will help in long term planning of public transport)	X					X								X		N
397	My view is about fly over Roads connecting from kanombe airport to kigali conventional center and city. I think such roads can solve traffic during international meetings especially when existing roads are being preserved to VIP	X					X								X		N
398	How can the master plan design roads that cross people's lands (plots) - the said road reserves, and the owners have to wait when the road will be constructed to be compensated? Taxes for these road reserves are annually computed and charged to owners when the cannot benefit anything from their land. I hope this will be catered for in updating the master plan.	X					X		X						X		N

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399	Since you are doing amendments of this master plan, I would like to give my contribution especially in areas of Kanombe (Busanza), I think since we have an international airport, you should consider building residential houses with one floor or even none. Because in the long run, it may affect the air transport means.	X					X					X			X		N
400	There are no much attractions in Kigali and more attractions for tourists and Rwandans are needed; <ul style="list-style-type: none">Government should invest in clearing some places to attract investors;Should create artificial lakes and develop wetlands and water features, as possible attractions.					X				X							
401	Paul Bakuru (PB) – MD of Aflink Advertising suggested: <ul style="list-style-type: none">To have bus stops near public spaces;Evaluation is need to understand how implementation of previous planned public spaces failed;To revise policies and regulations, if necessary;To strengthen MICE sector;To integrate shopping and night life component in public spaces;Collaboration between government and private sector is essential. The government can create the needed environment for private sector to invest in creating public/ attraction places.					X				X							
402	BR mentioned that there should be guidelines onhow to manage heritage sites located in private properties. National institutions should work together to avoid destruction of those sites and map them. Legislation is also needed, and to raise awareness about the importance of protecting Kigali’s heritage.					X				X							
403	Arch. EN: Refurbishment can be done without changing the architecture of the building. Township heritage should also be considered					X				X							
404	HoD highlighted the need to document the Rwandan Culture including intangible heritage(food, myths, language, etc.) and to ensure their visibility in the society.					X				X							
405	CSP EgideMugwiza(EM) -Rwanda National Police highlighted that some security aspects should be taken into consideration while designing public spaces: <ul style="list-style-type: none">Traffic control, Plan and Management in and around public spaces;Accessibility;CCTV camera location;Location of Police and health posts. He added that other places for activities should be considered.The Nyabarongoriver could be one of them; there is possibility to have activities along the river. Connecting hills with cable cars and hills developmentarealso other options.”						X			X							
406	There is a need to harmonize categories of wetlands so they can have one purpose for all institutions. For instance Master Plan has proposed that some wetlands are considered as public spaces while MINAGRI designated those same wetlands to be used for agriculture.								X		X						
407	To promote land pooling as a strategy for agriculture land; <ul style="list-style-type: none">Agriculture land should be preserved but also have a small area zoned as residential for owners of agriculture land.The necessity to specify the kind of development allowed in those agriculture zonesPromote land consolidation for small agriculture plots.			X							X						
408	<ul style="list-style-type: none">The collaboration between different institutions is a must in order to have a common definition and understanding (e.g. Maximum developable slope...) and to find common solutions;The need of having coordination mechanisms between different stakeholders including policy makers and implementers;Updated MP should also reserve areas for new development	X			X				X		X						
409	People are aware of MP and consult MP before buying land. MP should allow people to develop their land while waiting for the implementation of MP projects								X		X						
410	Kigali Master Plan should guide other specific master plans conducted in other institutions.								X		X						
411	<ul style="list-style-type: none">Guidance on the de development of slopes is needed so that land can be developed and used with existing technologies.	X									X						
412	<ul style="list-style-type: none">MP should take into consideration the working class which live far from their jobs (this links to Affordable housing and informal settlements issues).								X		X						

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413	The City of Kigali is advised to refer to the vision of MP to buy land before it gets more expensive to avoid unnecessary expropriation when time comes for the City to develop public projects in some areas.	x									X							
414	<ul style="list-style-type: none">• Increase the number of sewage systems in the city as well as their sizes;• Take into account their locations to ensure hygiene and avoid pollution (air, water, etc...)	X									X							
415	<ul style="list-style-type: none">• There is a need to improve the public transport system;• More bus stations are needed in neighbourhoods (it will encourage more people to use public transports);• Car sharing should be promoted;• MP has to take into account moto taxis as a convenient way of transport in Kigali (there is a significant number of the population who prefer to use moto taxis because they cannot afford a car and the public transport system is not enough developed to reach their neighbourhoods. During traffic hours is even more inconvenient to use public transport)	X					X			X	X							

