

**10TH EASTERN AFRICAN LAND ADMINISTRATION
NETWORK 2018 AGM & CONFERENCE
23-25 JULY, 2018
KAMPALA, UGANDA**

Land Re-adjustment as a tool to implement urban planning in Rwanda. A case study of Musanze District.

Gloria Owona

Jossam Potel

Sponsors



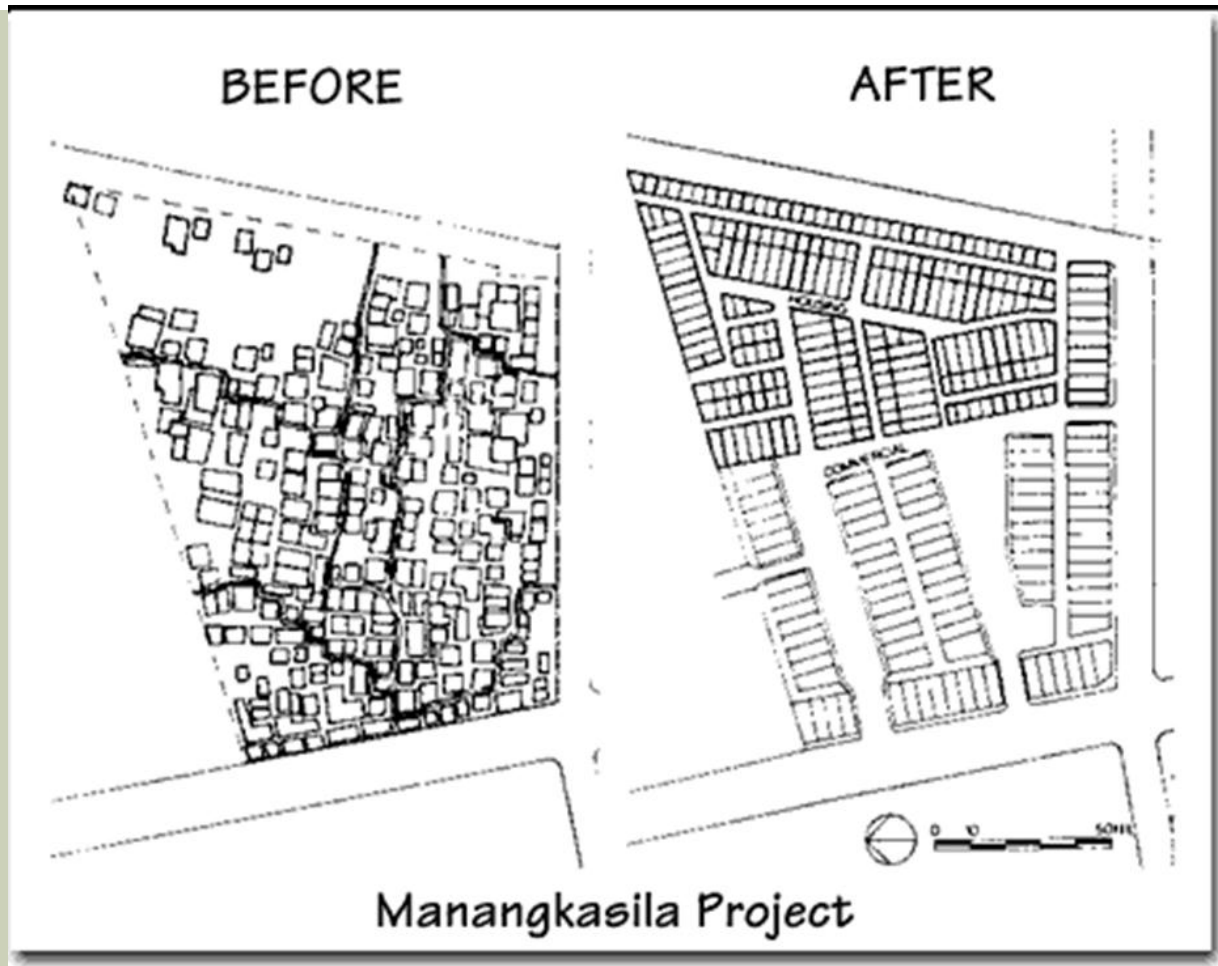
OUTLINE

- Introduction
- Problem statement
- Objectives
- Methodology
- Results
- Conclusion and Recommendations

LAND RE-ADJUSTMENT AS A TOOL TO IMPLEMENT URBAN PLANNING IN RWANDA. INTRODUCTION

- Land Readjustment (LR), it is a method whereby a pool of scattered and irregular land plots are assembled for unified planning, basic infrastructure improvement and well-designed subdivision as a single estate(Needham, 2003).
- LR can be an important tool for developing new land or reorganizing urban areas. The landowners collectively leave land for streets and other public places, build the required infrastructure wholly or partly and adapt existing boundaries to the new plan(UNDP, 2007).
- It is sometimes called; Joint development, Land Consolidation, Land Pooling, Land Re-plotting, Land Sharing, Land Re-parcellation, Land Re-allotment, Land Assembly and Land Development(Turk, 2002)

CONT











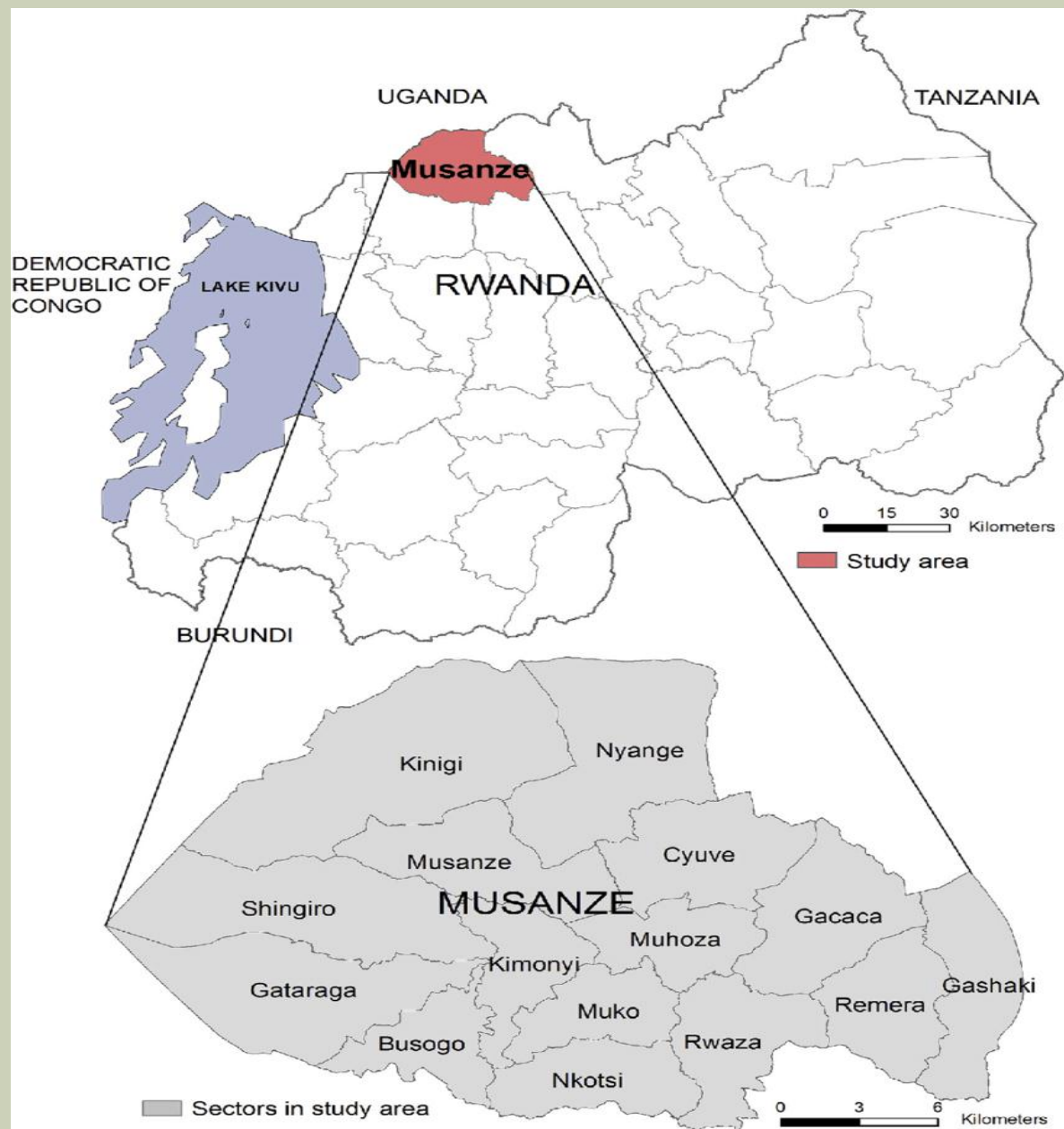




LAND RE-ADJUSTMENT AS A TOOL TO IMPLEMENT URBAN PLANNING IN RWANDA.

INTRODUCTION

- Musanze town is located in Northern Province of Rwanda.
- It's one of the most populated Districts in Rwanda with a resident population of approximately 34,000 and it's in possession of a master plan that is not fully being implemented (Musanze district, 2015).
- There has been a growing concern about increasing levels of urbanization and urban population that have tremendously pressured land markets within the town(Dagne, 2011).
- Rapid population growth from high rates of natural increase and rural urban migration has generated a high rate of consumption of urban land(CAADP, 2017) hence the need for land re-adjustment.









CONT'D

- Gatovu Integrated Development project (IDP) model Village





PROBLEM STATEMENT

- Modern urban areas are burdened with many problems such as: population concentration, deterioration of living environments, necessity for preventing fires and other disasters, traffic congestion, sprawl phenomena and insufficient housing and housing sites.
- Currently, the lack of a land re-adjustment policy in Rwanda has resulted in to the construction of unplanned settlements and land use.

OBJECTIVES

MAIN OBJECTIVE

- To establish the impact of land re-adjustment as a tool for urban planning in Musanze town

SPECIFIC OBJECTIVES

- To examine the impact of land re-adjustment on the social economic welfare on the people in Musanze town.
- To analyze the impact of land re-adjustment before and after its implementation.
- To Explore challenges and recommendation in applying land re-adjustment

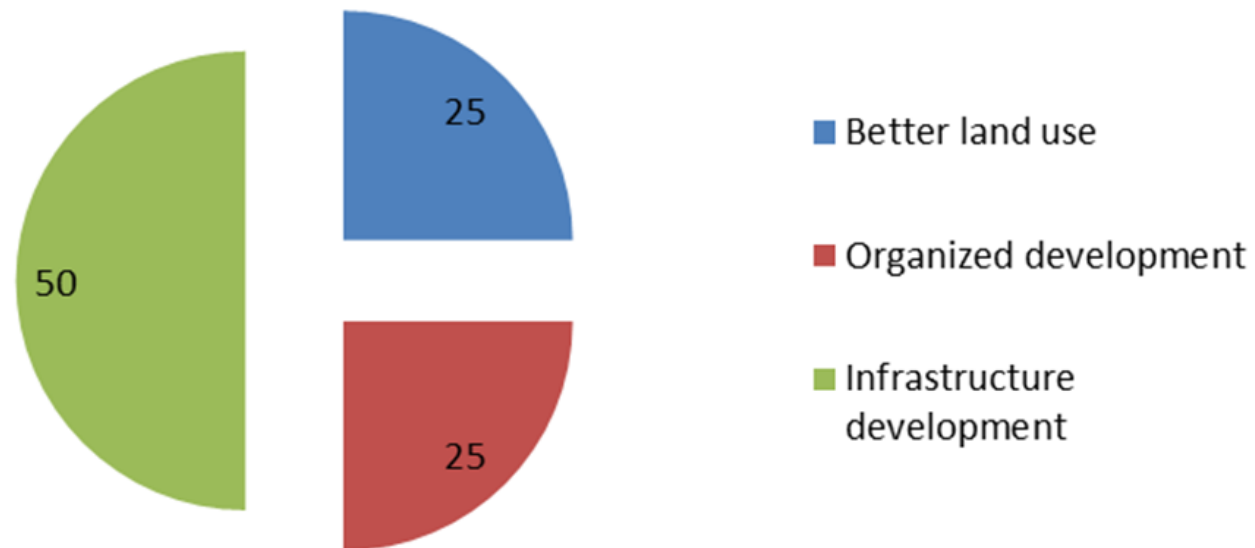
METHODOLOGY

- **The data collection: Primary and secondary data collection technique.**
- **Purposive sampling techniques was used.**
- **SPSS were the software used in analysis.**

RESULTS

TO ESTABLISH THE IMPACT OF LAND RE-ADJUSTMENT AS A TOOL FOR URBAN PLANNING IN MUSANZE TOWN

IMPACT OF LR ON URBAN PLANNING

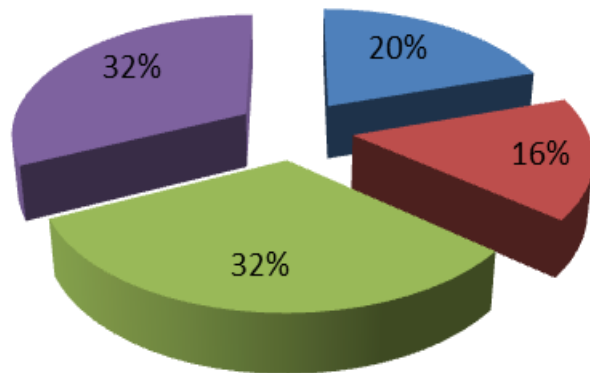


RESULTS

IMPACT OF SOCIAL AND ECONOMIC WELFARE OF LR

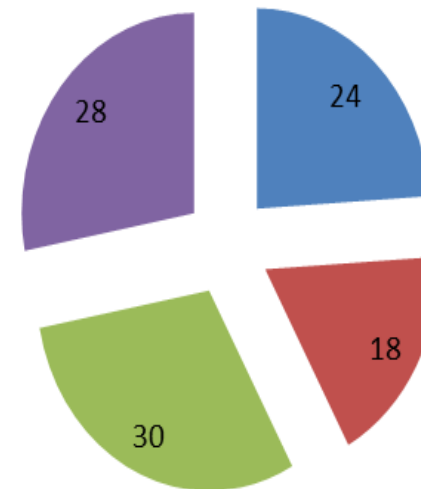
Social Impact

- Collaboration
- Brings parties together
- Increases collective responsibility
- Group settlement



Economic Impact

- Development risks are shared
- High development costs are shared
- Increased land value
- Infrastructure development



RESULTS

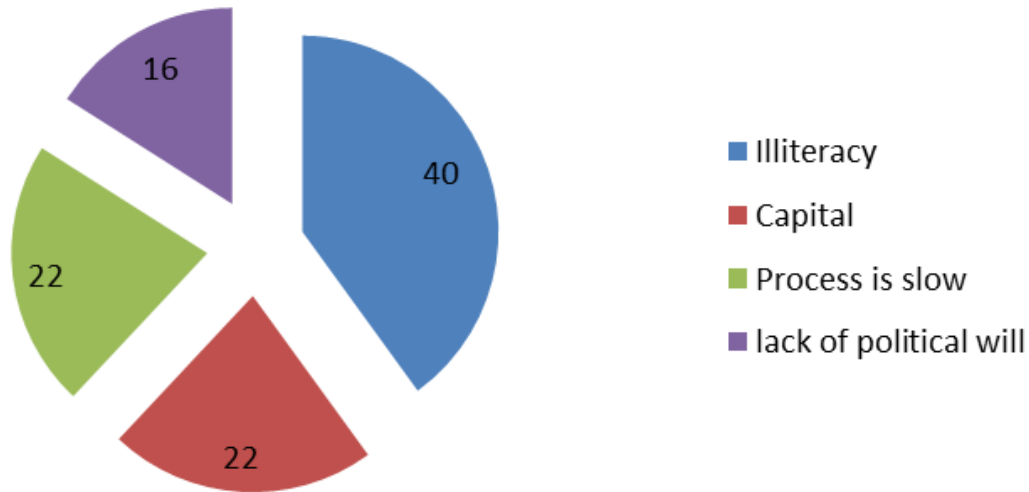
TO ANALYZE THE IMPACT OF LAND RE-ADJUSTMENT BEFORE AND AFTER ITS IMPLEMENTATION.

- Different variables namely; Land value, land use and land development were used to fulfill this objective and it was observed that 100% of the sample size agreed that the variables would increase after land re-adjustment.

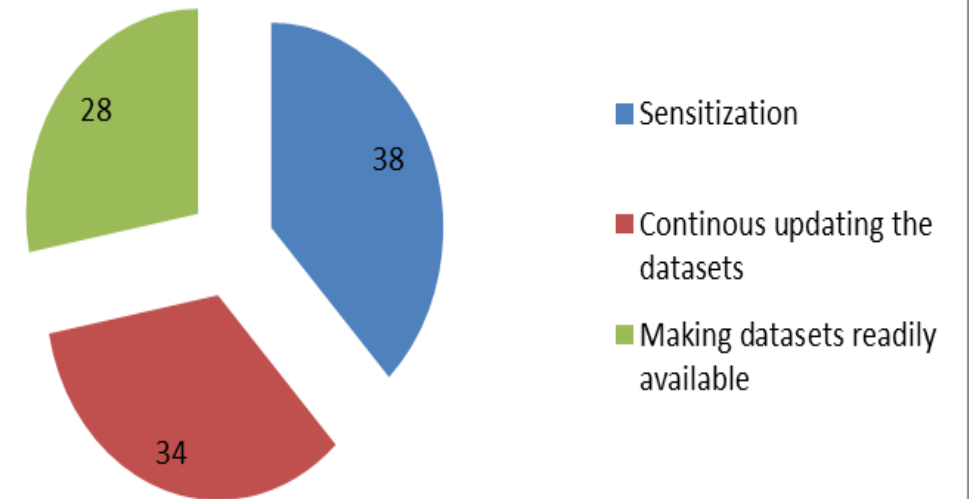
RESULTS

TO EXPLORE CHALLENGES AND RECOMMENDATION IN APPLYING LAND RE-ADJUSTMENT

Challenges facing LR



Recommendation



CONCLUSION

- The main impact of LR on Urban planning is that it leads to infrastructural development.
- LR has a social and economic impact on the welfare of the economy in the following ways; socially, It leads to group settlement, brings parties together and increases value of land.
- The main challenges facing LR is lack of capital to carrying out the process and the process of execution is slow.

RECOMMENDATION

- Sensitization of the people in regards to LR.
- Continuous update of the datasets and making the datasets more available to the people.

FUTURE WORK

- To analyze the spatial impact of land re-adjustment on urban planning

