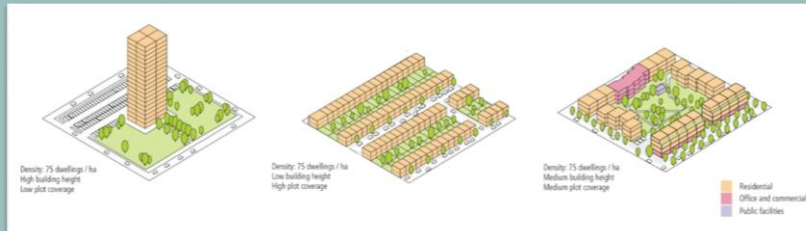


Land and Poverty Conference 2017: Responsible Land Governance - Towards an Evidence-Based Approach



Source: Javier Mozas, Aurora Fernandez Per (2006), Density: New Collective Housing; UNHabitat 2013

## NATIONAL-LEVEL URBAN PLANNING GUIDELINES: COMPARATIVE ANALYSIS OF FIVE SUB-SAHARAN AFRICAN COUNTRIES

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## KEY ISSUES W.R.T. URBAN PLANNING GUIDELINES

- National level strategies and policies on urban development
- Approach in guiding residential development in cities
- “Standards & Specifications” vs “Guidance & Recommendation”
- Classification methodology of planning parameters
- Considerations for informal settlements in African context
- Clarity and consistency of guidelines

## SSA COUNTRIES FACE MANY COMMON CHALLENGES IN URBAN PLANNING

- Inherited legacy and inappropriate adoption of colonial and western-influenced planning models and regulatory codes
- Divorce between plans and reality
- Inability to build in the implementation mechanisms
- Insufficient consideration or even intentional disregard for informality
- Constrained capacity and resources
- Institutional fragmentation and failures
- Political interference and insufficient consideration of the political economy

## NEED FOR MORE IN-DEPTH UNDERSTANDING OF THE URBAN PLANNING REGULATIONS THEMSELVES

### Study Objectives:

- Better understand the technical approach adopted in SSA countries to guide urban development
- Reveal the strengths and weaknesses of the guidelines examined
- A first step to potentially improve them

## Recent flourish in national level urban planning related laws, regulations & guidelines

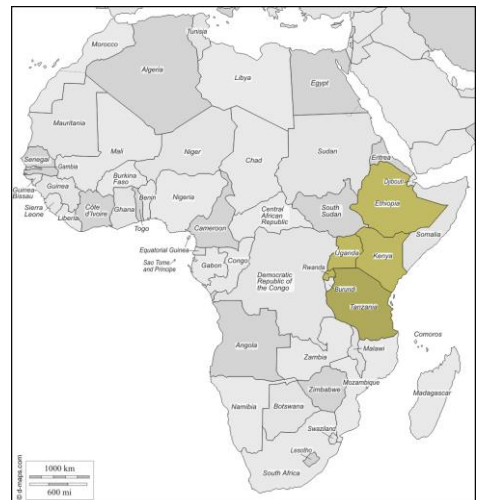
	1990	1995	2000	2005	2010	2015
<b>Ethiopia</b>				Urban Planning Proclamation No. 1094/2005	Urban Planning Proclamation No. 1094/2005	Urban Planning Proclamation No. 1094/2005
<b>Ghana</b>		Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003		Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003
<b>Kenya</b>		Urban Planning Act No. 1639/2003		Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003
<b>Malawi</b>	Urban Planning Act No. 1639/2003					Urban Planning Act No. 1639/2003
<b>Nigeria</b>	Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003				Urban Planning Act No. 1639/2003
<b>Rwanda</b>				Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003
<b>South Africa</b>				Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003
<b>Tanzania</b>			Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003
<b>Uganda</b>				Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003
<b>Zambia</b>			Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003	Urban Planning Act No. 1639/2003

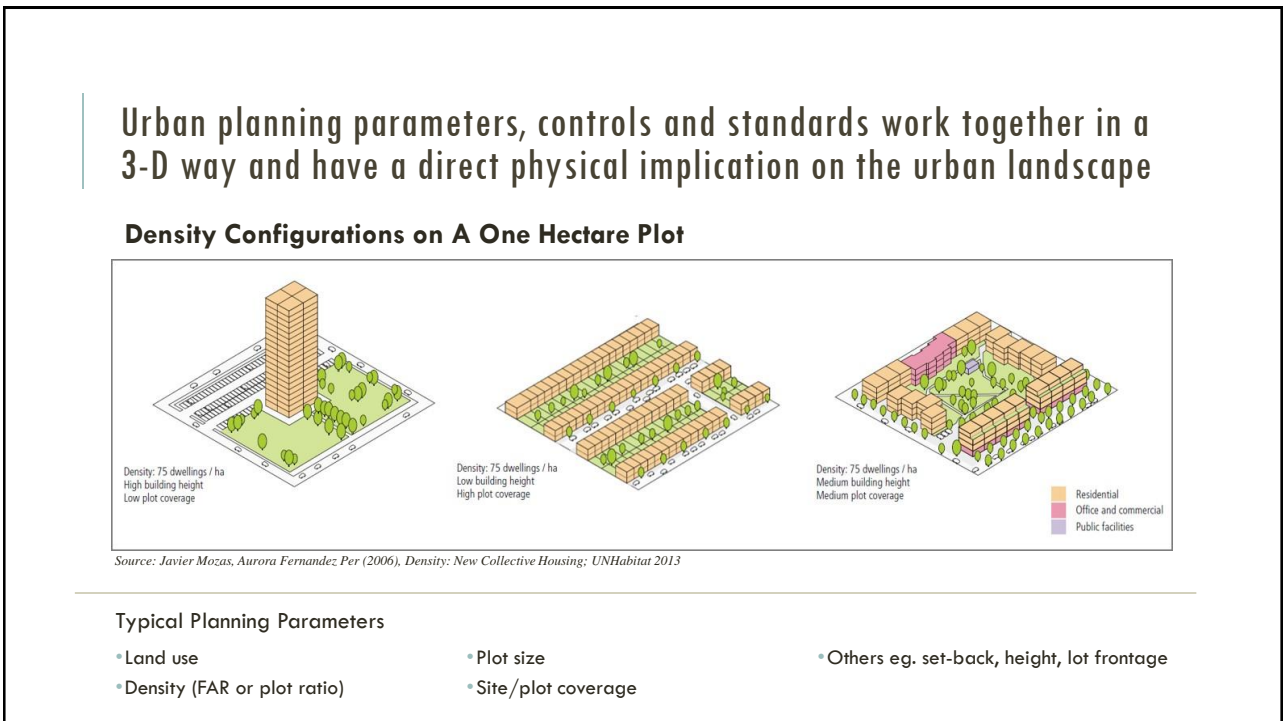
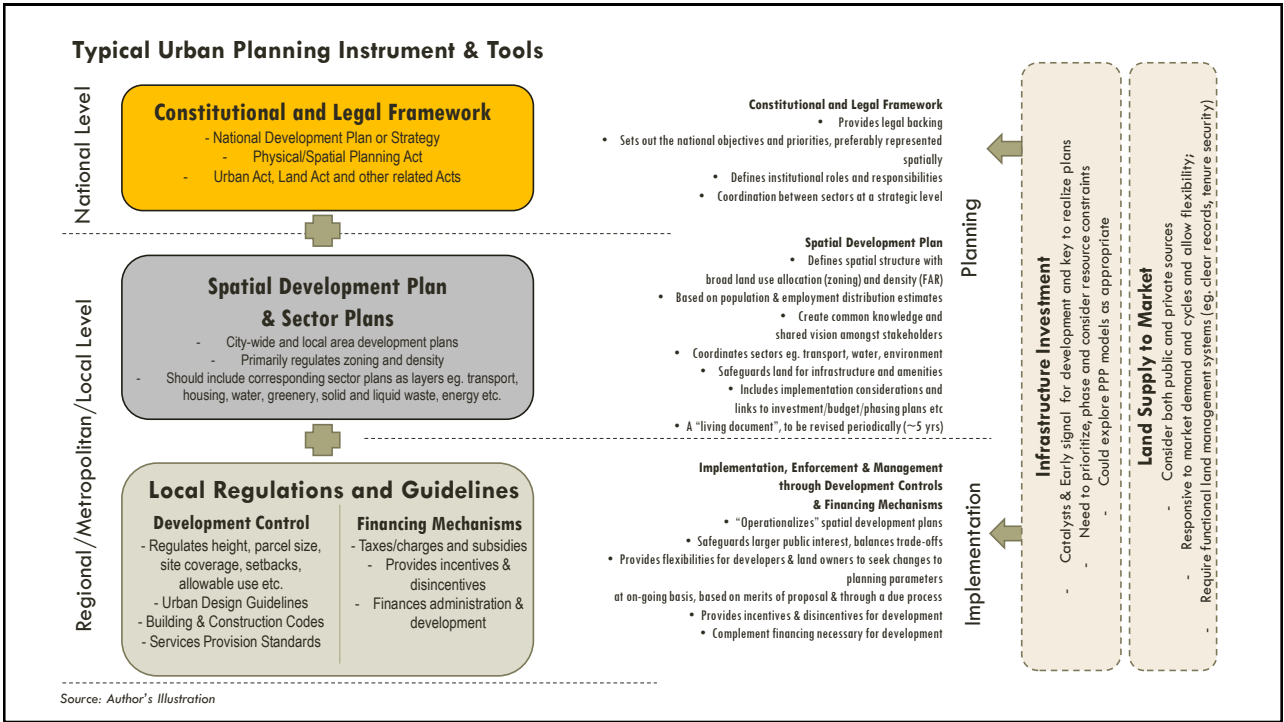
Source: Author's compilation, 2016

## COMPARATIVE ANALYSIS OF 5 COUNTRIES

### Study Scope

- Qualitative comparative analysis of the formal national-level urban planning standards/guidelines
- Case study of five Sub-Saharan African countries – Ethiopia, Uganda, Tanzania, Kenya and Rwanda.
- Focuses on the planning parameters for residential uses





## Residential planning parameter comparison of 5 SSA countries

		Kenya	Tanzania		Uganda	Ethiopia	Rwanda
<b>Name of Official Document</b>		Physical Planning Handbook (2007)	The Draft Urban Planning Regulations (2015 draft)	The Urban Planning and Space Standards Regulations (2011)	National Physical Planning Standards and Guidelines (2011)	Urban Planning and Implementation Manual (circa 2006)	Rwanda Urban Planning Code (2015)
<b>Standard or Guidance</b>		Guidance	Standard	Standard	Standard	Guidance	Guidance
<b>Classification Method</b>	a) <b>Housing Typology</b> (eg. Detached/ Bungalow, Semi-Detached, Terraced/ Row House, Multi-Family, Multi-Storey)	Yes	Yes	Yes	Yes	Yes (but without detail)	No
	b) <b>Density</b> (eg. High, Medium, Low)	Yes	Yes	Yes	Yes	No	No (but minimum density guidance given)
	c) <b>Nature of Housing</b> (eg. slums and slum rehabilitation and upgrading, low cost housing, normal housing)	Yes	Yes (limited)	No	No	No	Yes (in terms of urban renewal or otherwise)
	d) <b>Urban Hierarchy</b> (eg. urban core mixed use, urban sub-center residential and off-core residential or role of urban center)	No	Yes (limited)	No	No	Yes (limited)	Yes

Source: Author's analysis, 2016

### Ethiopia Example

- not specific and does not provide specific numbers for plot size, density etc.
- mainly states the principles.
- only intended to serve as a guideline, not as a standard or a specification

#### 2.1 Residential use

Residential activities consist of pure and mixed activities. In the mixed use small business and manufacturing activities that do not cause nuisance to residents are located within a predominantly residential areas.

##### Area determination factors:

- Projected need for housing units (existing backlog and new housing needs);
- Housing typology (apartments, row houses, villas, detached houses, duplex houses);
- Number, type, and size of residential services and activities to be incorporated;
- Educational, health, recreation, and other basic services to be located within residential areas;
- Circulation access need (vehicular and pedestrian pathways);
- Urban land policies and regulations at national and regional state level, respective to the urban center

The average residential plot area depends on the respective regional state policy and the housing typology. The area coverage of residential activities can generally range from 40 to 60 percent of the total area of the built-up area of an urban center. However, the proportion varies following the role of the urban center.

##### Block Size Arrangement and Sub division

The subdivision of settlement in to specific block type has an impact on the movement of circulation system within the settlement. In the areas of low car ownership fairly short blocks of approximately 100-150m long is most appropriate. As the block length decrease the number of through connections increases for pedestrian movement, however it implies more roads to be constructed. The scale down of of large blocks could be beneficiaries in creating sense of belongingness especially for children and aged people. The housing type and land use generally determines the dimensions and the existent the required blocks.

Source: Urban Planning and Implementation Manual, Government of Ethiopia

## Kenyan Example

- more realistic and customized
- starts with defining the principle
- standards are “recommended” and not a hard and fast rule
- addresses slum and low cost housing

### (a) Plot Areas (Sizes)

The minimum plot size should, generally, be determined by the user, type of waste disposal, availability of water and the level of building technology applied. Another important factor of significance is the type of housing in the given scheme whether consisting of row housing, detached or semi-detached units. As a guide Table 2.6 gives the recommended minimum plot sizes in the different cases of types of residential development. These may be varied depending of the level and adequacy of the above mentioned factors and recommended plot coverage.

TABLE 2.6: RECOMMENDED MINIMUM PLOT SIZES FOR DIFFERENT HOUSING SCHEMES

TYPE OF HOUSING	MINIMUM PLOT SIZES IN SQUARE METERS		
	DETACHED	SEMI DETACHED	ROW HOUSING
1. Slum rehabilitation and upgrading schemes	223.2	148.8	111.6
2. Low cost housing	334.8	223.2	167.4
3. Normal housing development	465	309.7	223.2

	Minimum Land/Plot Size (SqM)	Maximum Plot Coverage (%)	Plot Ratio
<b>Normal Housing</b>			
<b>Low density</b>			
Bungalow	2000	50%	-
Maisonette		50%	1:3
<b>Medium density</b>			
Bungalow	450		-
Maisonette		65%	1:3
Multi-family dwelling		65%	1:4 - 1:6
<b>High density</b>			
Row housing	300		-
Semi-detached	232.5	70%	-
Detached	309.7	70%	-
	465	70%	-
<b>Low Cost Housing</b>			
Detached	334.8	50%	-
Semi-detached	223.2	60%	-
Row housing	167.4	65%	-
<b>Slums (slum rehabilitation upgrading)</b>			
Detached	223.2	50%	-
Semi-detached	148.8	65%	-
Row housing	111.6	65%	-

Source: Adapted from Physical Planning Handbook, June 2007  
Subsidiary legislation of the Physical Planning (PPA) Act Chapter 286 Laws of Kenya

## Rwanda Example

- Guidance not standard
- Organized according to spatial positioning or urban hierarchy
- No specifications of plot sizes, which are likely to be specified by a Local Land Development Plan
- No specific development parameters given for informal settlements, but a separate section on **urban renewal** stated the conditions for formalizing of existing buildings, including those developed informally

Table 3: Zoning framework with plot development parameters per land use category

Land use (sub-) category	Max. PLC	Max. FAR	Density min. units/ha	Min. distance b/w detached buildings	Setbacks	Other
<b>URBAN RESIDENTIAL</b>						
Urban core mixed use	0.6	2.4	70	0.4*Height	Front: Max. 6 m	Min. 20 % of units with non-residential use
Urban sub-center residential	0.5	1.2	30	0.5*Height		Min. 10 % of units with non-residential use
Off-core residential	0.4	0.8	15	0.6*Height		

Source: Rwanda Urban Planning Code. 2015

## KEY FINDINGS/OBSERVATIONS

- **Much efforts** in instituting and updating urban development strategies and urban planning regulations **in the last decade**
- **Different approaches** are adopted by different countries; no “best” approach
- Generally **reflect good urban planning principles**
- Increasing **appreciation of different urban conditions** in residential planning parameters
- Move towards customizing for **informal settlements or low-cost housing**
- **Need for greater clarity and consistency**
- Need to **monitor on-the-ground conditions and allow for revision or amendments** when required



THANK YOU

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