



# GREEN CITY MASTERPLAN PUBLIC DISCLOSURE REPORT

A comprehensive narrative of activities conducted during the public disclosure process.

February, 2025



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BRT- Bus Rapid Transit  
CDO - Chief Development Officer  
CEO - Chief Executive Officer  
CoK - City of Kigali  
CST - College of Science and Technology  
ESF - Environmental and Social Framework  
ESS - Environmental and Social Safeguards (Standard)  
FAQs - Frequently Asked Questions  
FCBS - Feilden Clegg Bradley Studios  
GCK - Green City Kigali  
GCKC- Green City Kigali Company  
GRM - Grievance Redress Mechanism  
Ha - Hectares  
IER - Institution of Engineers Rwanda  
IRPV - Institute of Real Property Valuers in Rwanda  
KIP - Kigali Investment Plan  
LAPS - Local Area Plans  
LRP - Livelihood Restoration Plan  
NLA - National Lands Authority  
OSC - One Stop Center  
PAP - Project Affected Persons  
RAP - Resettlement Action Plan  
RAPEP- Rwanda Association of Professional Environmental Practitioners  
RIA - Rwanda Institute of Architects  
RIQS - Rwanda Institute of Quantity Surveyors  
RUPI - Rwanda Urban Planners Institute  
SABE - School of Architecture and Built Environment  
SKCP - Smart Kigali Command Post  
UADC - Urban Architectural Design Consultant  
UR - University of Rwanda





**Basil Karimba**

CEO, Green City Kigali

Our efforts to transform Kinyinya into a Sustainable City received a significant boost: the Green City Masterplan was approved and published, with the community and stakeholders actively involved and consulted throughout the journey.

Among the most defining moments in our journey are those when we have the opportunity of engaging directly with the community. Why does this matter? Because everything we do is ultimately for the livelihood improvement of the community we serve. These moments go beyond sharing information. They are opportunities to listen, to learn, and to ensure that every voice is heard. Experiences like these remind us that people must always remain at the heart of our work.

We at Green City Kigali together with our key stakeholder City of Kigali (CoK) had the opportunity of engaging with the community during the public disclosure of the Green City Kigali Masterplan that was published in September 2024, by the City of Kigali. The masterplan outlines the blueprint and pathway forward in transforming the 600-hectare Kinyinya Hill into a model of sustainable urban neighbourhood. It was a pleasure to walk various stakeholders through the vision it sets out, and to share in the excitement of what lies ahead.

From residents and plot owners in Kinyinya to professional bodies, media partners, and academic institutions, our message was simple: *“The masterplan you contributed to is here, and we need to continue to collaborate for it to be successfully implemented.”*

Through these engagements, one of the things we learned is that we must deepen public understanding of the global challenges we are working to address. This means creating more spaces to talk about sustainable urban living and encouraging others to join the conversation.

Equally important is the need to demonstrate and pilot these ideas, translating abstract concepts into tangible, real world applications to facilitate effective and impactful implementation. When people grasp the reality, they begin to appreciate the value, benefits and urgency of our mission and this enhances uptake. They understand that while the cost of living is rising, and access to affordable rentals and housing remains a pressing concern, there are solutions within our reach. Green City Kigali offers those solutions.

We are deeply grateful to all the partners who have supported us in reaching this important milestone, and who continue to walk with us on this journey and the Green City Kigali Team of staff and consultants who were at the centre of this milestone and stakeholder engagement process. The Green City Kigali can and will become a reality, but only if we work together and embrace the vision, not just within the project area, not just within the City of Kigali, but also nationally within Rwanda and Beyond.

We invite you to explore this report and hope it offers both insight and inspiration about the consultative approach we took and how it is a precursor to successful implementation to follow. Above all, we hope it reflects the passion and dedication of the team working tirelessly to shape what the cities of tomorrow could look like; for Rwanda, for the continent and globally.





# 1 INTRODUCTION

## 1.1. Green City Kigali Project Introduction

The Green City Kigali Project is a sustainable urban development initiative of the Government of Rwanda, represented by the Rwanda Green Fund (RGF) and its SPV the Green City Kigali Company (GCKC), in cooperation with the Government of Germany, represented by KfW Development Bank. The project aims to develop a flagship neighborhood of 2,000 green and affordable housing units, affordable to low- and middle-income earners.

The project has two (02) key milestones which are; the development of a 600 Ha Masterplan for Kinyinya Hill, which has been finalized and approved by the City Council. The next milestone is to design and develop the pilot project, currently at the Schematic Design phase. The pilot project will serve as a model for the broader development of the Green City Kigali.

## 1.2. Background of Stakeholder Engagement Initiatives

Meaningful stakeholder consultation is fundamental to build stakeholder trust (Legitimacy). Without meaningful consultation, it is difficult to sufficiently understand and address the barriers that people face (Accessibility).

Meaningful consultation is also needed to ensure that outcomes and remedies of processes are based on “Dialogue” and are culturally appropriate as well as gender-sensitive (Rights Compatibility). Furthermore, the ability of a mechanism to incorporate stakeholder feedback will significantly influence its effectiveness as a “source of continuous learning”.



Fig. 1: Key parts of stakeholder engagement - World Bank Standards (ESS10)

Any community, organization, project stakeholder or affected group (including individuals) who believe it is or may be positively or negatively impacted by GCK Masterplan is considered a Project Affected Person (PAP) and is entitled to submit a comment, recommendation, complaint or grievance.

Technical Team (a person or local organisation) can submit a complaint on behalf of a PAP, but they must provide concrete evidence of authority to represent them.



### 1.3. Masterplan Publication Engagement Activities

During the development of the GCK Masterplan, the draft was shared with the public through various channels, including presentations to the Kinyinya community including a specific session with the village's influential members, Government institutions, Non-Governmental Organizations (NGOs), Private Companies, and Development Partners. It was also posted on social media platforms to gather feedback and facilitate public review.

In addition to the above, the design team collaborated closely with representatives from the Kinyinya community, specifically from the six villages impacted by the Masterplan. These representatives were elected by the community during Umuganda, with each village represented by a woman, a man, and a person with disabilities, alongside the local leadership such as the heads of the villages.

All the collected inputs were compiled and submitted to the architects, who ensured they were properly addressed. A revised and final version of the Masterplan was then submitted and approved by the City Council.

Following the City Council's approval of the GCK Masterplan, the Green City Kigali project organized a series of activities to ensure the publication of the approved plan.

The GCK Masterplan publication activities involved engaging a range of stakeholders, identified by the GCK project team. The key stakeholders hold a significant influence or interest in the Masterplan. This approach aligns with best practices and complies with the requirements of the Environmental and Social (E&S) standards, particularly ESS 10, as outlined in Annex 9 of the Separate Agreement between the Project Executing Agency (PEA) and KfW Development Bank.

The following stakeholders were recognized as key participants in the Masterplan publication due to their influence and interest: the City of Kigali's One-Stop Center Unit, the Kinyinya community, journalists, professional bodies, and architecture and built environment students.

The GCK project team carefully analyzed and determined the most effective methods for engaging each stakeholder group.

It was decided that the community would be engaged through open meetings, journalists via press conferences, professional bodies through online information sessions, architecture students via public lectures, and the One-Stop Center (responsible for issuing construction permits) through targeted training workshops.

### 1.4. Identified Key Stakeholders

1. **Journalists:** Engaged through a press conference chaired by the Mayor of the City of Kigali, journalists are pivotal in communicating the project's progress, challenges, and benefits to the public. Their involvement is crucial for increasing awareness of the GCK Masterplan and ensuring transparent communication about the project's impact.



**2. Community Members:** As the Masterplan directly affects them, community participation is essential for transparency and understanding how the plan will be executed. Engaging the community provides an opportunity for them to voice concerns, submit feedback, and actively contribute to the process. This helps build trust and ensures their needs are addressed throughout the project.

**3. Professional Bodies:** Professional organizations representing fields like engineering, architecture, and urban planning are critical to maintaining the integrity and quality of the Masterplan's implementation. These bodies play a key role in ensuring that the designs and construction adhere to technical standards, safety regulations, sustainability practices, and best practices. Their involvement ensures the project aligns with professional ethics and regulatory compliance.

**4. One-Stop Center (OSC) Unit:** The OSC Unit was trained on the Masterplan's key features and checklist, as it plays a crucial role in issuing permits and ensuring compliance with city regulations, land use policies, and environmental standards. The OSC also coordinates various activities to ensure the smooth execution of the project, supporting its overall success.

**5. Architecture and Built Environment Students:** Engaging students provides them with an opportunity to gain real-world experience in sustainable urban planning and contribute innovative ideas to the Masterplan. As future professionals, their involvement helps shape more environmentally conscious and sustainable urban solutions.

## 1.5. Purpose and Objectives of the Report

The Green City Kigali Company (GCKC) has conducted several stakeholder engagement sessions with the main purpose of raising awareness about the approved Green City Kigali Masterplan. In December 2023, the GCKC in collaboration with the City of Kigali (CoK), conducted an extensive public engagement on the GCK draft master plan to gather feedback from the public. Thereafter, a revised GCK master plan was submitted to the CoK for approval. The GCK Masterplan was approved by the City Council on 29th June, 2024 and published on 3rd September 2024.

A series of sessions were organised to officially announce the masterplan's approval to the targeted diverse groups of stakeholders, including **local communities and residents of Kinyinya directly affected by the project, as well as media, professional bodies, and academia.**

## 1.6. Scope and Limitations

This report provides a comprehensive summary of the activities undertaken by the Green City Kigali Company (GCKC) in relation to the publication of the approved 600-Ha Green City Kigali Masterplan.

It outlines the different sessions held and efforts made by GCKC to ensure the effective dissemination of the Masterplan to the relevant stakeholders. It provides an overview of the specific activities conducted, but does not include details of the discussions, such as the questions asked and their responses.





# MASTERPLAN DISSEMINATION ACTIVITIES

## 2.1. Press Conference

On 03 September 2024, the Lord Mayor, Mr. Samuel Dusengiyumva, and the Senior Management of the City of Kigali held a press conference at the Kigali City Hall. Among the key announcements, the Mayor officially communicated that the 600-hectare Green City Kigali (GCK) Masterplan was approved during the City Council meeting on 29 June 2024.

Over 50 representatives from local media houses, including radio and television presenters, and online press reporters participated in the press conference. It was announced that the publication of the Masterplan meant plot owners in Kinyinya may apply for construction permits through the existing portal and procedures.



Fig. 2: CoK directors chaired the press conference.



Fig. 3: More than 50 media partners attended.

The Green City Kigali Company team supported the City of Kigali in all preparations for the press conference, including content development, logistics, and active participation in the event. The press conference marked the launch of the GCK Masterplan dissemination activities.

## 2.2. Workshop for the City of Kigali's One-Stop Center Unit

On September 3, 2024, a workshop was held at the Hotel des Mille Collines to train the City of Kigali's One Stop Centre (OSC) team, responsible for issuing construction permits. The primary focus was to familiarize the team with the GCK Master Plan's zoning regulations, checklists, and the Grievance Redress Management procedure.

This session aimed to support the seamless resumption of construction permit issuance at Kinyinya Hill and ensure the OSC team's readiness to provide clear guidance to plot owners and property developers applying for permits in the area. The training workshop covered the following topics:

- The GCK Master Plan, including its principles, zoning regulations, checklist, and Grievance Redress Mechanism.
- The roles and responsibilities of the CoK-OSC Unit in issuing permits and ensuring adherence to Masterplan requirements.
- The roles and responsibilities of the CoK-OSC Unit in managing the GCK and addressing project-related grievances.



The training highlighted that the GCK Masterplan is designed to promote inclusivity, enabling people from various income levels, including low-income earners, to benefit. It also provides flexibility for current Kinyinya residents to remain in the area. Public facilities such as schools and hospitals have been strategically placed for convenient access, and the drainage designs account for Kinyinya's natural slopes, ensuring the feasibility of construction during implementation.

The training made the following recommendations:

- Accelerate the development of physical plan studies to ensure that adequate infrastructure is provided in areas that currently lack it.
- The CoK/OSC to appoint a team to manage public complaints/grievances regarding the GCK Masterplan.
- It was also agreed that both CoK/OSC and GCKC teams should conduct regular meetings to evaluate the progress of implementing the GCK Masterplan.

### 2.3. Community Engagement

Plot owners, property developers, and anyone interested in the GCK Masterplan were invited to a meeting held on 14 September 2024. The session was led by the City of Kigali Vice-Mayor in charge of Urban Planning and Infrastructure Mr. Fulgence Dusabimana. The session took place at Kepler College Hall in Kinyinya from 10:00 a.m. to 1:00 p.m. The meeting was well-attended, with over 400 participants.



Fig. 4: Kinyinya residents and landowners filled the community meeting at Kepler College.

During the community meeting, the GCK team highlighted the key additions of the GCK Masterplan compared to the existing City of Kigali Masterplan, focusing on sustainable initiatives. These included promoting public transport such as the Bus Rapid Transit (BRT) system, planning for green spaces to provide areas for recreation and connection with nature, and establishing educational facilities to reduce the distance children need to travel to school.

The GCK Masterplan also emphasized creating local marketplaces and neighborhood shops, enabling residents to access groceries without traveling long distances. Additionally, the blue/green Networks for stormwater management were discussed. All these initiatives aim to create a vibrant, sustainable, and practical green city.

The participants were also given the opportunity to ask questions about the GCK Masterplan. Many of the questions focused on how the plan would be implemented, particularly for residents already settled in Kinyinya whose properties or homes might be affected. Concerns were raised about the possibility of being asked to demolish their houses and rebuild them according to the GCK Masterplan.

In response, the Vice-Mayor Mr. Dusabimana reassured the community that the plan was developed with careful consideration of existing structures, with the goal of minimizing impacts on current homes. It was clarified that residents would not be required to demolish their houses. They could continue living in their homes as usual. However, if they choose to redevelop or make significant changes to their properties, they would need to comply with the GCK Masterplan's requirements.



Fig. 5: A community member asking a question.



Fig. 6: City of Kigali's Vice-mayor Fulgence Dusabimana.

Residents and plot owners also inquired about when the issuance of construction permits in Kinyinya Hill would resume, as they had been waiting for over a year. The Acting Director of the One-Stop Center explained that with the approval of the Masterplan by the City Council, residents of Kinyinya whose neighborhoods have physical plans would now be able to apply and obtain construction permits. He also mentioned that the City of Kigali would expedite the process of developing physical plans for other areas of Kinyinya without them. He emphasized the importance of community collaboration, highlighting that the development of these physical plans requires the consent of residents in the areas of implementation.

The community members were also informed that a grievance redress mechanism has been established. This is a process that can be used by individuals, workers, communities, and or civil society organisations that are being negatively affected by certain business activities and operations of the GCK project, allowing anyone impacted by the approved Masterplan to formally submit to the City of Kigali, detailing how they have been affected and proposing solutions to address the issue. The received grievances are then addressed by the select committee composed of both CoK and GCKC staff, where responses are communicated to the complainants within a specified period as it is indicated in the project's GRM manual.

They were encouraged to check if their plots have been impacted by visiting the existing platform for City of Kigali Masterplan, available on the website [www.kigalicity.gov.rw](http://www.kigalicity.gov.rw). Additionally, they were provided with the website for applying for construction permits, [www.bpmis.gov.rw](http://www.bpmis.gov.rw), and the contact number for the One-Stop Center team: +250 789 448 873.



## 2.4. Engagement with Professional Bodies

An engagement session with representatives from professional bodies (Institute of Architects (RIA), Institution of Engineers (IER), Institute of Quantity Surveyors (RIQs), Urban Planners Institute (RUPI), Association of Professional Environmental Practitioners (RAPEP), and Institute of Property Valuers (IRPV) regarding the Green City Kigali Master Plan, was conducted on 17 October 2024.

This meeting was held virtually and aimed at presenting the key features of the approved GCKC Masterplan to professional bodies, who are essential partners in its implementation. Their roles include designing developments, facilitating construction permit applications, and ensuring compliance with environmental and social safeguards.

In the session, Simon Doody, FCBS, the Urban Architectural Design Consultant (UADC), made a presentation that focused on various aspects of the GCK Master Plan, including; sustainable urban development, energy efficiency and e-mobility, waste management and infrastructure design and environmental protection.

It was further clarified that the Green City Kigali (GCK) Masterplan has been designed to incorporate new zoning regulations, including mandatory rainwater harvesting and a decentralized wastewater treatment system; biodigesters. The plan emphasizes a green, mixed-use environment with 50% dedicated to public spaces, and targets an estimated population of 170,000 to 180,000.

The project aims to mitigate urban sprawl through densification, while promoting sustainable mobility options such as public transport and non-motorised transport.

Extensive community engagement was incorporated during the development of the Master Plan, ensuring alignment with both national and international standards. Sustainability is a key focus, with priorities on energy efficiency, water conservation, and waste management. The plan also considers the circularity of materials and long-term building life cycles to ensure the project's resilience.

In conclusion, it was emphasized that the successful implementation of the GCK Masterplan will depend on strong collaboration between the City of Kigali, landowners, and developers. By adhering to the Masterplan, the green city vision will become a reality and a model that could be replicated in other cities of Rwanda and beyond.

## 2.5. Meeting with the Smart Kigali Command Post

On 27 September 2024, The Vice Coordinator of Smart Kigali Command Post (SKCP) welcomed the Green City Kigali (GCK) team to a session on the Green City Masterplan. He outlined SKCP's role in overseeing the implementation of master plans for Kigali City and Bugesera District, emphasizing that their work focuses on these key areas: **administration, infrastructure, hygiene, standards, hospitality, welfare, and public transport.**



The GCK team informed that the implementation of the GCK masterplan has begun following its approval and publication and was integrated into the broader Kigali City Master Plan. To catalyze its implementation, main projects are planned to be implemented including the following:

- The pilot project, to be designed and developed by GCKC on a 16-hectare site in Murama Cell, will serve as a prototype for implementing the GCK masterplan throughout the hill.
- Upper loop road and BRT implementation to improve the connectivity of the neighborhood among itself and with other parts of the city.
- Implementation of the blue/green Network and Detention Basins
- Development of Physical Plans: Detailed physical plans are being prepared to provide adequate infrastructure to areas currently lacking essential facilities.

The SKCP recommended the following:

- The participants recognized the benefits of developing and implementing the Green City Kigali Masterplan. They then recommended that the GCK principles be extended to other parts of Kigali and secondary cities.
- Participants proposed allowing plot owners to temporarily use their land due to some plot whose zone use has been changed into areas unsuitable for their intended projects. This flexible land-use approach aims to mitigate potential losses for landowners and adheres to the City of Kigali's regulations for temporary buildings. Those seeking temporary land development must submit a project proposal to the Kigali One Stop Center for review.

The meeting concluded with the Smart Kigali Command Post committing to championing and supporting the execution of the initiatives and strategies outlined within the Green City Kigali Master Plan.

## 2.6. Public Lecture with University of Rwanda's Students

The Green City Kigali Company (GCKC), in collaboration with the School of Architecture and the Built Environment (SABE), organized a public lecture on the approved GCK Master Plan, held on 21 November 2024 at the SABE Auditorium, Camp Kigali.

The Green City Kigali team focused on explaining the core principles of sustainable cities embedded in the Masterplan and how these principles can be applied in architectural practice. The lecture was attended by students from all levels of the Department of Architecture.



Fig. 7: Head, Department of Architecture & Design, Dr. Akram Ahmed Elkhailifa.



During the lecture, our Chief Development Officer Mr. Koya Rufali provided an overview of the project, emphasizing its decade-long conceptualization and its focus on sustainable urbanization in Kigali. He also highlighted the project's alignment with climate change mitigation, sustainable development goals, and Rwanda's Vision 2050.

The presentation was followed by Mr. Jean Damascene Ndayambaje, the Architectural Design Services Manager, who provided a brief technical overview of the Kinyinya site's geospatial characteristics. He highlighted its strategic location, the integration of landscape and public spaces, blue/green networks, wastewater management systems, and mobility infrastructure.

Finally, Ms. Sylvia Kawera, the Environmental and Social Safeguard Manager, explained to the students about project implementation phases commencing with the 16-hectare pilot project. She concluded by highlighting the role of various stakeholders to ensure project's success and the necessity of the collaboration among public, private, civil society, academia sectors and the community.

The students were given a chance to ask questions and the following are some of the topics they asked about:

- The process for handling resettlement and livelihood loss issues was discussed to ensure fairness and minimize negative impacts on communities. It was clarified that a Resettlement Action Plan (RAP) will be developed to address these concerns, ensuring compliance with national and international standards.
- The students also inquired about the criteria for setting affordability thresholds. The GCK team explained that the affordability thresholds for the project will be based on government-established guidelines.
- To address the issue of waste management in the blue/green networks, the Masterplan incorporates designs to trap waste and ensure only filtered water enters the wetlands.

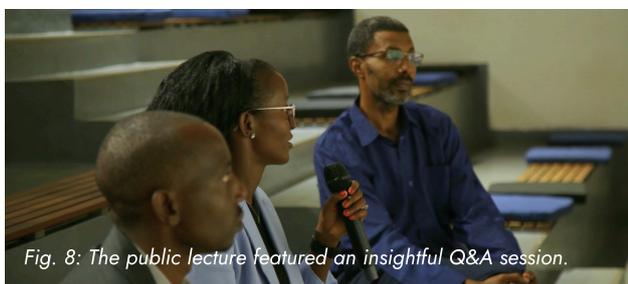


Fig. 8: The public lecture featured an insightful Q&A session.



Fig. 9: A section of participants that attended the public lecture.



Fig. 10: The GCK team inspired the new generation of architects.



Fig. 11: Participants of the public lecture pose for a group photo.



## 2.7. Ongoing Social Media Awareness

In today's digital age, social media platforms serve as powerful tools for disseminating information and educating the public. Green City Kigali leveraged these platforms to raise awareness about the Green City Kigali Masterplan.

The initiative shared content in both English and Kinyarwanda across X (formerly known as Twitter), LinkedIn, Instagram, and Facebook. This content highlighted key aspects of the masterplan, provided information on how to access it, and guided individuals on the process of requesting construction permits.



Fig. 12: The masterplan publication was a significant milestone.

The City of Kigali further amplified these efforts by sharing related content through its official platforms. Additionally, Emma Claudine Ntirenganya, the City's Spokesperson and Director of Communication and Education, used her platforms to enhance visibility and engagement.

As the masterplan approval marked a long-anticipated milestone for the public, it garnered significant attention and feedback. Many of the comments centered on accessing the masterplan, understanding zoning regulations, identifying affected plots, learning about the project timeline, and reviewing physical plans, among other inquiries.

Reflecting on this process, several important lessons emerged. First, there is a need to raise even greater awareness about the components of the masterplan and the principles of sustainability and green urbanization.

Efforts have already begun, but sustained communication will ensure the public fully understands the project's vision and impact. Additionally, maintaining a positive and inspiring tone in communication is crucial. The project stirred some discomfort among the audience, especially those affected by the master plan, and building trust requires consistent messaging that reassures, informs, and inspires confidence.

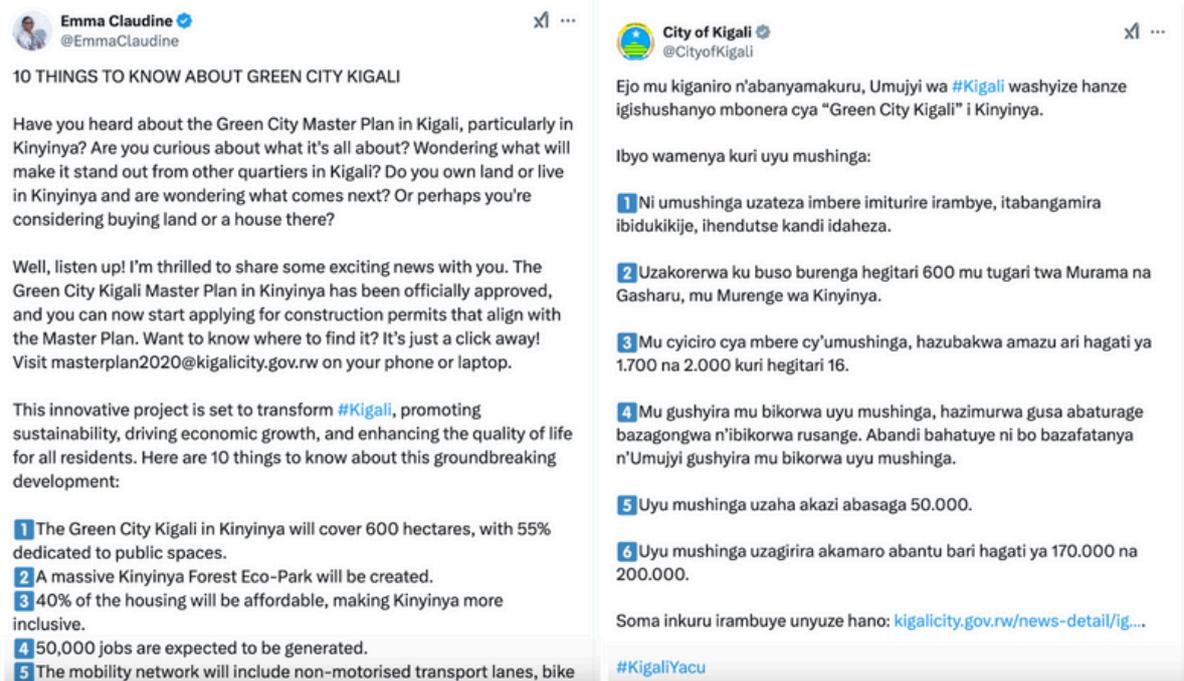


Fig. 13&14: Fig. 11 & 12: The City of Kigali's Communication Director raised awareness of the project, while Kinyarwanda content helped clarify the initiative.

## Kigali Green City: A vision for sustainable housing and urban living



Fig. 15: A milestone that earned an impressive local and international media coverage.

Furthermore, collaboration with partners and stakeholders who have larger platforms as well as media local media outlets is essential to increasing the reach of the content. Expanding visibility will ensure that more people are informed and engaged in the process. Finally, addressing public inquiries effectively is key to fostering goodwill.

Working closely with the City to implement the Grievance Redress Mechanism will not only protect the project's reputation but also ensure that the voices of beneficiaries are heard and considered throughout the journey.



## 3.1. Summary of Key Findings

### Clarified GCK Project Goals and Implementation

- The engagement session provided stakeholders, including Kinyinya residents and plot owners in the masterplan area, with clear information about the project objectives, scope, timeline, and phased implementation, starting with the pilot area.
- It was also clarified that approval of the masterplan will follow the lifting of the ban on construction permits, except for areas lacking physical plans. Stakeholders were assured that the City of Kigali has prioritized the development of physical plans for those areas.
- Through these engagement sessions, stakeholders gained a better understanding of the roles of key entities, including the Green City Kigali Company and the City of Kigali and the private sector in the implementation of the Green City Kigali Masterplan.

## 3.2. Grievance Management

A Grievance Redress Mechanism (GRM) has been developed for the approved GCK Masterplan to ensure that any concerns or complaints raised by stakeholders, particularly those directly affected by the Masterplan, are addressed in a timely and transparent manner.

This mechanism provides a structured process for individuals or groups to voice their grievances regarding the implementation of the Masterplan, ensuring that issues such as compensation, land use change, and environmental impacts are resolved in a fair and equitable way. By establishing the GRM, the project team aims to promote accountability, enhance stakeholder trust, and support the smooth execution of the Masterplan while maintaining compliance with environmental and social standards.

The GRM also provided the public with clear guidance on where to submit their grievances, particularly regarding the implementation of the Masterplan. It clarified that the City of Kigali will take on the primary implementation role, with technical support from the Green City Kigali Project team.



Below is a detailed, step-by-step grievance procedure.

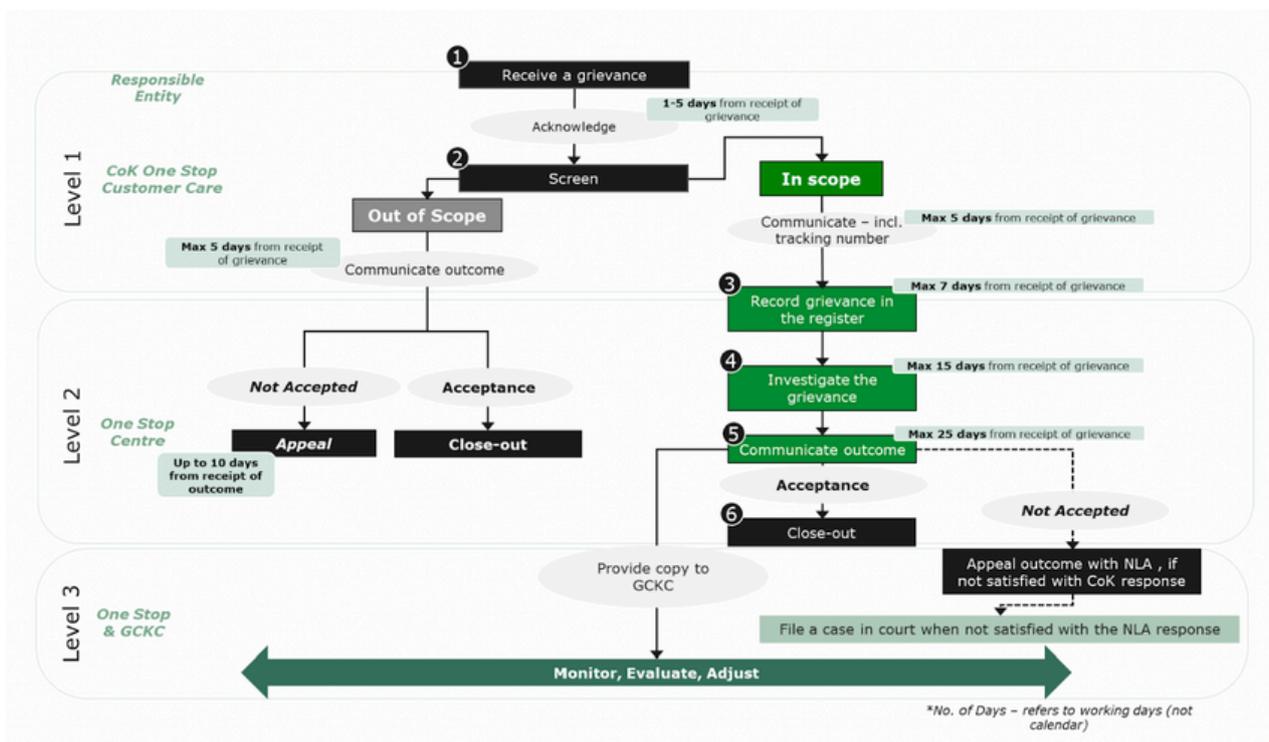


Fig. 12: The Grievance process overview.

### 3.3. Lessons Learned

- The engagement sessions not only focused to explain the Green City Kigali (GCK) project but also to educate the community on various topics, including the masterplan implementation and the expropriation process in Rwanda.
- It was also evident that engagement sessions should be held regularly to prevent the spread of rumors and myths surrounding the project.

### 3.4. Recommendations for Future Engagements Initiatives

Grievance management should be strengthened to ensure that all complaints are addressed promptly and effectively. Achieving this will require strong collaboration between the City of Kigali and Green City Kigali team.

Expediting the development of physical plan studies to ensure that adequate infrastructure is provided in areas that currently lack it.





## FREQUENTLY ASKED QUESTIONS

### What is a Green City?

- A Green City is a sustainable city, designed and governed to create positive social, economic, environmental impact, whilst creating a resilient habitat for existing and new populations to grow in. It goes far beyond the literal concept of a Green City being a bio-diverse, flora rich, urban environment.

### What if my plot is affected by public infrastructure like roads or Blue/Green networks?

- The Green City Kigali (GCK) Master Plan will follow national laws. If a plot is affected by public infrastructure, fair compensation is required before the project starts, per Law N° 32/2015. Owners can continue using the unaffected part and temporarily use the affected part, as advised by the City of Kigali, until the project's cut-off date.

### What is the timeline for the implementation of the Green City Kigali Master Plan?

- The approval of the Master Plan marks the start of its implementation, allowing applications for construction permits to begin. The 600-hectare Kinyinya Master Plan is set to be implemented from 2024 to 2050, aligning with the City of Kigali Master Plan's 2020–2050 timeline. Although both plans share this timeline, the Green City Kigali (GCK) initiative is a priority for the City of Kigali and the Government of Rwanda. Therefore, efforts in the near future will focus on securing resources and building partnerships to ensure its implementation even before 2050.

### Which construction technologies are required to comply with the GCK Master Plan?

- The Master Plan outlines a comprehensive checklist of construction requirements designed to achieve environmental sustainability, aligned with Green Building Standards and EDGE IFC Standards. These guidelines specify appropriate construction materials based on the type of building being developed, emphasising the use of local materials and those with low embodied carbon. Both plot owners and private developers are expected to adhere to zoning regulations, utilise green construction technologies, and follow the provided checklist when implementing their projects. The zoning regulations and checklist are available in the Master Plan Report at [www.greencitykigali.org/resources/publications](http://www.greencitykigali.org/resources/publications) and [www.masterplan2020.kigalicity.gov.rw](http://www.masterplan2020.kigalicity.gov.rw).

### Am I allowed to sell my plot?

- Yes, plot owners retain full rights to use or sell their plots, regardless of Master Plan impacts, in accordance with Rwandan laws and policies. The Rwandan Constitution ensures that private property is protected and may only be interfered with for public interest, with fair and prior compensation.



### **When will physical plans be implemented?**

- Physical plans can be initiated by the City of Kigali or community members upon submitting a commitment letter. If initiated by the community, they should form committees to oversee the study and decision-making. The City of Kigali will provide support and ensure the plans align with master plan guidelines and requirements.

### **As a tenant in the GCK Master Plan area, how does the Master Plan concern me?**

- The GCK Master Plan is relevant to you. It aims to enhance living conditions for all Kinyinya residents by introducing affordable housing, hence affordable rental. You will also access inclusive transportation, public recreational facilities, community centres, and job opportunities.

### **I live in informal housing in Kinyinya and have heard that we will be forcibly relocated. Is this accurate?**

- This is not accurate. Only individuals affected by public infrastructure will be compensated and relocated. All expropriations will follow national laws, specifically Law N° 32/2015 on Expropriation in the Public Interest.

### **Do I need to demolish my house to comply with the GCK Master Plan, or can I renovate it?**

- Efforts were made to minimise impacts on existing buildings. However, if changes in zoning regulations occur, plot owners may renovate according to current renovation guidelines. If the project is assessed to be a redevelopment, the plot owner is required to comply with the new GCK Master Plan zoning regulations.

### **Any other advice for plot owners who would like to begin development projects in the Green City Kigali master Plan area?**

- We advise the plot owner planning to construct or develop their land in the Green City area, to first check with the Master Plan to find out zoning regulations or consult professional architects/engineers to help check this information. After getting this information, they can plan their project depending on requirements of the Master Plan. They can then contact the City of Kigali to go through the construction permit process in case they find out that they can construct or develop that land, or get advice on what to do in case they find the land is planned for public infrastructure or activities that are yet to be implemented.

### **I own a plot of land in Kinyinya. What should I be aware of in the new Master Plan?**

- You should review the new zoning regulations and the Green City Kigali (GCK) Master Plan checklist to understand the planned use of your plot and ensure compliance.

### **Are there any plans to provide funding support for developments that need to integrate rain water harvesting or solar energy collection technologies?**

- There is no funding model to projects or developments relating to rain water harvesting and solar energy collection. Each of the 18 Local areas or neighbourhoods will have in place a rain water harvesting plan and those constructing houses will need to have ways to collect and efficiently use solar energy.



### What will happen to plot owners who don't have enough financial capacity to develop projects that comply with the Green City Master Plan?

- The Green City Project aims to promote sustainability and inclusivity. Every plot owner can construct a house in relation to their capacity. The initiative plans to develop affordable houses that can be constructed in phases or incremental housing. There will also be flexible ways of accessing loan facilities from banks and other financial institutions to assist those with limited financial means. Additionally, those that have their plots of land but are not able to construct a full house, can collaborate with those who have financial means but with no plot of land to develop.

### Will the Government build houses for the entire 600-Hectare of Kinyinya?

- The Green City Kigali is an initiative led by the Government of Rwanda to address environmental and urban challenges through innovative models of green urbanisation. Covering a designated 600-hectare area on Kinyinya Hill, the project aligns with the City of Kigali Master Plan 2050, envisioning an affordable, sustainable urban community for 170,000 to 200,000 residents.

- A first stage project on a 16-hectare site will be implemented by the Green City Kigali Company in collaboration with various private partners and will be composed of a mixed-use neighbourhood that integrates affordable housing, shops, and common public spaces. The remaining area will include essential infrastructure such as roads, blue/green networks, business centres, schools, hospitals, and other vital facilities that will improve the lives of the Kinyinya community.

### How do I apply for a construction permit?

- Construction permits can be applied for through the City of Kigali's existing platform at [www.bpmis.gov.rw](http://www.bpmis.gov.rw).

### What if I have any complaints about the new GCK Master Plan?

- A Grievance Redress Mechanism has been established where complaints will be assessed and processed case by case. For any concern, you can contact the Construction and Urban Planning One Stop Centre at +250789448873 or at [onestopcenter@kigalicity.gov.rw](mailto:onestopcenter@kigalicity.gov.rw).



Fig. 16: More awareness raising among communities is needed.



Fig. 17: Engaging media partners is essential for success.



## **5 ANNEXES**

- ✓ Attendance list for press conference
- ✓ Attendance list for workshop with OSC Team
- ✓ Attendance list for online session with professional bodies
- ✓ Attendance list for public lecture with University of Rwanda students





[www.greencitykigali.com](http://www.greencitykigali.com)

