

Republic of Rwanda



RWANDA LAND MANAGEMENT AND USE AUTHORITY

**USER GUIDE ON LAND USE INFORMATION RECORDED IN THE  
LAND ADMINISTRATION INFORMATION SYSTEM (LAIS)**

February 2021

## 1. INTRODUCTION

Since July 2009, the Government of Rwanda has established a National Land Registry - usually called Land administration Information System (LAIS) through a wide Land Tenure Regularization Programme. The Land registry is a tool of reference for an effective land administration system. The Registry holds all land records encompassing land ownership information and other vital information benefiting both landowners and anyone who needs to make a commitment over a given piece of land. Besides the location of parcels (where) and their size (how much), the Cadastral Register (parcel map/spatial component of the system), shows another important information which is the existing land use, planned land use and reference value of the parcel.

The National Land Use and Development Master Plan 2020-2050 has been adopted in July 2020 consisting of Integrative report, thematic reports and land use zoning plan at national scale. By zoning plan, each district has corresponding assigned zoning (for example: urban and rural settlements zones, forest, wetlands, agricultural zones, etc) which should guide the land use change in districts ahead of having detailed districts land use plans in place.

Since November 2020, The Rwanda Land Management and Use Authority made possible all key information on the land be accessible to a wide range of users and to the public. Among other valuable land information, the established Land Information Inquiry Portal that is accessible on all platforms like desktop and mobile devices or tablets helps landowners, citizens, organizations and investors to check and confirm land information, the land area, land use and the planned use. For efficient use of the recorded land use information accessed in the LAIS, a user should have a better understanding about the legal land use context and various sources and categories of the land use accessed on the Platform.

## 2. PURPOSE OF THE USER GUIDE

The purpose of this “LAIS Land Use Information User Guidelines” is to explain the proposed land uses integrated into LAIS in order to facilitate adequate provision of land services. Specifically, in the detail, these Guidelines are set to:

- To guide land administrators and managers at local and central levels in providing various services, especially first land use registration, land use changes, land subdivisions, etc
- To raise general awareness and understanding on the planned land use information accessed by the landowners and the public.

## 3. TYPES AND SOURCES OF LAND USE ACCESSED FROM THE NATIONAL LAND REGISTRY

Besides the **existing land uses** recorded during the systematic land registration program, since 2018 the LAIS platform saw an upgrade to display also the “**Planned Land Use**” to guide Registrars in the land use related services approval.

Land uses integrated in the Land Registry are provided by the Presidential Order N° 30/01 of 29/06/2007 determining the Exact Number of Years of Land Lease. This Order seeks to determine the exact number of years of land leases in accordance with land categories (Private State Land, Private Kigali City as well as Private District Land and Individual Land) and designated uses of the same (residential, agricultural,

tourism etc.). This Law sets the period of land lease between three and ninety-nine years and requires the registration of the same with the Registrars of Land Titles;

On the other hand, in the Rwandan context, the **(Planned) land use** is determined, by the national, regional and local land use plan. **Planned Land uses** result from each land use planning level, which goes with a more detailed land uses:

- National land Use and Development Master Plan (NLUDMP) approved by the Cabinet
- Kigali City Master Plan (KCMP) approved by the Kigali City Council
- District Land Use Plan (DLUP) approved by the District Council
- Sectoral Land Use Plan (SLUP) approved by the relevant Government Agency
- Urban Development Master Plans (UDP) approved by District Council
- Local Land Development Plan/ Detailed Physical Plan Approved by the Kigali City or District Council
- Rural Land Development Plans (RLDP) approved by the District Council

#### 4. USE, INTERPRETATION AND APPLICATIONS OF LAND USE INFORMATION IN THE LAND REGISTRY

These User Guidelines focuses on key major Land Uses integrated into LAIS as provided by the NLUDMP 2020-2050. For Kigali Master Plan, and other Local Urban Development Master Plans approved by District Councils before 2020, the user will be guided by the respective **“Zoning Plan and Development Control Regulations”**



**Figure: (1) Illustration of a rural settlement site area (Yellow) and (2) an urban area (Rose Quartz)**

- At national land use planning level, the NLUDMP 2020-2050 designates only settlements boundaries and leaves a room for the preparation of more detailed land use zoning within Urban boundaries of Cities, District Towns and Rural Settlements Sites boundaries;
- Agriculture land, Forest land and Wetlands/swamplands, Transportation and Protected areas were determined based on the respective mapping studies.

The following tables 1, 2 and 3 indicate guidelines in providing land use services.

**Table 1: Matching Tool for land uses in New Master plans and LAIS**

<p><b>URBAN AREA</b> integrated in LAIS, is an identified land by the NLUDMP 2020-2050, designated and proposed as a new area for urban development.</p> <p><b>RURAL SETTLEMENT AREA</b> integrated into LAIS, is an identified land by the NLUDMP 2020-2050, designated and proposed as a new area for rural settlement site development.</p> <p>URBAN AREA and RURAL SETTLEMENT SITE AREA would accommodate the HARMONISED land uses in Districts as approved and provided by the NLUDMP. Implementation Strategy (Appendix).</p>		
<p><b>NLUDMP &amp; DISTRICT PROPOSED LAND USES 2020-2050</b></p>	<p><b>KIGALI CITY AND SECONDARY CITY MASTER PLANS - LAND USE ZONING DETAILS 2020-2050</b></p>	<p><b>Guidelines on the corresponding Land Use in LAIS</b></p>
<p><b>Urban Area</b></p>	<p>N/A</p>	<p>1. Urban area and rural settlement sites are “<b>an Area reserved for city, town, rural and rural settlement site development or expansion.</b>” The preparation and adoption of an Urban, Rural or Rural site Development Plan should precede implementation of major land use changes;</p> <p>2. For District urban master plans under review, the Land use change and Subdivision are based on a prior assessment and approval by District OSC;</p> <p>3. However, land use change and subdivision will be allowed when either (1) there is an existing legally permitted uses and buildings, i.e. Land use changes and subdivisions are allowed for the landowner whose development on the land was approved by a competent authority before the new urban boundary proposed by NLUDMP or (2) there is an approved Physical Plan - but the physical Plan should be submitted to RLMUA for integration into LAIS;</p>
<p><b>Rural Settlement Site</b></p>	<p>N/A</p>	

<b>Residential</b>	High density Medium density Low density	High-density residential zone. Medium density residential - Expansion zone , Medium density residential - Improvement zone, Low Density residential zone, Low density residential densification zone, Rural residential zone	<b>Residential</b>
<b>Commercial</b>	Regional City Neighborhood General	Regional commercial zone (O-C4), City commercial zone, Neighborhood commercial zone (O-C2), Mixed use zone	<b>Commercial</b>
<b>Industrial</b>	General Industry  Logistics, Light industry, Warehouse, Mining/Quarry	General industrial zone  Light industrial zone  Mining/Extraction/Quarry	<b>Industrial</b>
<b>Public Administration</b>	Government offices/Police/Correctional and rehabilitation facilities/ Defence and security/ Courts/ Other	Public Administration zone	<b>Administration</b>  However, the first land use registration should keep recording of the current uses as mentioned in the Proof of Land Acquisition delivered by Decentralised entities in lieu of the public land uses planned on private individual land when the land has been developed, or agriculture or forest if not yet developed;



	areas/ Natural forest/ Afforestation/ Nature Reserves/ Steep Slopes	Steep slopes (> 30%) zone  Natural open space zone	
	National Park Expansion Zone / National Park buffer		No land use change is allowed, unless approved and permitted by RDB as the relevant authority  However, the first land use registration should keep recording of the <b>current use</b> as mentioned in the Proof of Land Acquisition delivered by Decentralised entities in lieu of the public land uses planned on private individual land when the land has been developed, or agriculture or forest if not yet developed;
<b>Agriculture</b>	Crop farming/ Agroforestry/  Animal husbandry	Agriculture zone	<b>Agriculture</b>  <b>Livestock</b>
	Pisciculture (fish farming)		<b>Fishing</b>
<b>Wetlands</b>	Wetlands/ Swamps	Wetland zone	<b>Wetland;</b>  <b>Agriculture and Fishing</b> are allowed as conditional use in the <b>unprotected wetlands</b> when permitted by the relevant authority
<b>Wetland buffer</b>	<b>Wetland buffer</b>	The change of Land use should be backed by an approval from MoE/REMA as relevant organs Land use change should be allowed when either	- <b>Agriculture</b> - Land use change should be allowed to <b>existing legally approved / permitted uses and buildings established;</b>

		(1) there is an existing legally permitted uses and buildings	<p>Otherwise the change of Land use should only be approved by MoE/REMA as relevant organs</p> <p>However, the first land use registration should keep recording of the <b>current use</b> as mentioned in the Proof of Land Acquisition delivered by Decentralised entities in lieu of the public land uses planned on private individual land when the land has been developed, or <b>agriculture</b> or <b>forest</b> if not yet developed;</p>
<b>Water Body</b>	Lake/Stream/ River	Waterbody zone	<p><b>Uses in protected land</b></p> <p><b>Fishing</b> use when permitted by the relevant authority</p> <p><b>Water</b> as annotation</p>
<b>Lake buffer</b>	Lake buffer		<p><b>Tourism Recreational</b> (to be adopted by RLMUA) Land use change should be allowed to existing legally approved / permitted uses and buildings established; Otherwise the change of Land use should only be approved by MoE/REMA as relevant organs</p>
<b>Transportation</b>	Road and railway reserves and Transport	Transportation zone	<p>No change of land use could be allowed unless If there is a relevant need to change land use in the interest of the client/land owner;</p> <p>However, the first land use registration should keep recording of the current uses as mentioned in the Proof of Land Acquisition delivered by Decentralised entities in lieu of the public land uses planned on private individual land when the land has been developed, or <b>agriculture</b> or <b>forest</b> if not yet developed;</p>

**Table 2: Matching Tool for old master plans and LAIS**

	LAND USE FOUND IN EXISTING URBAN/LOCAL LAND USE PLAN/ 2011-2020	LAND USE CATEGORY IN LAND REGISTRY- LAIS
S/N	Proposed land uses and Zoning Plan	<i>Guidelines on the corresponding Land Use in LAIS</i>
1	Urban Agriculture, Agriculture, Agri-Residential, Agroforestry	<b>Agriculture</b>
2	Public administrative, institutional and service uses, Administrative Office, Fire Station, Defence Area, Civic Services, Civic Area, Communal	<b>Administration</b>
3	Commercial, City level Commercial , Retail Commercial, City Level Market, Neighborhood Commercial, Mixed Use Commercial, Neighborhood Market, Off-core commercial area	<b>Commercial</b>
4	Cemeteries and crematoria, Cemetery, Culture Centre, Memorial Site	<b>Social and Cultural</b>
5	Forestry, Forest	<b>Forestry</b>
6	Heavy Industry, light Industry, Sewerage Treatment Plant,	<b>Industrial</b>
7	Low Density Residential, Medium Density Residential, High Density Residential, Mixed Use Residential, Low	<b>Residential</b>

	rise, Medium rise, High rise, Low standing, Medium standing, High standing	
8	Social Facilities, Social Facility, Health Facility, Hospital, Health Centre, Health Post, Education Facility, Research and Training Centre, Religious, Church, Stadium, etc	<b>Social and Cultural</b>
9	Caves, Touristic caves Corridor ,Touristic and recreational	<b>Tourism</b>
10	Artificial Lake, Water boy, Wetland, Marshland, Swamp, Water infrastructure	<b>Uses in protected land</b> <i>Wetland as Restriction/ annotation</i>
11	Public Square, Green Space, Open space and park, , Recreational Park, Public Park, Recreation, Nature preservation area, Walking Trail, Golf Course, Playground, Sport and recreation	This land use should provisionally.be recorded under or changed to <b>Forest</b> or <b>Social</b>
12	Infrastructure, Landfill	<ol style="list-style-type: none"> <li>1. District One Stop Centre should clarify which type of infrastructure to ease the recording or the change of land use based on the provided list of land use provided by the PO on land lease period.</li> <li>2. This land use should be provisionally integrated and used in LAIS in two ways: <b>(1)</b> As a Public Utility Infrastructures owned and managed by Government Agencies or State-owned should be recorded under <b>ADMINISTRATION</b> but when <b>(2)</b> a privately Utility Infrastructures owned and managed by individuals for</li> </ol>

		<p>business purpose should be recorded under <b>COMMERCIAL</b> use</p> <p>3. However, the first land use registration should keep recording of the <b>current use</b> as mentioned in the Proof of Land Acquisition delivered by Decentralised entities in lieu of the public land uses planned on private individual land when the land has been developed, or <b>agriculture</b> or <b>forest</b> if not yet developed</p>
--	--	--

<p><b>Table 3: Guidelines on parcel with multiple planned / proposed land uses</b></p>	
<p>It is possible for a parcel to have more than one planned land use. When a parcel has multiple land uses, the land use recording and change of land use will be guided by the following::</p> <ul style="list-style-type: none"> <li>● subdivision is recommended when the land size is big enough for each land use i.e when each of the resulting plots sizes meet the requirement of intended development provided by the Zoning Plan and Regulations</li> <li>● the most predominant, land use with a bigger share of the land size of the parcel.</li> <li>● Cost-benefit: primarily Vs secondary land use, the most developed with a land use likely to contain expensive development</li> <li>● high-priority : Public interest land use will be allowed before private intended land use</li> </ul>	

**CONCLUSION**

- The User of land use information presented in this Guide should be aware that planned land uses found in the LAIS are not exhaustive, as the integration will remain an ongoing and continuous process. More Local Land Use Development plans will be prepared and adopted and they should bring in other more detailed land use types. For that reason, it is paramount to always consult the Master or Local Zoning Plans and Regulations to have enough information. The User Guideline should be updated to accommodate all new information provided by master plans.
- The land use categories and types integrated from old Urban Developments Plans, Local Development Plans prepared since 2011 for District towns and Emerging Centres will be updated to harmonise with the new NLUDMP guidelines as well as the adopted land use categories provided by the NLUDMP Implementation Strategy.