



CHAIRPERSON (III)
KASAIJA WILLIAM MUGENYI



SPEAKER
BARORA ROBERT



VICE CHAIRPERSON
AKONYERA BENEZEL



DISTRICT COUNCILOR
MUSINGUZI JOEL



SECRETARY FOR WORKS
TWIKIRIZE OLIVER



SECRETARY OF EDUCATION
KIIRYA JOHNSON



SECRETARY OF FINANCE
BAMUTURAKI CHARLES



KASAIJA WILLIAM MUGENYI

Kasaija William Mugenyi, Also locally known as “Bajwiga Bujwiga”, is a prominent Ugandan politician who serves as the Local Council Three (LCIII) Chairperson (Mayor) for Kagadi Town Council. He was officially sworn into office for his current term on May 26, 2026, at the town council headquarters. **Key Roles and Governance** Current Status: He leads the political wing of Kagadi Town Council, working alongside the Principal Town Clerk, Isingoma John, to manage municipal operations.

Development Agenda: Mugenyi has mapped out a long-term urban strategy called the “Kagadi Development Agenda 2026-2050,” aimed at modernizing infrastructure. **Local Alliances:** Upon his election, he appointed Hon. Akonyera Benezere to serve as the Vice Chairperson of the council. **Socio-Economic Partnerships** He actively coordinates with organizations like the Uganda Rural Development Training Program (URDT) to drive community-based economic transformation.



MEMORANDUM | FOREWORD

NOTE FROM THE TOWN CLERK — KAGADI TOWN DEVELOPMENT CONCEPT (2026–2050)

The successful transformation of Kagadi Town depends entirely on our collective ability to maintain a clear vision, decisive leadership, and strong inter-institutional cooperation. The New Kagadi Town Development Concept (2026–2050) provides us with a practical framework to align our political leadership, technical staff, business

community, investors, government agencies, development partners, and residents toward one coordinated urban agenda.

As the technical team of the Council, our commitment is to support the Mayor and the elected Council members by turning the policy priorities and public expectations of Kagadi into executable plans, sound physical developments, and dependable service delivery. Delivering this mandate requires close alignment between the political and technical arms of council, underpinned by strict administrative professionalism, transparent consultation, and mutual accountability.

OUR IMMEDIATE OPERATIONAL FOCUS CENTRES ON THE FOLLOWING KEY AREAS:

Physical Planning & Infrastructure: Enforcing orderly urban planning, expanding and upgrading our town road network, improving municipal drainage systems, and expanding clean water distribution and market facilities.

Local Economic Development: Creating a favorable business environment for local enterprise growth, supporting agricultural value addition, and attracting private commercial investment into Kagadi.

Human Capital & Urban Environment: Supporting vocational skills and education while protecting our natural resources and green spaces to ensure long-term environmental sustainability.

Kagadi has notable potential in agricultural trade, coffee processing, local enterprise, and natural resources. However, realizing full urban modernization requires financial and technical partnerships beyond the direct revenue sources of the Town Council. We therefore maintain an open-door policy for collaboration with line ministries, private sector partners, faith-based and cultural institutions, civil society, and regional stakeholders.

The Town Council will continue to emphasize consultative planning, accountable resource allocation, and civic involvement so that the work of town building remains a shared responsibility across the entire municipality.

Achieving the goals set out in the 2026–2050 concept is a multi-year effort that calls for steady teamwork. With disciplined leadership, a dedicated technical workforce, active citizen participation, and reliable partners, Kagadi can grow into an organized, clean, inclusive, and economically resilient town.

We look forward to working alongside the Council leadership, our development partners, and the public to implement these plans step by step.

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TOWN CLERK

Kagadi Town Council

Cc: The Executive Mayor, Kagadi Town Council

Cc: All Department Heads

Cc: Kagadi Town Transformation Booklet File



BACKGROUND OF KAGADI TOWN

Kagadi has a long history of development and transformation. Its history can be traced back to the Buganda Agreement of 1900, when Nsitiesekoma Ambrose was appointed by the Kabaka of Buganda as the Sabaadu of Kagadi.

By 1938, approximately 49 acres of land had been acquired as the official seat of the Gombolola and the Sabaadu of Kagadi. During this period, Indian traders attempted to establish cotton-buying stores in the area. However, they were later stopped from operating, and many of the Indian traders moved to other areas.

In 1966, the Government of Uganda began constructing Kagadi Hospital. The construction attracted many people to the area, with settlements growing around the hospital as people came to provide food and other services to the workers involved in its construction.

In 1972, during the government of President Idi Amin, people from highly populated areas of kigezi were resettled in an area that became known as the Kagadi Resettlement Scheme. This contributed further to the growth of Kagadi.

In 1974, Buyaga County was divided into two, creating Buyanja County, with Kagadi becoming the headquarters of Buyaga. Later, Buyaga and Buyanja were merged and eventually elevated to sub-district status. Kagadi Trading Centre was subsequently elevated to Town Board level, marking another important stage in its development.

Between 1980 and 1985, Matia Kisembo, then Minister of Information and Member of Parliament for Hoima West constituency, initiated efforts toward the physical planning of Kagadi. His vision included plans for a bank, post office, primary school, town council and Kagadi District headquarters. However, due to political instability at the time, most of these plans were not fully implemented.

In 1989, Kasaija William Mugenyi and Bamanya Edward became district councillors representing Kagadi Sub-County in Hoima District Council. They spearheaded efforts to physically plan and develop Kagadi Town. A revised physical development plan was prepared with the support of the Physical Planning Department of the Ministry of Lands in Kampala, under the guidance of Senior Physical Planner Mr. Nathan Rubakala



Through a self-help approach, the community participated in opening many of the roads and streets that exist in Kagadi today, covering approximately 15 kilometres. During this period, important public facilities and development areas were initiated, including Kagadi Secondary School, Kagadi Bus Park, the Market and Taxi Park, Kagadi Civic Centre and the Stadium. Land for some of these facilities was identified with the assistance of surveyors, including Peter Kyamanywa from Hoima.

The physical development of Kagadi continued progressively through different planning stages. The detailed physical plan of 1990 was later revised in 1997 and subsequently revised again in 2008-2018. The 2008 revision involved various stakeholders, including Nyakwebara, who participated as a consultant under Eco-Shelter.ug

These successive planning efforts have contributed to the growth of Kagadi from a trading centre into an important urban and administrative centre in western Uganda. The continued development of Kagadi provides a foundation for the current vision of building a smart, inclusive and investment-ready Kagadi Town through collaborative urban planning, resource mobilization and strategic partnerships.

Kagadi's existing physical development plans have expired or been altered, allowing development to move ahead of physical planning and creating a risk of slum growth beyond the town centre. Muhumbu Cell, formerly planned as a low-density area, is one example. Map of Muhumbu Cell.)



In 1990, Kagadi was a growth centre with about 1,200 people. Today, within the current town boundary of about 4 km radius, the population is approximately 40,000, spread across six wards: Kyomukama, Kitegwa, Kiraba, Kibanga, Mambugu and Kagadi Central.

WELCOME

THE NEW KAGADI TOWN DEVELOPMENT CONCEPT

2026 – 2050

THE NEW KAGADI TOWN DEVELOPMENT CONCEPT

2026-2050



KEY



THE NEW KAGADI TOWN DEVELOPMENT CONCEPT 2026-2050 CREATES PHYSICAL SPACE FOR THE EMERGING YOUNG GENERATION AND NEW INVESTORS TO PARTICIPATE IN THE KAGADI TOWN DEVELOPMENT PROCESS FEATURING.

- Expanded central business area to 2km radius.
- Nine 9 neighbourhood centres.
- A circular road by-pass.
- A gazetted public stadium.
- Industrial hubs.
- Parking lots
- An Air strip at Kirongo.
- A modern central market.
- New commercial and residential streets.
- A public technical institute/polytechnic.
- Road side and neighbourhood center markets.
- Heavy commercial vehicles parking lots.
- A 5 storied municipal complex for public and private office spaces.
- Gazetted developed land fill.
- Public theater complex.
- Other sports facilities.
- Municipal health unit.
- Court premises and other related offices, etc

THE NEW KAGADI TOWN DEVELOPMENT CONCEPT

Presented to the electorate as a development blueprint, has now been strengthened by incorporating ideas from other stakeholders in the Town Council.

10-Point Development Approach

Since assuming office, Council has engaged communities to identify practical short- and medium-term priorities beyond the inherited Council budget, while seeking strategic partnerships and additional resources from Government, development partners, businesses and other stakeholders.

1. Introduction & Orientation

Introduced the political and technical teams, orient new Council members, consult landowners on planned roads and development, and obtain community views and consent.



2. Mindset Change

Promote a transition from a rural mindset to an urban mindset, encouraging responsible development and investment.

3. Building a Viable, Vibrant, Smart & Green Kagadi

Develop Kagadi through public consultation, physical planning, partnerships and strategic investment.

Community consultations have been covered the six wards which are 18+ centres, including:

- Kyomukama ward: Nyangereka, Kyomukama, Kyomunembe -
- Mambugu ward: Ikuma, Mambugu, Kirongo
- Kitegwa ward: Kiryani, Kitegwa, kigangaizi
- Kiraba ward: Nyaruziba Catholic Church, Kiraba, Nankulabye
- Kibanga ward: kyakabugahya, Kahunde, Kibanga/kyakasenene
- Kagadi Central: Kagadi Daily Market, Muhumbu-Kanyansi, Freedom Tree

o Stakeholder Engagement

Council will continue engaging URDT, ARU, Maisha Schools, JWK Hotel, religious institutions, Salaam Schools, Kagadi Senior Secondary School, Water Office/Water Umbrella, UDCL, political leaders, businesses, community groups and other stakeholders.

ACTION POINT TWO: LAUNCH OF THE NEW KAGADI DEVELOPMENT CONCEPT 2026-2050

The launch of the New Kagadi Town Development Concept 2026-2050, on a date to be determined later, following the receipt, consideration and resolution of the proposals by Kagadi Town Council. The launch will mark an important step towards establishing a coordinated long-term framework for the physical, economic, social and investment development of Kagadi Town up to the year 2050.

Before the launch, draft copies of the proposed expanded Central Business Area (CBA) detailed physical plan covering a two-kilometre radius should be prepared. The planning area should include Kamiranjo Swamp, areas along Kibale Road, Bahero-Mwero Swamp in Kitoro, areas along Hoima Main Road, and kyakasenene Swamp along Kyenjojo Road. These plans should provide a clear basis for guiding future development, investment, infrastructure provision and orderly urban growth.

a) Detailed plans should also be prepared for the proposed neighbourhood centres of Kyomukama, Kyomunembe, Kiryani, Nyaruziba, Kikoonjo, kyakabugahya/Kiyabyenju, Kaitabahendi/Rusiga, Kirongo and Bukungu. These plans should demonstrate how the centres can develop in an organized manner, with appropriate provision for residential areas, commercial activities, roads, public facilities, green spaces and other essential infrastructure.

b) The proposed circular road should be identified through physical surveying on the ground before the launch. Its proposed alignment should be properly documented and incorporated into the relevant physical planning proposals so that future developments do not obstruct the planned road network.

c) A list of progressive businesses operating in Kagadi Town should also be prepared. Businesses that make significant contributions to the Town budget and local economic development should be recognized and advertised in the Town's biannual magazine. This recognition will encourage responsible business development and demonstrate the important contribution of the private sector to the growth of Kagadi Town.

d) There should also be an approved list of men and women of integrity who have served outstandingly in Kagadi Town, Buyaga County, Greater Kibale and Bunyoro in general. Their contributions should be recognized by considering their names for existing and proposed roads appearing on the detailed plans of the expanded CBA and neighbourhood centres. This will preserve the history of outstanding service while creating a lasting legacy within the developing town.

- e) The Kagadi Town website should be established and maintained as an active platform throughout the five-year period. The website should help to promote Kagadi Town to the wider world by providing information about its development opportunities, businesses, investment potential, tourism, infrastructure, services and future plans. It should also support efforts to attract development partners, investors, friends of Kagadi and opportunities for twinning with other cities and municipalities in Uganda, East Africa and other parts of the world.
- f) The New Kagadi Town Leaders, Landlords, Investors and Other Stakeholders Forum should also be established. The forum should meet at least twice a year, either in Kagadi, Kampala or virtually, to discuss the development of the town, coordinate stakeholders and mobilize support for strategic projects. The forum should provide an opportunity for leaders, landlords, investors, business people and other stakeholders to contribute ideas and resources towards the implementation of the New Kagadi Development Concept.
- g) A bank account should be opened in one of the banks operating in Kagadi for the New Kagadi Development Fund. The fund should provide a structured mechanism through which stakeholders, well-wishers, investors, businesses and other partners can contribute towards agreed development initiatives, innovations and activities that support the long-term development of Kagadi Town.
- h) The Stakeholders Forum should identify key areas of focus to guide discussions on the new Kagadi Town physical planning agenda and fundraising activities for emerging innovations and development programmes. One of the major areas should be education, where stakeholders can discuss general improvements in education across the District, scholarships and bursaries for needy children, identification and placement of students, and the development and training of learners with exceptional skills and abilities.
- i) Another area of focus should be oil, gas and other minerals. The forum should discuss the opportunities and challenges associated with oil and gas developments in the Albertine region, as well as the potential of minerals such as gold and uranium in and around the wider Kagadi area. Strategies should be considered to help local citizens, businesses and institutions position themselves to participate responsibly and benefit from emerging opportunities in the minerals and energy sectors.
- j) The promotion of tourism should also form part of the forum's agenda. Stakeholders should discuss ways of identifying, developing and promoting tourism sites within Kagadi District, while also organizing local and external learning tours and safaris. Twinning Kagadi with other towns and cities in East Africa and around the world could provide opportunities for knowledge exchange, tourism

promotion, investment, cultural cooperation and institutional development. Finally, the forum should discuss the development of an industry hub around Kagadi District, with emphasis on promoting local industries, value addition, entrepreneurship and employment opportunities. The promotion of local trade, together with the stimulation of import and export activities, should be explored as an alternative means of strengthening the businesses of men and women in Kagadi Town and expanding the town's role as a regional commercial centre.

POINT OF ACTION

The immediate point of action is to commence the preparatory work required for the launch by coordinating the physical planning proposals, surveying the proposed circular road, preparing neighbourhood-centre plans, compiling recognition lists, establishing the Kagadi Town website, constituting the stakeholders forum and opening the New Kagadi Development Fund account. These activities should be coordinated with Kagadi Town Council and relevant stakeholders so that the New Kagadi Development Concept 2026-2050 is presented for consideration and resolution before its official launch.

ACTION POINT THREE PHYSICAL PLANNING

Today, Kagadi Town is nationally known as one of the well-planned towns because of its wide and long streets, rather than necessarily because of its buildings. If this reputation is to be maintained, there is a need to strengthen physical planning, development control and maintenance, and to ensure that approved physical plans are respected and implemented. Otherwise, Kagadi Town risks becoming a slum if the current development trends are not properly controlled and guided.

A major issue that requires attention is what happened to the proposed stadium between Mambugu-Kanyansi Road and Kiyaga Road, in front of Elder Nakate Josephine. Questions need to be answered regarding who opened roads through the land that had earlier been gazetted for the proposed stadium, whether the required procedures for changing or approving the gazetted land use were followed, where an alternative site can be identified, and whether the town still requires the proposed stadium. These matters should be reviewed and a clear decision made as part of the physical planning process.

Under this activity, major emphasis will be placed on properly servicing land with roads and streets, water supply systems and power lines that are evenly distributed across all areas. The intention is to ensure that physical development is supported by adequate infrastructure and that new development areas are opened in an organized and sustainable manner.



a) Through improved physical planning, Kagadi Town will also aim to attract investors and investments, including government institutions, court premises and other public facilities. The Town will also promote the establishment and expansion of private institutions as part of its strategy for economic growth, employment creation and expansion of the local revenue base. Through effective physical planning and development control, the Town targets to raise its revenue base to approximately UGX 20 billion over the five-year period.

b) All plots within the Central Business Area should be surveyed on the ground, properly numbered and recorded, while all roads should be given appropriate local names. This will improve land administration, strengthen development control, make it easier to identify properties and roads, and create a more organized system for future investment and service delivery.

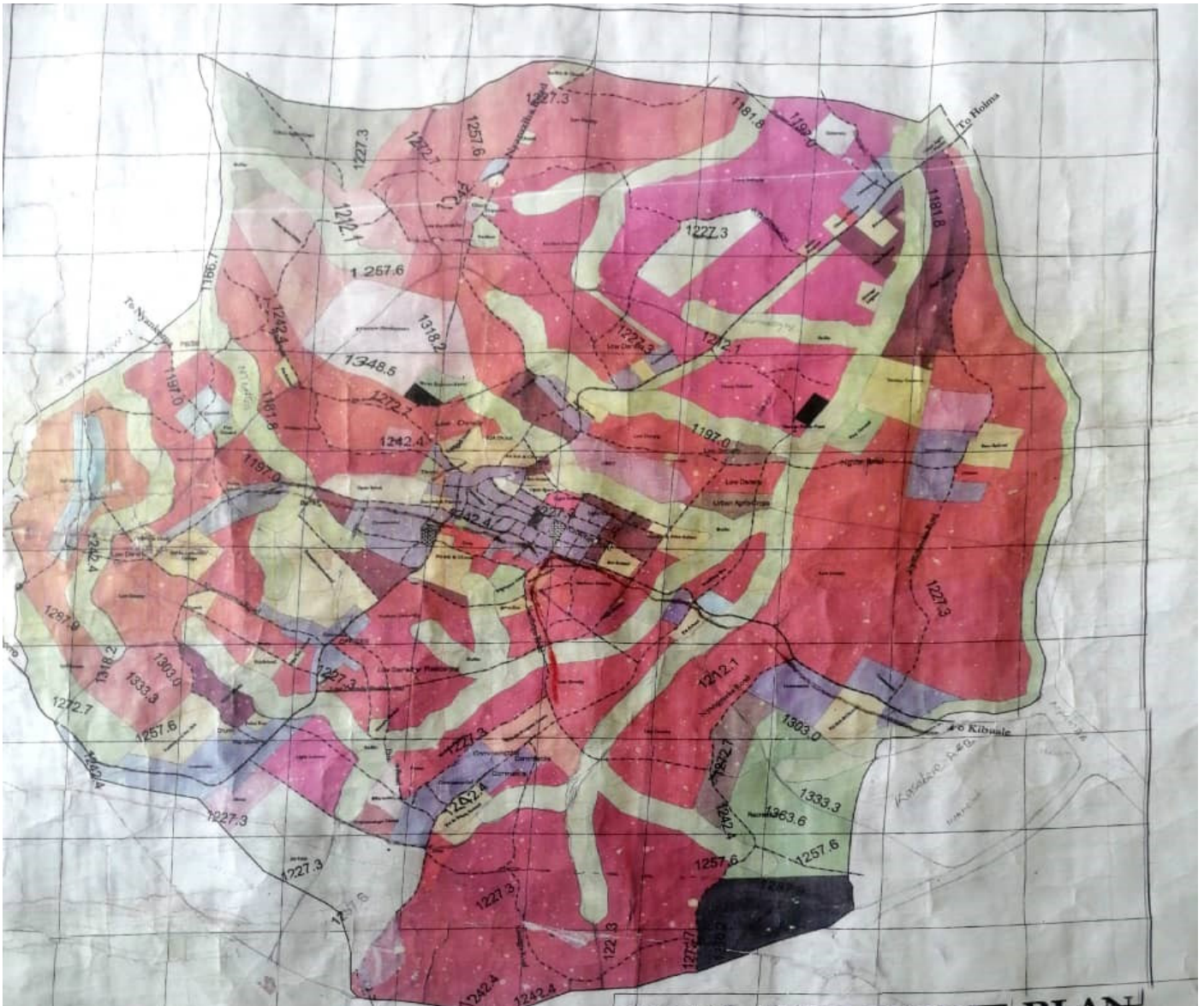
c) The local team of surveyors and physical planners, with assistance from specialized and outsourced planners and surveyors where necessary, shall begin zoning the planning areas within the proposed neighbourhood centres and the expanded Central Business Area. The Central Business Area will be organized into four major planning zones: Kagadi Central East, Kagadi Central West, Kagadi Central North and Kagadi Central South. The zoning system will make it easier to coordinate planning, development control, infrastructure provision and community participation within each area.

d) Each planning zone shall have a Physical Plan Implementation Committee of seven members. Where applicable, the Area Councillor shall serve as the Chairperson because of the councillor's ability to report directly to the Town Council and provide a link between the planning zone and the Council. The Town Agent responsible for the respective zone shall serve as the Secretary to the Implementation Committee.

The remaining five members of each Planning Zone Committee shall be nominated by the executive committees of the cells that make up the respective planning zone and shall be approved by the Kagadi Town Council. The members of the Zonal Physical Planning Committees shall serve on a voluntary basis, while other terms and conditions relating to their work shall be determined by the Kagadi Town Council.

Zonal Development Fund contributions from developers and sellers of land within the physical planning zones, together with other sources of funding to be identified, shall be used to support the implementation of the approved physical plans. These contributions shall complement the resources provided by the Town Council and other development partners. The performance and utilization of the Zonal Development Funds shall be reflected in the annual budgets and the five-year development plans of Kagadi Town Council.

The overall point of action is therefore to strengthen physical planning, protect planned land uses, open and maintain roads, extend water and power infrastructure, properly survey and number plots, name roads, establish functional planning zones and ensure that all development within Kagadi Town follows approved physical plans. This will help preserve Kagadi's reputation as a well-planned town while creating an orderly, attractive and investment-ready urban environment for the future



ACTION POINT FOUR: OPENING, IMPROVEMENT AND MAINTENANCE OF ROADS AND STREETS.

Opening, improvement, and maintenance of all surveyed roads and streets in the expanded CBA within a two-kilometre radius should be prioritized. The circular road should be surveyed to establish the kilometre age of the road to be opened, connecting all neighbourhood centres to the CBA. Culverts or culvert lines should be laid as necessary and as resources become available, starting with Bukungu, Kihoga Swamp, and Muhumbu Paradigm Road, while also raising those roads where necessary. A team of surveyors and planners should work together to restore blocks of land, for example Blocks 32, 33, 49, 50, 51, 52, and 53 in Kagadi Town Council, to their original positions, and to supervise and superimpose detailed development plans on the relevant blocks. All plots on each block should be numbered, while all roads should be named and properly described on the relevant sheet or scheme. Concept details should also be written down and prepared for sharing with the relevant authorities.

a) ENGAGEMENT WITH GOVERNMENT MINISTRIES AND AUTHORITIES

There should be deliberate engagement with the relevant Government ministries and authorities through formal approaches and appointments with the responsible Minister or Ministers in order to solicit resources and technical support. This should include engaging the Ministry of Works to seek support in providing road machinery, seeking support for the launch of the New Kagadi Town Development Concept function, and advice on the requirements for the establishment of an airstrip in Mambugu, Kagadi Town Council. There should also be consultations and advice sought on issues related to the development of the Kagadi Town Taxi Park, Bus Park and Central Market, as well as on issues related to the Kagadi District wage bill, which affects the performance of Kagadi Town Council and Kagadi secondary school

b) PROPOSED TARMACKING OF ROADS AND STREET SECTIONS

Advice and support should be sought regarding the tarmacking of selected road and street sections in Kagadi Town. These include the Nankulabye to Ruteete Town Council section, Kazairwe Street to URDT Road section, Mugenyi Street section, Kitonzi-Nyaruziba section, Kibaale-Mambugu-Kirongo section, Mugenyi Street-electoral Commission Office section, Namiryango-kyababugya-Kiryabyenju-Kasagati section, Nankulabye-Kigangaizi-Kyomunembe section, Kagadi Muslim PS to Musaandika, kanyansi Road section to Nyangereka, Isaza Road, Tereza ngarosa Street, Kyatika-Muhumbu-Mogas petrol station also called Kiyaga Road, Yusuf Kwebiha/Mujogoro Street-Kyenjojo Road section, igulu street that is completing, Namyaka Street, and the Kyomukama-Kyomunembe road section.

c) STREET LIGHTING

All issues relating to street lighting should be addressed, particularly on streets where lighting is inadequate or unavailable, in order to improve security, safety, movement, and the general appearance of Kagadi Town.

d) SUPPORT TO PHYSICAL PLANNING AND SURVEYING

Support should be provided to strengthen physical planning and surveying activities in Kagadi Town Council, including the necessary technical, logistical, and institutional support required to ensure that development follows approved plans. This is the reason why we have invited you the commissioner for urban administration

e) ENGAGEMENT WITH THE MINISTER OF LOCAL GOVERNMENT

An appointment should be made with the Minister of Local Government to discuss several important issues affecting the development and performance of Kagadi Town Council. These include seeking more development grants and increased support for physical planning, discussing the issue of elevating Kagadi Town Council to municipal status, seeking support for environmental and wetland protection, presenting a proposal document seeking funding for identified development projects, seeking an increase in the wage bill to enable the recruitment of selected staff such as the Town Engineer and Community Development Officer (CDO) as necessary, and discussing funding support for Kagadi SSS.



ACTION POINT FIVE REVIVAL OF THE EDUCATION LOCAL STRATEGIC DEVELOPMENT PLAN

The Education Local Strategic Development Plan should be revived to improve performance among all stakeholders through healthy competition and a responsive reward system. This process should involve consulting all stakeholders in Kagadi Town Council and at the District headquarters, selecting and training an assessment committee, developing a clear checklist and criteria for assessment, and identifying and putting in place prizes and rewards for exceptional performers.

File photo:

The 2012 Education Policy Guest of Honour, Presidential advisor on education Charity Kakwenzire, in the middle, poses for a group photo with Mayor Kasajja William, holding a microphone, Education Assistant, Committee Chairperson Edward Munaku, at the extreme left, and other members of the School Management Committees.



ACTION POINT SIX: PROPOSAL TO SPLIT VILLAGES OR AREAS FOR MANAGEABLE SERVICES

There should be a proposal to split large villages into two or three manageable service areas in order to improve service delivery, administration, physical planning, and monitoring. The areas proposed for consideration include Nyakarongo, Mambugu, Kirongo, and kyakabugahya. In addition, there should be 14 physical planning zones established to make the management of physical planning and development easier and more effective across Kagadi Town.

ACTION POINT SEVEN: CENTRAL MARKET, ROADSIDE MARKETS AND COMMUNITY PROJECT COMMITTEES

On survey, improvement of the Central Market and market stalls should be initiated using temporary designs and affordable materials such as timber and low-cost-grade iron sheets as the town waits for support from the Central Government. A proposal should also be developed for the establishment of roadside markets at Kiryani, Kaitabahindi, and Kasebere, while plots along the roadsides should be identified, procured, planned, and properly managed. Communities should also be organized into committees of seven members responsible for overseeing projects in their respective areas. Each committee should consist of councillors, Town Agents, and five other community members.



ACTION POINT EIGHT IMPROVEMENT OF KAGADI CENTRAL SMALL-SCALE INDUSTRY

The Kagadi Central small-scale industry should be improved, including the provision of better access to roads, water supply, electricity and sanitary facilities and the organization of junkalis into development groups for training and skills development in various areas. The programme should cover enterprise selection, financial support, provision of machinery, enhancement of value addition, selection of skills, and financial management. There is also a need to establish the number of youth involved in these activities and connect them with relevant institutions, including the Private Sector Foundation Uganda (PSFU), Uganda Manufacturers Association (UMA), USITC, URI, and other relevant institutions that can provide technical, financial, and enterprise development support.

ACTION POINT NINE: LAND USE, ENVIRONMENT AND WETLAND PROTECTION

A comprehensive land-use and environmental strategy should be developed to guide sustainable development in Kagadi Town. The strategy should focus on land protection, wetland protection, tree planting, reuse and recycling, proper waste disposal, and the development of a strategic environmental plan. There should also be development of a local environmental policy to provide clear guidelines for environmental protection, sustainable land use, and responsible development within the town.

Constructing a big shade should be prioritized and used as a training centre. A number of organizations and private farmers should be identified to work as satellite training centres, with the programme extended to all wards and zones. A fundable proposal should also be developed to support the implementation and expansion of the programme.

ACTION POINT TEN IMPROVEMENT AND EXPANSION OF KAGADI TOWN LOCAL REVENUE BASE

Strategies and approaches should be developed to improve and expand Kagadi Town's local revenue base to Shs. 2 BILLION within a period of five years. There should be deliberate efforts to change the mindset and relationship between revenue payers and revenue collectors by promoting mutual understanding, cooperation, and positive appreciation of each other's roles. The Town should strategically invest in public-good projects that have comparative advantages and are capable of generating positive effects or returns in the short, medium, and long term. Transparency, impartiality, and regular accountability should be emphasized and treated as paramount in the management and collection of local revenue. Clear policies should also be put in place to guide the tendering of revenue sources. There is also a need to customize Bills of Quantities (BOQs)

for projects the disposal and management of old stores, vehicles, motorcycles, old iron sheets, and other obsolete assets. In addition, all boards, commissions, and committees whose terms of office have expired should be reviewed and new members appointed to ensure effective functioning, accountability, and continuity.

Taking advantage of planning and establishment of the following

- : (i) Stadium/public grounds with commercial attractions
 - (ii) attractive civic centres
 - (iii) land for institutional developments;
 - (iv) land for small and medium-sized industry hubs
 - (v) heavy commercial vehicle parking, car parks, markets, recreational spaces, and tourist attraction centres.
- Court premises
 - Theatre and performing arts hall
 - ICT and innovation hub
 - An airstrip





POINT ELEVEN SECURITY

Security for Resident and Property, especially animals, coffee shambas was greatly emphasized in all village meetings. Residents highlighted the need to protect their animals and other property from theft and insecurity.

Point twelve Water Supply

Water was another major issue discussed. Residents need better access to safe and reliable water through piped water systems, spring wells, shallow wells, ponds, and other suitable water sources.

POINT THIRTEEN DECREASING THE NUMBER OF STREET CHILDREN

The increasing number of street children was also pointed out as a growing concern. There is a need for practical measures to support, protect, and rehabilitate these children.

POINT FOURTEEN FORMATION OF SACCO'S AND FINANCIAL GROUPS

Residents should be encouraged to form SACCOs and financial groups. These groups can help members save money, access loans, start businesses, and support one another financially.

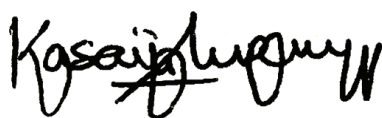
POINT SIXTEEN ICT Innovation Hub

The establishment of a Kagadi ICT and Innovation Hub would provide a modern space where young people, students, entrepreneurs and community members can access computers, internet services, digital skills training and technology. The hub would promote innovation, creativity, online learning, digital businesses and the development of technology-based solutions to local challenges, while also creating opportunities for employment and entrepreneurship among the youth.

CONCLUSION

The New Kagadi Town Development Concept can only be successfully achieved through collective responsibility and partnership. Investors, Government leaders, business people, property owners, development partners, community members, and other stakeholders are therefore encouraged to come on board and support the development of Kagadi through investment, financial contributions, technical support, partnerships, and other forms of assistance. By working together, Kagadi Town can build a well-planned, inclusive, productive, environmentally responsible, and investment-ready town that creates opportunities for both the present and future generations. I want to thank you for your time i wish you good discussion through out the day.

Yours Faithly.



Kasaija William Mugenyi

Kagadi Urban Planning And Development Stakeholders Dialogue

DATE

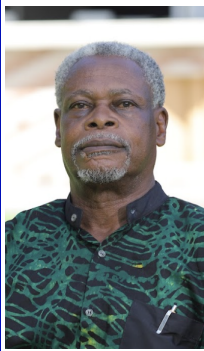
14

AUGUST 2026
FRIDAY

Theme:

"Building A Smart , Inclusive And Investment-ready Kagadi Town
Through Collaborative Urban Planning , Resource Mobilisation
And Strategic Partnerships"

KEY NOTE SPEAKERS



**DR. MWALIMU
MUSHESHE**

A Prominent Ugandan social entrepreneur, educator, and visionary leader widely celebrated for his pioneering work in rural transformation and community empowerment.



**MR. GERALD
MUGABI**

Prominent Ugandan Supply Chain Executive Who Serves As The Head Of The Procurement And Disposal Unit At The National Social Security Fund (NSSF) Uganda.



**SIR. CHARLES
KISEEMBO**

Charles Kiseembo Googear a founding Director of Daers Youth Group



**HON. TWESIGWA
STEVEN MP**

Elected Member of Parliament (MP) Buyoga East Kagadi District.



**MR. GRAD
BENDA**

Grad Benda, Country Director World Voices Uganda



**Alimpisa
Francis Mutungi**
Moderator



**VENUE
URDT-MUTI-PURPOSE
HALL IN KAGADI**

**TIME
8:30AM - 6:00PM**



**Kings
Way**
GRAPHICS

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WE DESIGN & PRINT

