

**STATEMENT BY THE HONOURABLE MINISTER, LANDS, HOUSING  
AND URBAN DEVELOPMENT ON THE IMPLEMENTATION OF THE  
NATIONAL PHYSICAL PLANNING ACT 2010 (as amended) BY LOCAL  
GOVERNMENTS**

**1.0 INTRODUCTION**

**Rt. Hon Speaker,**

Government of Uganda is committed to ensuring orderly, sustainable and organized urban and rural development as part of the national agenda. It has been observed world over that urban areas are engines of growth. This is also true for Uganda where over 70% of GDP is generated. . Currently Uganda has 1 Capital City, 10 secondary cities, 31 Municipalities and 585 Town councils. Many of these are planned but, unfortunately, many more are not. This situation is aggravated by low levels of compliance to plans even where they are. This has impacted the country's growth negatively. This Statement presents a brief status report on implementation of the Physical Planning Act, the principle law on Physical Planning in Uganda, and offers an explanation for observed inadequacies, plus recommendations for improvement.

**2.0 BACKGROUND**

**Rt. Hon Speaker and Colleagues ,**

Physical Planning in Uganda is rooted in the Constitution. Article 242 of The 1995 Constitution of the Republic of Uganda states that *“Government may, under laws made by Parliament and policies made from time to time, regulate the use of land”* Until 2010,



land use in Uganda was regulated by the Town and Country Planning Act 1951. As a result of evolving and competing demands on land use, the Physical Planning Act (TCPA) 2010 was enacted to address the emerging issues, replacing the TCPA.

The Physical planning Act 2010 was subsequently amended in 2020 to address gaps in institutional arrangements, and compliance to physical development plans, among others.

The Physical Planning Act, in compliance with the Decentralization Policy, devolved physical planning at the district level and below to the respective Local Governments.

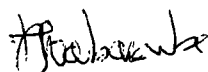
The Ministry of Lands, Housing and Urban Development, however, provides technical leadership while the National Physical Planning Board provides strategic oversight.

### **3.0 IMPLEMENTATION STATUS OF PHYSICAL PLANNING**

#### **3.1 ACHIEVEMENTS**

##### **3.1.1 Institutional framework**

- i) The Ministry plays an oversight role, policy formulation, guidelines and capacity building.
- ii) The National Physical Planning Board as the highest body responsible for physical planning in Uganda was established to provide the much needed strategic oversight, guidance, coordination and approval of physical development plans.



- iii) Physical Planning Committees have been established at district, urban (city, municipality, town council) and sub county levels to guide the physical planning function at the local government level.

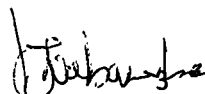
### **3.1.2 Regulations and guidelines**

- i) Development of Physical Planning Regulations to guide the implementation of the Physical Planning Act 2010 (as amended)
- ii) Guidelines for preparation and Implementation of Physical Development Plans are in place.
- iii) Physical Planning (Planning Conditions for Location of Fuel Stations) Regulations in place National Physical Planning Standards and Guidelines ongoing.
- iv) Enactment of the Physical Planners Registration Act 2022 and (Draft) Regulations to regulate the practice of physical planning.
- v) The Permanent Secretary requested the Ministry of Finance, Planning and Economic Development and the National Planning Authority, to ensure that all infrastructure developments by MDAs with a spatial component comply with physical planning.

### **3.1.3 Preparation of Physical Development Plans**

**Rt. Hon Speaker,**

The Ministry with support from World Bank (CEDP) prepared the first National Physical Development Plan (2021-2040).

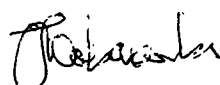


Regional plans have been prepared for the Albertine region and the Northern Uganda Economic Corridor. Districts of Wakiso, Moroto, Nwoya, Kikuube, Kabarole, Bududa, Bunyangabu, Nakaseke, and Budaka, have physical development plans. There are a number of physical development plans still under preparation, including; Bwebaja Physical Development Plan, the Greater Kampala Metropolitan Area Physical Development Plan and the Jinja Kampala Mpigi Infrastructure Corridor Plan.

A number of urban councils have prepared physical development plans and it is noteworthy that many of these have attained high levels of implementation, including Gulu and Arua cities, Pader, Kagadi, and Bulisa Town Councils, among others.

The table below summarizes the status of Physical Development Plans in the Country. The details of the specific Local Governments are in the attached *annex 1*.

<b>PDP</b>	<b>Level</b>	<b>No. of PDPs</b>	<b>Total No. of LGs</b>
	National	01	1
	Regional	02	
	District	9	135
	Cities	3	11
	Municipalities	17	31
	Sub counties	198	1,488
	Town councils	47	585



### 3.2 CHALLENGES

While Government has made an effort to support physical planning in the country, a lot still remains undone. The numbers on planned (and unplanned) Local Governments above speak for themselves. Furthermore, even where Physical Development Plans have been prepared, their implementation still remains a challenge. A lot of the challenges faced in the implementation of the Physical Planning Act can be attributed to the increasing land use pressures, occasioned by the country's quest for economic development; high rate of population growth and inadequacies in physical planning, the latter mostly attributable to inadequate funding levels and governance gaps.

The following are the specific challenges that the country has to deal with in the implementation of the Physical Planning Act 2010 (as amended).

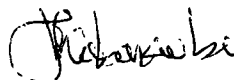
- i. Most of the planning that should result in visible results is done at the Local Government Level. Unfortunately, these Local Governments are grossly underfunded resulting in low prioritization exhibited through low budgetary allocations to develop/review and implement physical development plans (PDP's) especially at sub counties and district levels.
- ii. Capacity gaps (human resource, equipment, training)
- iii. Inadequate awareness creation on physical planning hence low levels of appreciation of physical planning and development control
- iv. Ineffective coordination at central and local government levels.
- v. Weak enforcement mechanisms

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- vi. Failure to formulate ordinances (for Cities) and bye-laws (for Municipalities and Town Councils) to support physical planning and land use compliance.
- vii. Inadequate social economic data and information for planning purposes.
- viii. Generally low appreciation of the role of physical planning in the development agenda among many key decision makers.

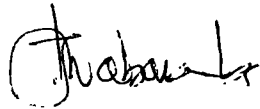
### 3.3 RECOMMENDATIONS

- Establishment of a conditional grant for the physical planning function for all local governments. We cannot expect a planned country when we are NOT providing for the planning to happen!
- Enhance the budget of the Ministry of Lands, Housing and Urban Development to establish and operationalize the Physical Planning Unit responsible for compliance/enforcement and monitoring of physical development plans in line with the cabinet directive under minute no. 237 (CT 2022) to undertake the supervisory role of monitoring compliance to the Physical Planning Act. The Ministry also requires resources to train and sensitize key players in Physical Planning.
- Directive to Ministries, Agencies and Departments to seek physical planning guidance on all projects with a spatial component.
- Amendment of the Physical Planning Act to include more aspects of Urban Development
- Issuance of certificates of compliance to strengthen the implementation of Physical Development Plans.



- Resources under Parish Development Model should also cater for preparation and implementation of parish level physical development plans
- Local governments should prioritize recruitment of appropriate key technical officers to improve performance.
- Undertake deliberate skilling of key officials to be able to review and prepare detailed plans, GIS and research.

Rt. Hon Speaker, I beg to move



### STATUS OF PHYSICAL DEVELOPMENT PLANS (PDPS) IN UGANDA

NO	DISTRICTS	DISTRICT PDPS	URBAN COUNCIL PDPS	PDP AVAILABILITY AND VALIDITY
1	NAKASONGOLA		NAKASONGORA MIGEERA	Available (2005-2015) Draft Draft
2	KYANKWANZI		MASODDE-KARAGI	Under preparation (2022-2032)
3	NAKASEKE	NAKASEKE		
4	KIBOGA		BUKOMERO KIBOGA LWAMATA	Available (2022-2032) U/Review Available (2021-2031) Under Preparation (2023-2032)
5	MUBENDE		MUBENDE BUKUYA	Available (2022-2040) U/ PREPARATION (2022-2040)
6	LUWERO		BOMBO TOWN COUNCIL LUWERO WOBULENZI	Available (2008-2018) U/ Review Available (2009-2019) U/ Review Available (2019-2029)
7	MITYANA		MITYANA MUNICIPAL COUNCIL BUSUNJU TOWN COUNCIL BBANDA TOWN COUNCIL ZIGOTI TOWN COUNCIL	Under review (2023-2032) Under preparation (2023-2040) Under preparation (2023-2040) Under preparation (2023-2040) Under preparation (2023-2040)
8	KAMPALA		KAWEMPE MUNICIPALITY RUBAGA MUNICIPALITY NAKAWA MUNICIPALITY MAKINDYE MUNICIPALITY CENTRAL MUNICIPALITY	Available (2010-2020) U/ review Available (2010-2020) U/ review Available (2010-2020) U/ review Available (2010-2020) U/ review Available (2010-2020) U/ review
9	BUIKWE		LUGAZI MUNICIPAL COUNCIL NJERU MUNICIPAL COUNCIL	Available (2022-2040) Available (2009-2019) u/review
10	SSEMBABULE		MATEETE TOWN COUNCIL	Under preparation (2023-2040)
11	KALUNGU		LUKAYA TOWN COUNCIL	Available (2017-2027)



12	<b>MPIGI</b>		MPIGI TOWN COUNCIL	Available (2008-2018) under review
13	<b>WAKISO</b>	WAKISO	WAKISO DISTRICT ENTEBBE MUNICIPALITY KIRA MUNICIPAL COUNCIL NANSANA MUNICIPAL COUNCIL MAKINDYE-SSABAGABO M/C WAKISO TOWN COUNCIL	Available (2018-2040) Available (2020-2040) Available (2019-2040) Available (2019 -2040) Available (2019- 2040) Available (2007-2017) u/review
14	<b>MUKONO</b>		MUKONO MUNICIPALITY	Available (2010-2020) under review
15	<b>LYANTONDE</b>		LYANTONDE TOWN COUNCIL	Available (2008-2018) u/ review
16	<b>LWENGO</b>		LWENGO TOWN COUNCIL	Available (2018- 2028)
17	<b>MASAKA</b>		MASAKA CITY	Under preparation
18	<b>KYOTERA</b>		KYOTERA TOWN COUNCIL	Available (2020-2030)
19	<b>BUVUMA</b>		BUVUMA TOWN COUNCIL	Available (2016-2026)
20	<b>KALIRO</b>		KALIRO TOWN COUNCIL	Available (2008-2018) U/ review
21	<b>KAMULI</b>		KAMULI MUNICIPAL COUNCIL	Available (2022-2023)
22	<b>NAMUTUMBA</b>		NAMUTUMBA TOWN COUNCIL	Available (2008-2018) u/ review Not Available
23	<b>BUTALEJA</b>		BUFUJJA-KACHONGA T/C	Available
24	<b>BUGWERI</b>		BUSOWA TOWN COUNCIL	Under Preparation 2022-2040
25	<b>LUUKA</b>		LUUKA TOWN COUNCIL	Available (2019-2029)
26	<b>JINJA</b>		JINJA CITY	Available (2023-2033)

			BUGEMBE TOWN COUNCIL BUWENGE TOWN COUNCIL KAKIRA TOWN COUNCIL	Available (2009-2019) Available (2013-2023) Available (2018-2028) Available (2017-2027)
27	<b>IGANGA</b>		IGANGA MUNICIPALITY	Available (2017-2027)
28	<b>BUGIRI</b>		BUSOWA TOWN COUNCIL	Under Preparation
29	<b>MAYUGE</b>		MAYUGE TOWN COUNCIL MAGAMAGA TOWN COUNCIL	Available (2009-2019) under \R  Under Preparation (2022-2032)
30	<b>BUSIA</b>		BUSIA MUNICIPALITY	Available (2021-2040)
31	<b>NAMAYINGO</b>		MUTUMBA TOWN COUNCIL	Under Preparation (2023-2032)
32	<b>BULISA</b>		BULISA TOWN COUNCIL BIISO TOWN COUNCIL BUTIABA TOWN COUNCIL WANSEKO TOWN COUNCIL	Available (2014-2024) Available (2014-2024) Available (2014-2024) Available (2014-2024)
33	<b>KIRYANDONGO</b>		KIRYANDONGO TOWN COUNCIL KIGUMBA TOWN COUNCIL KARUMA TOWN COUNCIL	Available (2015-2025) Available (2013-2023) Available (2013-2023)
34	<b>HOIMA</b>		HOIMA CITY KIGOROBIA TOWN COUNCIL BULINDI TOWN COUNCIL	UNDER PREPARATION Available (2018-2028) Under preparation 2023-2033
35	<b>MASINDI</b>		MASINDI MUNICIPALITY	Available (2023-2033) u/review
36	<b>KIKUUBE</b>	KIKUUBE 2022-2032	KIKUUBE DISTRICT	Available (2020-2040)
37	<b>KAGADI</b>		KAGADI TOWN COUNCIL	Available (2008-2018) under review
38	<b>KAKUMIRO</b>		IGAYAZA TOWN COUNCIL KISIITA TOWN COUNCIL	Under Preparation (2023-2032) Under preparation
39	<b>KABAROROLE</b>	KABAROLE DISTRICT 2021 -2031	FORTPORTAL CITY	Available (2008-2018) u/ review

40	<b>BUNYANGABU</b>	BUNYANGABO DISTRICT Available (2019-2030)	RWIMI TOWN COUNCIL	Available (2018-2028)
41	<b>KAMWENG</b>	KAMWENG – under preparation	NKOMA-KATALYEBA T/COUNCIL	Under preparation
42	<b>KASESE</b>		KASESE MUNICIPALITY	Available (2008-2018) U/ review
	<b>KAZO</b>		KAZO TOWN COUNCIL	Under Preparation (2023-2040)
43	<b>IBANDA</b>		IBANDA MUNICIPAL COUNCIL ISHONGORORO TOWN COUNCIL	Available (2010-2020) u/review Available (2018-2028)
44	<b>KIRUHURA</b>		KIRUHURA TOWN COUNCIL	Available (2008-2018) Expired Under Preparation
45	<b>MBARARA</b>		MBARARA CITY	Available (2017-2040) under review
46	<b>ISINGIRO</b>	ISINGIRO under preparation	KABEREBERE TOWN COUNCIL	Under preparation
47	<b>RUBIRIZI</b>		RUBIRIZI TOWN COUNCIL	Under preparation (2023-2032)
48	<b>BUSHENYI</b>		BUSHENYI – ISHAKA MUNICIPALITY	Available
49	<b>SHEEMA</b>		SHEEMA MUNICIPAL COUNCIL BUGONGI TOWN COUNCIL	Available (under review) Available (2017-2027)
50	<b>RUKUNGIRI</b>		RUKUNGIRI MUNICIPALITY KEBISONI TOWN COUNCIL BIKURUNGU TOWN COUNCIL	Available (2021-2031) Under preparation (2022-2040) Under preparation
51	<b>RWAMPALA</b>		KINONI TOWN COUNCIL	Under preparation
52	<b>NTUNGAMO</b>		NTUNGAMO MUNICIPALITY RUBARE TOWN COUNCIL	Available (2018-2028) Available (2014-2024)
53	<b>RUBANDA</b>		RUBANDA TOWN COUNCIL HAMURWA TOWN COUNCIL	Under preparation 2023-2033 Available (2015-2025)

54	<b>RUKIGA</b>		MUHANGA TOWN COUNCIL	Available (2015-2025)
55	<b>KABALE</b>		KABALE MUNICIPALITY RYAKARIMIRA TOWN COUNCIL	Available (2008-2018) u/review Under preparation
56	<b>KOBOKO</b>		KOBOKO MUNICIPAL COUNCIL	Available UNDER REVIEW
57	<b>YUMBE</b>		YUMBE TOWN COUNCIL KURU TOWN COUNCIL LODONGA TOWN COUNCIL BARAKALA TOWN COUNCIL	Available (2007-2017) U/REVIEW Under preparation 2023-2033 Available Under preparation 2023-2033
58	<b>MOYO</b>		MOYO TOWN COUNCIL OBONGI TOWN COUNCIL LAROPi TOWN COUNCIL	Available (2008-2018) UNDER/R Under preparation 2023-2033 Under preparation 2023-2033
59	<b>MARACHA</b>		MARACHA TOWN COUNCIL	Available (2011-2021) under review
60	<b>ADJUMANI</b>		ADJUMANI TOWN COUNCIL PAKELE TOWN COUNCIL	Available (2007-2017) UNDER/R Available (2013-2023)
61	<b>ARUA</b>		ARUA CITY	Available (2023-204)
62	<b>MADI- OKOLLO</b>		RHINO CAMP TOWN COUNCIL INDE TOWN COUNCIL OGOKO-EWANG T/C RIGBO TOWN COUNCIL	Available (2013-2023) UNDER/ R Under preparation 2023-2033 Under preparation 2023-2033 Under preparation 2023-2033
63	<b>PAKWACH</b>		PAKWACH MUNICIPALITY PANYIMUR TOWN COUNCIL	Under preparation (2023-2033) Available (2016-2026)
64	<b>ZOMBO</b>		PAIDHA TOWN COUNCIL	Available
65	<b>NEBBI</b>		NEBBI MUNICIPAL COUNCIL	Available (2016-2026)
66	<b>LAMWO</b>		MADI OPEI TOWN COUNCIL	Available (2013-2023) Available (2013-2023)
67	<b>KITGUM</b>		KITGUM MUNICIPAL COUNCIL	Available (2007-2037)
68	<b>AGAGO</b>		KALONGO TOWN COUNCIL	Available (2007-2037)

69	<b>PADER</b>		PADER TOWN COUNCIL	Available (2007-2037)
70	<b>GULU</b>		GULU CITY	Available (2023 -2040)
71	<b>AMURU</b>		AMURU TC ELEGU TOWN COUNCIL	Available (2013-2023) Available (2013-2023)
72	<b>NWOYA</b>	NWOYA 2018-2040 Available	ANAKA TOWN COUNCIL	Available (2012-2022) under review
73	<b>OYAM</b>	OYAM – under preparation		
74	<b>OTUKE</b>		OTUKE TOWN COUNCIL ADWARI TOWN COUNCIL	Available (2013-2023) Available (2013-2023)
75	<b>LIRA</b>		LIRA MUNICIPALITY	Available (2017-2027)
76	<b>ALEBTONG</b>		ALEBTONG TOWN COUNCIL	Available (2016-2026)
77	<b>DOKOLO</b>		DOKOLO TOWN COUNCIL	Available (2007-2017) u/ review
78	<b>APAC</b>		APAC MUNICIPAL COUNCIL	Available (2019-2029)
79	<b>KWANIA</b>		ADUKU TOWN COUNCIL	Available (2013-2023)
80	<b>KOTIDO</b>		KOTIDO MUNICIPAL COUNCIL	2008-2018(Under review)
81	<b>MOROTO</b>	MOROTO DISTRICT 2015-2025	MOROTO MUNICIPALITY	2017-2026
82	<b>NAPAK</b>		LORENGECORA TOWN LOKITEDED TOWN	2016-2026 (2022-2032) under preparation

			COUNCIL	
83	<b>NABILATUK</b>		NABILATUK TOWN COUNCIL	Under preparation (2022-2023)
84	<b>AMUDAT</b>		AMUDAT TOWN COUNCIL	2020-2030
85	<b>SOROTI</b>		SOROTI CITY	Available (2008-2018) u/review
86	<b>KATAKWI</b>		KATAKWI TOWN COUNCIL	Available (2009-2019) under review
87	<b>KABERAMAIDO</b>		OTUBOI TOWN COUNCIL	Under preparation
88	<b>PALIISA</b>		PALLISA TOWN COUNCIL	Available
89	<b>BUTEEBO</b>		BUTEBO TOWN COUNCIL	Available (2022-2040)
90	<b>KIBUKU</b>		KIBUKU TOWN COUNCIL	Available (2015-2025)
91	<b>BUDAKA</b>	BUDAKA DISTRICT 2023-2033	BUDAKA TOWN COUNCIL	Available (2016-2026)
92	<b>KWEEN</b>		BINYINY TOWN COUNCIL KAPRORON TOWN COUNCIL	Available (2011-2021) under review Available (2018-2028)
93	<b>BUKWO</b>		SUAM TOWN COUNCIL	Available (2012-2022) under review
94	<b>BUDUDA</b>	BUDUDA 2022 -2032		
95	<b>MBALE</b>		MBALE CITY NAKALOKE TOWN COUNCIL	Available (2018-2028) Available (2012-2022) under review
96	<b>TORORO</b>		TORORO MUNICIPALITY MALABA TOWN COUNCIL	Available (2018-2028) Available (2008-2018) under review