

# Land Use Planning

In Rwanda, the strategic use of land is critical to economic and social growth. To support effective land use planning, recent research recommends: 1) strengthening the legal/policy framework and coordination mechanisms, 2) improving the development and implementation of land use plans, and 3) increasing the capacity of institutions, officials and citizens to manage the process.

*“Development planning shall be integrated, participatory, evidence-based, and focused on addressing the priority needs of citizens, taking into consideration the overall national development vision and constraints of the resource envelope. As much as possible, national plans shall be composites of local development plans that are regularly prepared.”*

*National Decentralization Policy (Revised)*

## Citizen participation

- Define protocols for public participation.
- Build skills of district/sector officials to engage the public.

## Awareness & information sharing

- Invest in plain language materials on relevant laws, policies and land use processes.
- Raise public awareness of how to participate in land use planning.
- Create platforms for sharing best practices.

## Action on climate change

- Analyze and incorporate local climate change impacts into district land use plans.

## Coherent policy & legal framework; improved coordination

- Conduct expert consultation on legal and policy framework.
- Modify laws/orders to clarify requirements, e.g., climate change adaptation and citizen participation.
- Improve emphasis on land use planning in cross-cutting coordination mechanisms, e.g., sector working groups.
- Consider new mechanisms, such as a national land use planning commission.

## Capacity building for individuals & institutions

- Devise comprehensive strategy and deliver training at all levels, especially district and sector officials.
- Assess ability of urban/rural structures to manage land use planning.
  - Expand role and build capacity of land use committees.
  - Expand the study of land use planning in Rwanda.
  - Foster the profession of land use planning.

*The greatest risk to the effective adoption of land use planning system in Rwanda is the lack of capacity at the district level to operate and implement the system.*

*An Assessment of Land Use Planning in Rwanda, August 2015*

## Financing

- Develop and roll out a framework for capital investment planning.
- Increase local government resources through central government incentives and easier access to bank financing.

## Strong administration

- Institute a rigorous permitting system.
- Increase accountability of officials overseeing and monitoring planning.
  - Expand budgets for technical resources such as GIS, GPS and computers.

Effective planning requires coordination and leadership of government and non-government actors, including the following:

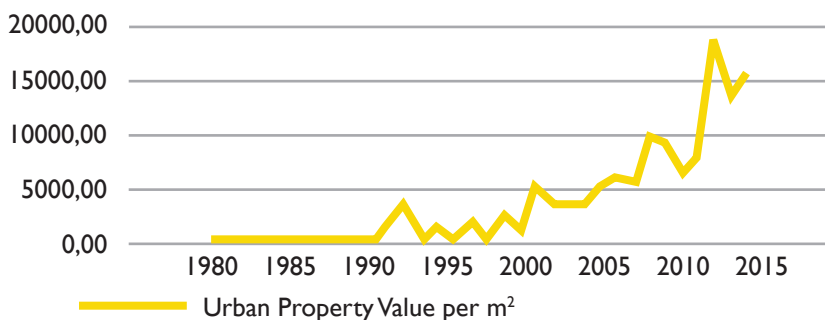
- MINIRENA
- REMA
- NGOs
- Institute of Planners
- District governments
- MININFRA
- RHA
- MINECOFIN
- MIFOTRA
- RALGA
- RNRA
- MINILOC
- Universities

## Land use planning has had a significant influence on the market trends in Rwanda's urban areas.

### Zoned areas

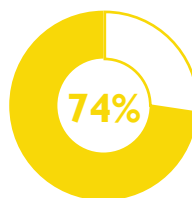
are associated with better safety, property title registration, value/price per m<sup>2</sup> of properties, more desirable types of property, shorter distances to primary and secondary schools and all weather roads, and higher education levels. Since 1998, property sales have been highest in zoned areas. However, zoned areas typically exclude the poor. To provide for their needs, zoning and master plans need to include affordable housing and subsidy schemes.

After 2005, urban property values rose sharply, dipped in 2009/2010 and 2012, and started rising again after that. Urbanization, income growth and changes in urban land policies and planning regulations influence the volatility of prices.

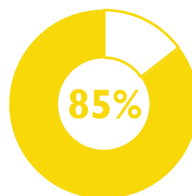


### Ownership & Price Trends

In urban areas, **69%** own homes; **28%** rent.



Due to perceived financial benefits, **74%** of buyers chose undeveloped land over developed properties.

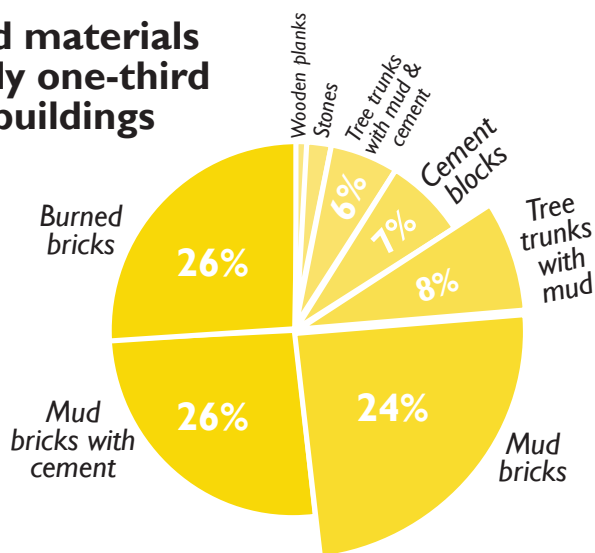


**85%** of urban dwellers who own properties did not use mortgages to buy them.

Urban areas with the most expensive properties, in order:

- Kigali City**
- Rubavu**
- Rusizi**
- Musanze**
- Muhanga**

### Substandard materials used in nearly one-third of urban buildings



This document is based on 1) *An Assessment of Land Use Planning in Rwanda* (August 2015), produced by the United States Agency for International Development (USAID) Rwanda Land Project, and 2) *Land Market Values, Urban Land Policies, and their Impacts in Urban Centers of Rwanda*, by Land Project and Institut d'Enseignement Supérieur (INES) - Ruhengeri. Download these research reports at [www.rwandaland.org](http://www.rwandaland.org).

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