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OUTLINE

- Land use in National Land Policy
- National Land Use Planning Process
- Methodology
- The National Land Use and Development Master Plan
- Implementation of the National master plan
- Draft District Land Use Plans
- Secondary cities
- Land Administration Information System
- Overall Land Strategy in Rwanda
Population

0
200000
400000
600000
800000
1000000
1200000
1400000
1600000

China
Rwanda
Sweden

Population Density

0
50
100
150
200
250
300
350
400
450

Person/SqKm

China
Rwanda
Sweden

Land Area

0
2000000
4000000
6000000
8000000
10000000
12000000

China
Rwanda
Sweden

2009 Figures
Guiding principles for the preparation of the National Land Use Master Plan

- Vision 2020
- National Land Policy – 2004
- Organic Land Law – 2005
- EDPRS I
- Sectoral policies and major development programme
- Land scarcity and high population density
Land use Planning in National Land Policy

- Control of spatial growth to ensure rational urban Development – Urban Master planning
  - Densification of parcels (Small parcels)
  - Vertical development
  - Adequate infrastructure provision
- Demarcation of urban areas – to limit urban sprawl
- Provision of green areas
- Re-organisation of human settlement in rural areas – imidugudu
- Demarcation of agricultural land and land consolidation
- Improvement of protected areas and their management
Land Use Planning in New Land Law - 2013

- Security of tenure through leasing – art 5
- Right to Freehold for developed land – Art 6
- Category of land art 9-16
  - Individual land
  - State land (public and private)
- **Land use – according to planning art 19**
- Land allocation and leasing – art 16
- Land registration – obligatory – Art 20
- Land transfer – art 21 and 22
- Land Rights and obligations – Art 34-44
- Prescription (ubuzime) – art 45-49
- Penalties (repossession and requisition) – art 50-63

**Note:** 23 secondary legislations implementing the new law have to be updated
Preparation of the national land use plan (2007 to 2010)

- Multi-disciplinary Steering Committee – 20 people
- Aerial Photo – 96% and Satellite Image 4%
- Inventory of existing data and situation
- Specific in-depth studies
- Baseline studies, need assessment, risk and suitability analysis
- Scenarios
- Wide consultations
- National Land Use and Development Master Plan
METHODOLOGY
PERCENTAGE OF BUILD-UP AREAS BY DISTRICT, 2008

Rwanda Land Use and Development Master Plan

Calculation method: District area was defined as all terrestrial land excluding lakes.

Reservation: The presentation in this map is strictly for planning purposes and has no legal implications on administrative or property boundaries.

Source: NISDR, NLC
Prepared by: Siredesurvey on 22nd of March 2010

Build-up Area by District in %
- 0 - 0.5%
- 0.5 - 1%
- 1 - 2.5%
- 2.5 - 5%
- 5 - 10%
- > 10%

Legend:
- BuildUp Area
- Roads
- Protected Area (excluded from analysis)

Map showing the percentage of build-up areas by district in Rwanda.
POPULATION LIVING IN FLOOD PRONE AREAS
Rwanda Land Use and Development Master Plan

Calculation method: Landscan 2005 data was used to calculate the number of people living in flood prone areas. Wetlands, rivers and lakes with a buffer of 100 meter were indicated as flood prone areas. Due to the low resolution of the Landscan data percentages should not be interpreted as exact values.

Reservation: The presentation in this map is strictly for planning purposes and has no legal implications on administrative or property boundaries

Source: Landscan 2005, NISR, NLC
Prepared by: Sweden survey on 18th of March 2010

Flood Prone Area
Built-up Area
Lake
District Boundary
District Name
Percentage of Population Living in Flood Prone Areas by District
POPULATION LIVING ON SLOPES OF MORE THAN 20 DEGREES BY DISTRICT

Rwanda Land Use and Development Master Plan

Calculation method: Landscan 2005 data was used to calculate the number of people living on slopes greater than 20 degrees. Due to the low resolution of the Landscan data percentages should not be interpreted as exact values.

Reservation: The presentation in this map is strictly for planning purposes and has no legal implications on administrative or property boundaries.

Source: Landscan 2005, NISR, NLC
Prepared by: Swedesurvey on 17th of March 2010
AREAS NOT SUITABLE FOR URBANISATION

Rwanda Land Use and Development Master Plan

Calculation method: District area was defined as all terrestrial land excluding lakes. Areas not suitable for urban development include land with slope greater than 20 degrees, all wetlands, rivers and lakes (including a 100m buffer area) and all protected areas (including a buffer of 3km).

Reservation: The presentation in this map is strictly for planning purposes and has no legal implications on administrative or property boundaries.

Source: NIGR, NLC
Prepared by: Swadesurvey on 16th of March 2010

Legend:
- Non Suitable Area for Urbanisation
- Suitable Area for Urbanisation
- Lake (Excluded from Total Area)
- District Boundary
- District Name
- Percentage of Land Area not Suitable for Urbanisation
Lack of international investors’ confidence in combination with poor institutional capacity cause slow gas production.

Illegal cutting has erased major parts of remaining forests due to absence of alternatives to fuel wood.

International tourism seek other destinations due to unreliable and uncomfortable transportation and poor lodging services.

Fragmentation of rural land causes decrease of agricultural productivity.

The Easter African Community has failed to introduce a toll free market which causes long delays at border crossings.

Insufficient provision, distribution and capacity case rationed water and frequent electricity power cuts in urban areas.

Kigali has ‘exploded’ due to uncontrolled migration of people from rural areas looking for a job.

The Land Registration Project has stalled due to insufficient resources to solve disputes.

Global warming causes frequent droughts in the eastern part of the country while at the same time the western parts suffers from severe flooding and erosion.

Increased prevalence of malaria, HIV, child mortality etc. due to poor health services in the rural areas.

District centers are stagnating and are ineffective in providing services to the rural population.

The road network is stressed by to many heavy vehicles and lack of maintenance.

No railways results in higher transport cost and higher prices for most goods in the shops.

Skilled young professionals are leaving the country for better job opportunities abroad.

No new airport. No international airlines are interested to fly to Kigali due to poor airport standard. Local airlines cannot cope with the situation which causes systematic delays and cancelled flights.
A few District Centers have been developed hubs for business opportunities and public services.

The new gas pipeline is delayed but has reached Kigali by 2020.

A habitat corridor from Gashati to Nyungwe has been established.

Buffer zones for protected areas have been established but are still being used for agriculture.

Construction of the oil pipeline has started.

Kigali growth is under control but suffers from too many areas still in an informal status.

The most fertile land has been reserved for agriculture production.

The new railway is delayed but has reached Kigali by 2020.

The new airport has been delayed and is not ready by 2020.

Rwanda internationally is being recognized as producing high quality coffee and tea.
Green Scenario

The gas pipeline from Lake Kivu to Kigali provides Kigali secure energy supplies for its residential, industrial and business needs.

The well surfaced road network has fostered rapid growth in eco-tourism with more visitors spending longer periods of stay in Rwanda.

Karongi has developed into a major resort attracting visitors from East African region to its idyllic and safe location.

The establishment of a habitat corridor from Gashalt to Nyungwe has improved the lives of local communities. People benefit from tourism, investments through Clean Development Mechanism (CDM) and royalties from medicinal plants.

The most fertile land has been reserved for agriculture production.

All District Centers are connected by a well surfaced and maintained road network.

Extending and revegetating buffer zones around protected areas has led to an increase in the population of many animal species.

Rwanda coffee has become the benchmark standard for exceptional quality and environmental standards through a wide spread embrace of cleaner quality certification program.

The oil pipeline from Uganda gives secured supply into the country without long transport by road.

Strong enforcement of Integrated District Development Plans has ensured that agricultural land has been protected against urban sprawl, giving the District Centers a unique blend of medium density living in close to agriculture production.

The roll-out of fiber networks has increased productivity and business opportunities in all District Centers.

A part of the railway along Kigali is used for public transport as a Light Rail System during peak hours allowing environmental friendly communication and linear expansion of the Capitol.
<table>
<thead>
<tr>
<th>ID</th>
<th>MAP SYMBOL</th>
<th>FEATURE</th>
<th>DIRECTIVES</th>
<th>CUSTODIAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE</td>
<td>SOCIO-ECONOMIC</td>
<td>Any feature missing on the map?</td>
<td>Do you agree with these directives below?</td>
<td>RESPONSIBLE AUTHORITY OF SECTOR LAND RESERVATION AND SECTOR DATA PROVIDER NOTED HERE. ANYBODY ELSE, ANYBODY MORE?</td>
</tr>
<tr>
<td>SE1</td>
<td>Point</td>
<td>Area and hub of national interest for sound urban development</td>
<td>Reserved for urban expansion. The preparation and adoption of an Urban Development Plan (approved by District Council) should precede implementation of major land use changes.</td>
<td>MININFRA</td>
</tr>
<tr>
<td>SE2</td>
<td>Polygon</td>
<td>Delineated area for urban</td>
<td>Area reserved for urban development. The responsible authority is</td>
<td>MININFRA, MINALOC</td>
</tr>
</tbody>
</table>

**Proposed 2020**

- Schools
- Commercial areas
- Industrial zones
- Residential areas
- Green areas
- Other areas

**Existing 2010**

- National boundaries
- District boundaries
- Towns
- Roads
- Railways
- Other land uses

**Legend**

- Green fill indicates that consultations have closed out land use requirement/directives from the sector authority.
National Land Use and Development Master Plan approved by Cabinet on 19th January 2011

Land use planning and development Law passed gazetted in July 2012

The Plan is translation of VISION 2020 onto a Map of Rwanda (spatially)
The land use plan with other planning instruments
LAND USE PLANS IN RWANDA

PLANNING LEGALISATION

NATION

NLUDMP

BUILDING PERMIT

AAP

BUILDING CONTROL

DLUP

URBAN

DISTRICT
VISION 2020 – EDPRS II

- Ambition to become a middle income country by 2020
- Service led economy
- Nationally owned and driven agenda

- Recovery from post conflict situation
- Major gains in social sectors e.g. health and education
- Poverty reduced by 3% points (60% to 57%)

EDPRS 1 (2008 – 2012)
- Preparation for take off
- High poverty reduction (12% points)
- Reduced inequality
- High growth (average 8.2%)
- Back on track to achieve MDGs in health, education

EDPRS 2 (2013 – 2018)
- Rapid growth targeted 11.5%
- Fast poverty reduction (15% points) to less than 30%
- Close trade balance with rapid growth of exports (28%)
- Increased private sector investment
EDPRS II Prioritization

The EDPRS II has a strong focus on ‘Integrated Approach to Land Use and Human Settlements’ (Priority Area 1). One of the Outputs recognizes the importance of a District Land Use Plan (DLUP) as

‘Land and settlement planning and management at the district or sector level will determine the success of resettlement’;

which will need ‘A framework for coordinated land use planning through District Land Use Plans to be implemented’;

so that ‘The regulatory framework for land use planning will be monitored and enforced’.
District Land Use Plans

PROPOSED LAND USE 2013-2017
Draft Land Use Plan for Burera District
Draft District Land Use Plans
URBAN AREA DELINEATION
Secondary Cities and Green Cities

“An initiative that has been proven to be a successful instrument for de-concentration is an innovative way to place ministries and departments/institutions not in capital cities. Today all ministries and linked departments are found in Kigali City. A distribution of these authorities around the country into selected District Centres, which meets up with a profile eluding the respective sector interest, will sparkle development around the country and at the same time put less pressure to Kigali City”. 
10.3 million parcels demarcated country wide
8.7 million parcels titles
6.3 million titles collected by owners
Land Administration system in place
LAIS linked to all bank through e-MRS for mortgages
We can argue that Rwanda is the most prepared nation in Africa to meet future challenges regarding land administration and management!

- CLEAR INSTITUTIONAL FRAMEWORK – With High Political will
- STRONG LEGAL FRAMEWORK
- SYSTEMATIC LAND TENURE REGULARISATION
- LAND ADMINISTRATION INFORMATION SYSTEM (LAIS)
- NATIONAL and DISTRICT LAND USE AND DEVELOPMENT MASTER PLANS
- NATIONAL SPATIAL DATA PORTFOLIO (Orthophoto and Base Map)
- MORDEN GEODETIC REFERENCE NETWORK (CORS)

We can argue that Rwanda is the most prepared nation in Africa to meet future challenges regarding land administration and management!

KNOWING WHO OWNS WHAT AND WHAT TO DO WHERE
General ranking: Rwanda is number 32

Registering Property

- Worldwide ranking: Rwanda is number 8 after Georgia (1), New Zealand (2), Belarus (3), United Arab Emirate (4), Armenia (5), Lithuania (6) and Danemark (7)
- Africa ranking: Rwanda is number 1
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Thank you for your attention!!
Murakoze cyane!