



# NATIONAL ENVIRONMENT MANAGEMENT AUTHORITY (NEMA)

**NEMA/4.2.5**

28<sup>th</sup> March, 2018

The Executive Director  
Kampala Capital City Authority  
**KAMPALA.**

**CONFIDENTIAL**  
**KAMPALA CAPITAL CITY AUTHORITY**  
**16 APR 2018**  
**RECEIVED**  
**DIRECTORATE OF PHYSICAL PLANNING**

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**RE: CANCELLATION OF TITLES IN WETLANDS ON PUBLIC LAND**

Reference is made to your letter ref. **ED/KCCA/006/03** dated 21<sup>st</sup> March, 2018 on the above subject.

Cabinet at its meeting of 7<sup>th</sup> June, 2017 vide Minute (CT2017) approved the road map for cancellation of titles in wetlands on public land. The list of Plot Nos with titles in wetlands for cancellation and for vanquishing and for specific action is attached below. This should guide your actions.

Wetland Section	PCE Approved Actions
Upper Kinawataka between Ntinda and Kyambogo hills up to Kampala-Jinja highway	<p>A minimum of 20m buffer zone along the main river Kinawataka course (10m on either side of the river) up to Plots 61 and 60. At the lower sections of the wetland, the buffer be increased to 30m.</p> <p><b>Vanquished</b></p> <p>(a) A buffer zone of 20m on the following plot numbers and the sub-divisions thereafter:- Plots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 2, 2A, 4, 6, 8, 12, 16, 14, 22, 28, 30, 32, 34, 36, 38, 40, 42, U, M891, 44, 46, 48, 50, 52, 54, 56, 58, 45-67</p> <p>(b) A minimum of 30m buffer zone along the main river Kinawataka course (15m on either side of the river) for the</p>

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OFFICE OF THE EXECUTIVE DIRECTOR

PA  
Pse make copies for the following to take note:-

- ① MPP
- ② SDC
- ③ STRT
- ④ M-Survey

All applications in the affected areas should be reviewed in line with this guidance to mitigate costs on the part of government. Also make me a copy then avail in DPP \$ 19.00 DPP 23/4/18

DETS  
DPP  
DHHE  
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For you further info and 7 sensitive man 13/4/18

Wetland Section	PCE Approved Actions
	<p>flowing lower Plots:- 60, 63, 65, 21, 23, 61, 15, 69-81, 11, 13, 4 -12, 9,7, 83,13, 3, 5, 17, 19,16, 14, 3A, M.423, 62, 60, 58, 56, 64, 54, 20, M.422A, 18, 16, M.430, 12, M.284, 8-10, M.526, 33-35, M.505, M.566, M.502, M.263, M. 506,19, 21, 7.</p> <p><b>Cancellation</b></p> <p>(i) The following plots within the intact core wetland flood plain are for cancellation:- Plots 1662, 1663, 1664, 3949, 2733, 3952, 2733, 3952, 2734, 4380, 4379, 271d, 35, 4381,67,14</p>
<p><b>Vubyabirenge wetland between Bukoto, Ntinda and Naguru hills</b></p>	<p>A minimum of 20m buffer zone along the main river Vubyabirenge course (10m on either side of the river).</p> <p><b>Vanquished</b></p> <p>(i). All these plots must be subjected to Biodiversity Offset Mechanism</p>
<p><b>Nakawa-Kinawataka section up to the railway line</b></p>	<p>A minimum of 20m buffer zone along the main river course (10m on either side of the river).</p> <p><b>Vanquished</b></p> <p>All these plots must be subjected to Biodiversity Offset Mechanism</p> <p><b>Cancellation</b></p> <p>(i). The following land titles within the core wetland be cancelled: - Plot 7, 148-152 Ntinda Road.</p>

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Kawoya wetland across the Kampala-Jinja Road up to the Railway line.</b>	<p><b>Vanquished</b> All these plots must be subjected to Biodiversity Offset Mechanism</p> <p>(i) Declare as vanquished and Subject to offset 58-60, 2, 4, 62, 64, 66, 68, 70B, 74, 4, 3, 2, 9-11, 60, 94-100, 37, M.398, M.399, M.400M, M.402, M.404, M.405, M.406, M.407, M.408, M409, 37, 1555, 1099, 1098, 1097, 1069, 1096, 1095, 1556, 137, 953, 1509</p> <p>(ii) A buffer of 15m on either side of the river for the following plots, 66, 68, and 4, 1386, 1387, 703, 1995, 1385, 1386, 704, 1596</p> <p><b>Cancellation</b> Plots 1637, 1622, 1457, 1508, 759, 937,936,197,1532,1533, 784-2339, 818,381, 2580, 808, 805, 2579, 6, 8, 1A-8A, M.548, 22-23, 21, 20, 19, 18, 17, 16, 15, 14, M.409, M.410, M.410, M.413, M.397, M.396, M.395, M.387, M.393 are for cancellation.</p>

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Wankolokolo wetland up to Kasokoso</b>	<p><b>Cancellation</b> All the land titles in the wetland be cancelled and the wetland restored. These should include plots 1184, 2140, 27, 2329, 2330, 2234, 2069, 2075, 2073, 2074, 144, 206, 271, 2267, 2266, 2527, 2268, 2528, 2523, 2529, 2520, 2524, 2530, 2531, 2521, 2525, 2532, 2522, 2526, 2473, 2534, 2533,</p>

Wetland Section	PCE Approved Actions
	2474, 1667, 1668, 1669, 1655, 2404, 2403, 2402, 2401, 2032, 2031, 2023, 2022, 2029, 2021, 2028, 2020, 2027, 2019, 2018, 2026, 2025, 2017, 2037, 2036, 2035, 2034, 2038, 2039, 2040, 2046, 3274, 3273, 3270, 3272, 3269, 3271, 3268, 3267, 3258, 3248, 3249, 3287, 1773, 3441, 3144, 3142, 3960, 1183, 2176, 2175, 661, 409.

Wetland Section	PCE Approved Actions
<b>Kinawataka wetland between the railway line up to Lake Victoria</b>	<p><b>Cancellation</b></p> <p>The land titles in the wetland be cancelled and the wetland restored 107,108,109, 79, 81, 86, 88, 90, 92, 94, 96, 98, 94-106, 92, 12, 11, 4-6, 15, (Block 237, Plots 3, 4, 2, 5, 6) 1, 179, 543, 542, 541, 178, 2, 5, 7, 49, 4, 6, 8, 10, 51, 1, 2, 4, 53, 3, 6, 1, 55, 8, 1, 1,10, 57, 3, 12, 3, 14, 4, 16, 5, 6, 18, 5, 54, 20, 22, 7, 24, 2, 9, 26, 3, 28, 8, 9, 9, 4, 14, 10, 6, 8, 11, 10, 12, 5, 11, 12, 13, 15, 7, 14, 9, 16, 11, 1, 13, 3, 30, 15, 17, 32, 5, 19, 3, (Block 238, Plots 1, 3, 2, 4, 6, 8, 10, Butabika drive) 12, (Block 238, Plots 2, 4,6, 8, 10, 12, Butabika close), 2</p>

Wetland Section	PCE Approved Actions
<b>Namuwongo area</b>	<p>Demolish all the structures from the main drainage channel up to the Railway reserve in the slum area and evict encroachers.</p> <p>The Regulated facilities to maintain a minimum of 20m buffer from the channels.</p> <p><b>Vanquished</b></p> <p>(i) Plots 60-80, 775 and 3421 be subjected to offset.</p> <p><b>Cancellation</b></p> <p>(ii) Plots 3493, 3890, 782, 781, 780, 776, 775 2345 be cancelled</p>

Wetland Section	PCE Approved Actions
<b>Bugolobi Bungalows</b>	<p>The present development with approval from the Regulatory Authorities are declared Vanquished.</p> <p>(i). The UBC land is exempted from this evaluation as the Land titles was acquired before 1995.</p> <p>(ii). Plot 469 Mpanga Close is exempted in line with the Court of Appeal Ruling.</p> <p><b>Vanquished</b>  (i). Plots 2-6, 41, 14, 16, 22, 103, 24, 20, 1-3, 20 are already built up with approval from the relevant Authorities be subjected to offset.</p> <p><b>Cancellation</b>  (i) Plots 14, 13, 10, 8, 15, M539 be cancelled</p>
<b>Kitintale Zone 12</b>	<p>All the illegal structures in the wetland be demolished and the wetland restored.</p> <p><b>Vanquished</b>  Plots 78A, 9, 8,7,6,5 in Kitintale and Plots 26, 32, 36, 40C, 44 be subjected to offset mechanism.</p> <p><b>Cancellation</b>  Plots M586, 8, 10-12, 14, 16, 8 be cancelled.</p>
<b>Adjacent to Kampala Industrial Park</b>	<p><b>Vanquished.</b>  Plots 214, 2540, 2759, 2760, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798</p> <p><b>Cancelled</b>  Plots 1348, 160, 204 be cancelled. Plots 1-9, 11, 12-21, 23-33, M846, 64-72, 54-62, 44-52, 34-42, 24-32, 18-22, 10-16 and 2-8.</p>

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Port Bell Luzira</b>	<p>The regulated developments be declared <b>vanquished</b> and the fishing village be regulated.</p> <p>Part of Plots 45-55 and 8 and Plots 51, 47, 41, 35, 29, 19, 25, 43, 45, 53, 59 M888, M887be subjected to offset</p> <p><b>Cancellation</b> Plots 92, 90, 8, 7, 5, 4, 1-3, 13, 1, 2, 3, , Plot 1-3, 5-11, 53, 51, 60, 56, 50, 42, 36, 30, 24, 12, 14, 20, 22, 24-28, M110, 54-60 be canceled</p>
<b>Namanve Wetland</b>	<p><b>Cancellation</b> Plots 2_8, 0_16, 18_22, 24-32, 1A-1G, 56-58, 34-42, 44-52, 54-62, 64-72, 23-33, 35-43, 3, 2, 4-5, 1, 5-11, 11A, 53, 60, 17-23, 25, 12, 8-10, 20, 8-11, 1-4, 9, 2A, 7,4,5,8,1A,2-5,2,4,2A,2A2,2A3,2-12,14-24,26-36,957,747,748,583,584,585,601, 602</p>

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Between Entebbe Road and Kansanga GPS Location 36N 456283 30958.99</b>	A buffer zone of 20m (10m on either side of the Kansanga River be protected.)
<b>Lower Kansanga Wetland</b>	All the upcoming structures in the wetland be demolished.

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Upper Kyetinda up to Munyonyo Road</b>	The three wetland boundaries so far showed to the community be harmonized
<b>Katogo Village</b>	The illegal structures in the wetland be demolished and the wetland restored
<b>Cape Village</b>	The illegal structures in the wetland be demolished and the wetland restored

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Entire wetland</b>	A minimum of 20m buffer to provide for drainage.

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Wankulukulu to Entebbe Road</b>	20m buffer as drainage for the wetland section
<b>Rufuka wetland</b>	20m buffer as drainage for the wetland section
<b>Kalliddubi wetland</b>	demolish the illegal structures and restore wetland

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Wetland section from Wankulukulu to Natete Market</b>	20m buffer along the channel
<b>Interface between Natete, Mayanja Kato and Lubigi wetlands</b>	The wetland section should be conserved at all costs.

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Nsooba Section</b>	A minimum of 20m along the main drainage system from Bukoto to Bwaise
<b>Lubigi Section</b>	The degraded sections of the wetland should be restored.
<b>Nabisasiro</b>	A minimum of 20m along the main drainage system
<b>Areas Around Namutebi's Church</b>	The wetland should be restored and conserved

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Nalumunye Areas up to Kabojja</b>	The wetland be restored
<b>Between Natete and Sumbwe</b>	The degraded sections of the wetland be restored

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Kiwatule, Naalya, Najjera, Buwate and</b>	The intact section be conserved and the degraded section be restored

<b>other sections of Kira Town Council</b>	
<b>Wetland Section</b>	PCE Approved Actions
<b>Mukono Municipality</b>	The intact section must be conserved and the degraded section restored

<b>Wetland Section</b>	<b>PCE Approved Actions</b>
<b>Mukono Municipality</b>	The intact section be conserved and the degraded section restored



Dr. Tom O. Okurut  
**EXECUTIVE DIRECTOR**

c.c. The Permanent Secretary  
Ministry of Water and Environment  
**KAMPALA.**



**ROAD MAP FOR CANCELLATION OF LAND TITLES IN WETLANDS AND RESTORATION OF THE DEGRADED WETLANDS**

ACTIVITIES	SUB - ACTIVITIES	LEAD	TOTAL COST	YEAR 1		YEAR 2						
				Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	
Sensitization on cancellation of land titles	1.1 Support technical lead teams to conduct sensitizations (MWE, NEMA, MLHUD, KCCA, MLGs, MoJCA, MING&ICT, MTIC)	MWE	1,000,000									
	1.2 Preparation of sensitization materials, key messages and printing in various languages as appropriate	MWE	100,000,000									
	1.3 Engaging Media Houses(TV, Radio, News Papers, including social media) to support dissemination of key messages	MWE	300,000,000									
	1.4 Conduct consultative and sensitization workshop for Area Land Committees and Land Boards	MWE	100,000,000									
	1.5 Awareness meeting with related Parliamentary Committees	MWE	50,000,000									
	1.6 Conduct Sensitization workshop for MDAs, DLGs and District Council(s)	MWE	100,000,000									
	1.7 Conduct sensitization workshops and "Barazas" with affected persons and communities for each wetland system on cancellation of titles and restoration of wetlands	MWE	148,400,000									
	1.8 Awareness meeting with JLOS		50,400,000									
			849,800,000									
2. Notify holders of affected plots on status of their titles	2.1 Complete record of owners list and establish contacts	MLHUD/MoJCA	5,000,000									
	2.2 Publish maps of the plots of the affected areas	MLHUD	100,000,000									
	2.3 Display maps and numbers of the plots of the affected areas		50,000,000									
	2.4 Issue of notices to owners and identified representatives		5,000,000									
	2.5 Issue Caveat Emptor and or Caveats on all affected plots by Registrar of titles in the interest of public Policy	MLHUD	50,000,000									
	2.6 Cancel affected titles		7,000,000									
			217,000,000									
3. Supervising the re-surveying and demarcating wetland (vanquished)	3.1 Support a technical team to conduct re-surveying and demarcation and develop clear ToRs (MWE, NEMA, MLHUD, KCCA, MLGs, NARO, DLGs)	MLHUD	10,000,000									

	3.2 Conduct a workshop targeting the constituted team to design and agree on instruments, criteria and tools to be used	MLHUD	16,000,000						
	3.3 Re-surveying and demarcation of boundaries for each wetland system	MLHUD/MWE/ MWT/	210,000,000						
	3.4 Re-titling of the vanquished land		20,000,000						
	3.5 Provide Security for Surveyors and inspectors	MIA/MS	50,000,000						
			306,000,000						
4. Collection/ payment of offset fees	4.1 Conduct awareness workshops on offset values	NEMA	10,000,000						
	4.2 Notification of fees payable indicating modalities of payment and timeframe (within 21days)	NEMA	6,000,000						
			16,000,000						
5. Eviction and Restoration of degraded wetlands	5.1 Map out the restoration hotspots in all systems where titles have been cancelled	MWE/ NEMA/ MGLSD	20,000,000						
	5.2 Issue public notice on status of the affected areas and give time frame to vacate the area	MWE/ MIA	50,000,000						
	5.3 Issue and serve restoration orders	NEMA/MWE	5,000,000						
	5.4 Conduct restoration of degraded areas Evict all degraders from wetland systems	NEMA/ MWE	3,600,000,000						
	5.5 Monitor compliance and provide security	MWE/ MGLSD	50,000,000						
			3,725,000,000						
6. Gazettement of wetlands	6.1 Develop an inventory of wetlands for gazette	MWE	50,000,000						
	6.2 Public notice of all the wetland systems in the gazette	MWE	50,000,000						
	6.3 Establish WMC for each system and bye-laws for effective management of the gazetted wetlands	MLG/ KCCA	50,000,000						
	6.4 Develop Wetland Management Plans for the gazetted wetlands	KCCA/ DLGs	100,000,000						
			250,000,000						
7. Establish custody of the title for gazetted wetland	7.1 Prepare and issue a statutory Instrument for each wetland system and mandate NEMA to hold in trust for conservation of environmental and ecosystems functions of wetlands and protection	MWE	5,000,000						
			5,000,000						
8. Manage wetlands in Private land and other forms of tenure	8.1 Complete an inventory of all affected plots in private milo and other forms tenure	MLHUD/ NEMA/ MoJCA	40,000,000						
	8.2 Establish the vanquished area	MWE/ NEMA	280,000,000						
	8.3 Determine offsets based on ecological functionality	MWE/ NEMA	50,000,000						

	8.4 Restore the degraded areas on private land and compliance assistance	MWE/ NEMA/ AG/ MGLSD	1,000,000,000								
		<b>Sub - total</b>	<b>1,370,000,000</b>								
	<b>GRAND TOTAL</b>		<b>6,738,480,000</b>								

