



Mpazi Project Introduction

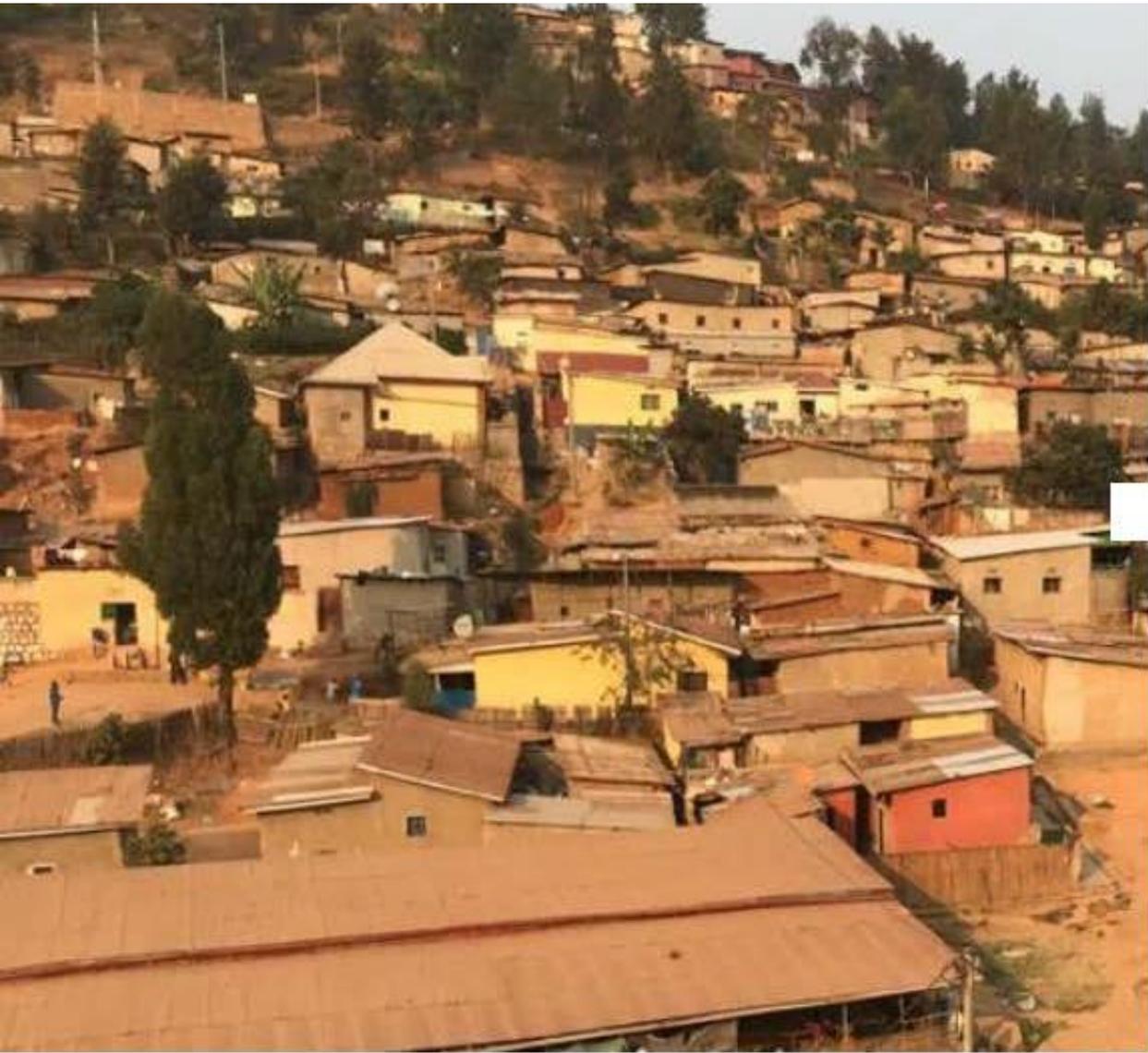


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Confederazione Svizzera
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Swiss Agency for Development
and Cooperation SDC

skat Swiss Resource Centre and
Consultancies for Development

PROECCO **PR**omoting **E**mployment through
CLimate Responsive **CO**nstruction



KIGALI MASTER PLAN VISION 2050



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Swiss Resource Centre and
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**before
transformation**



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INCLUSIVE URBAN TRANSFORMATION

after
transformation

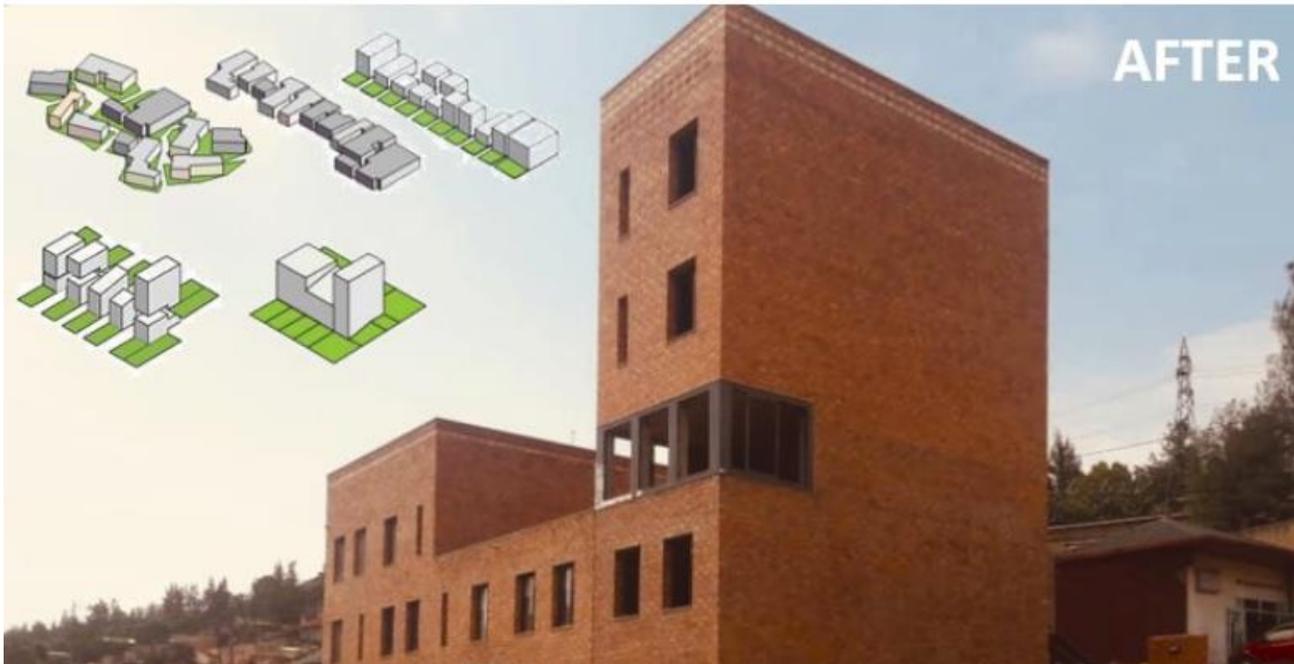


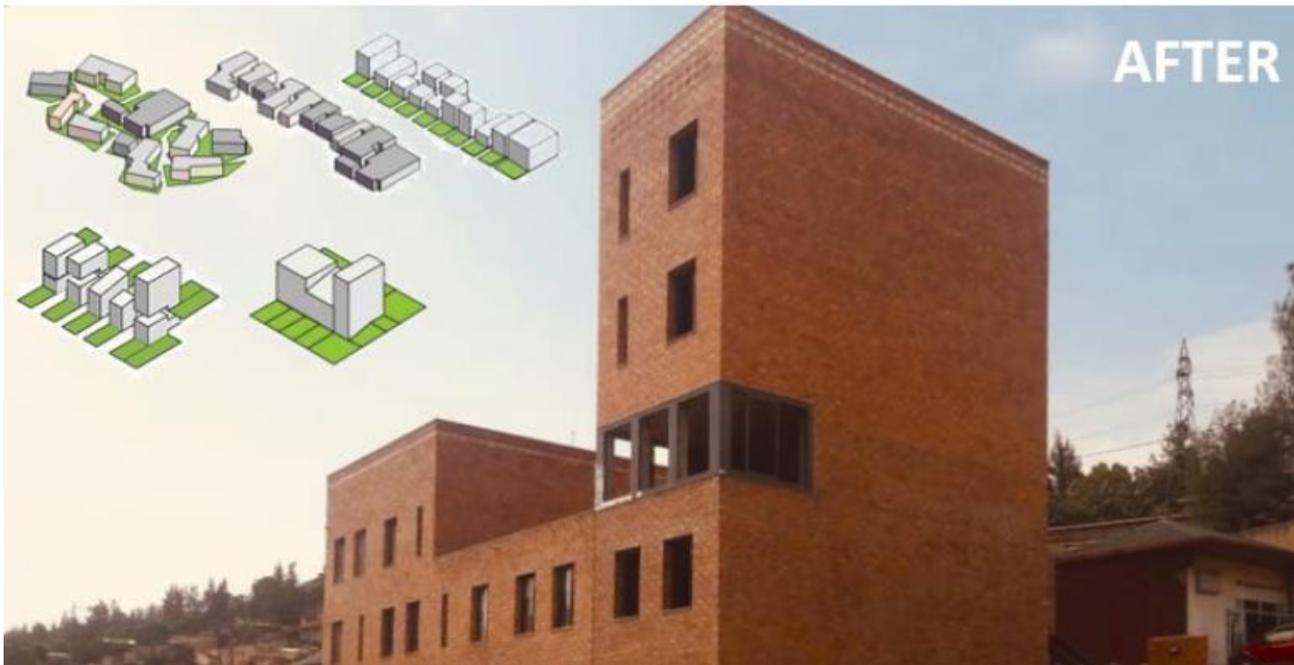
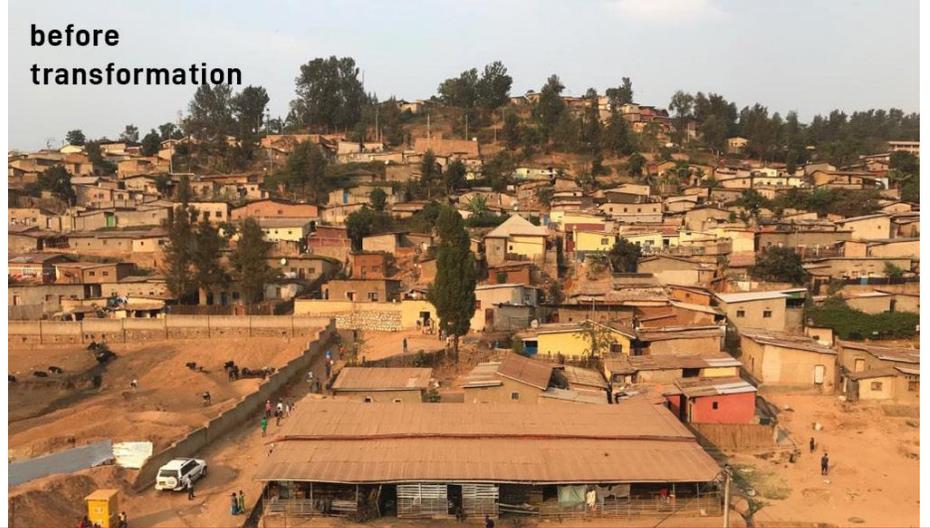
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INCLUSIVE URBAN TRANSFORMATION





- 
- Respectful of regulations (master plan + building code)
 - Respects **health** and **safety** guidelines (covid / floods)
 - Made in Rwanda materials and technologies
 - Flexible design elements / customizable
 - Community centered
 - **Participatory + inclusive**



AKABAHIZI CELL

MPAZI REHOUSING PROJECT PHASING



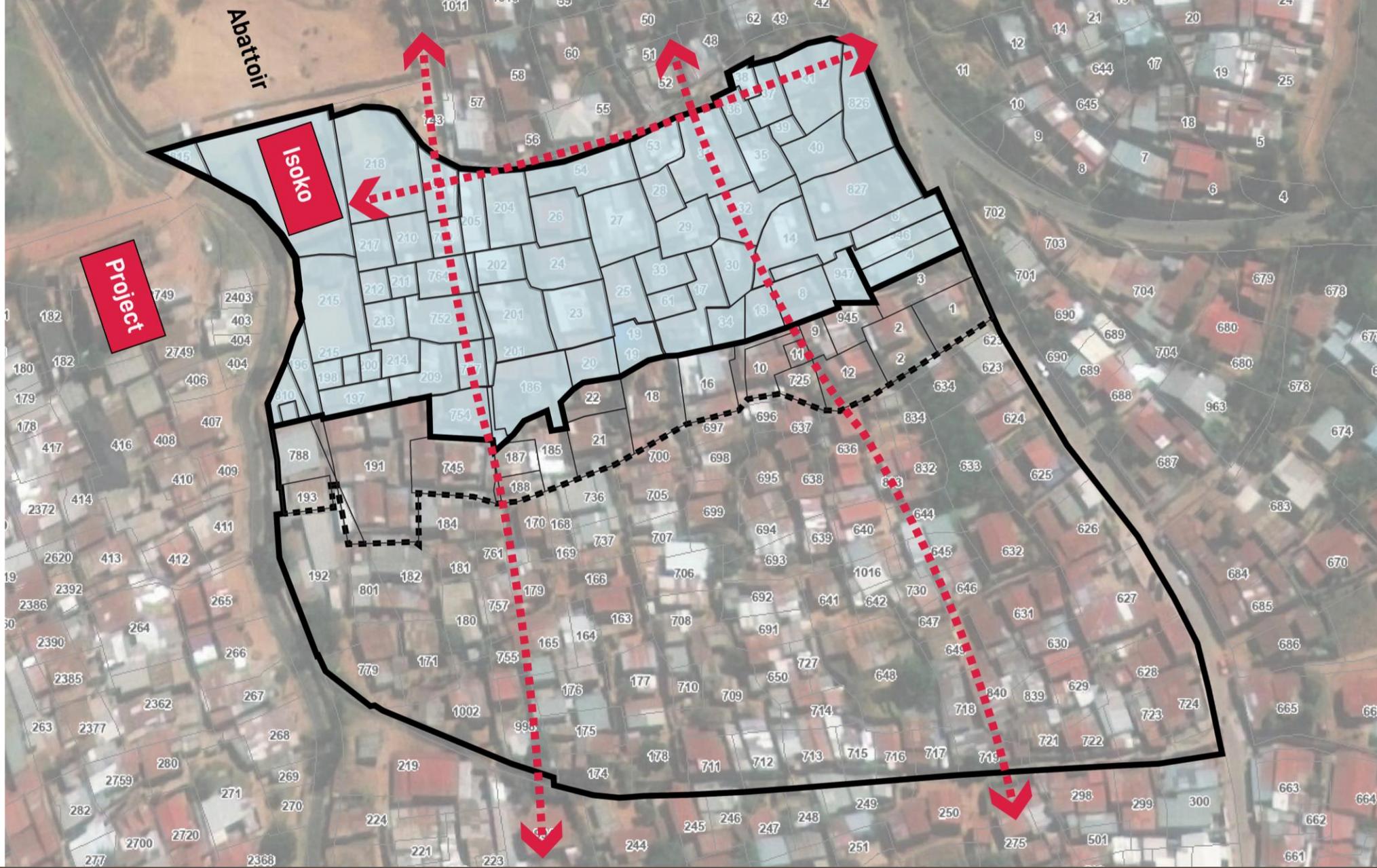
MPAZI REHOUSING PROJECT PHASING



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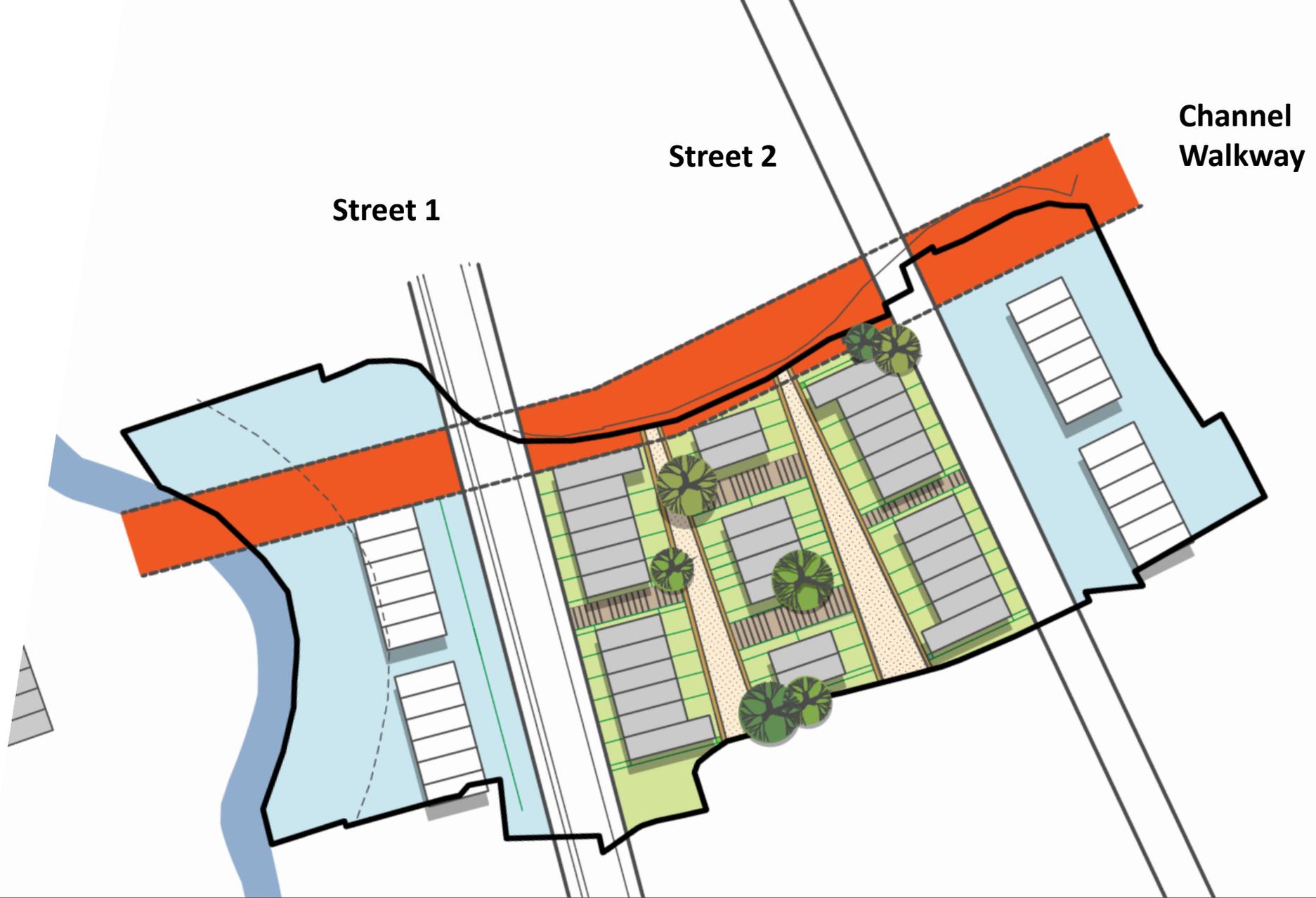
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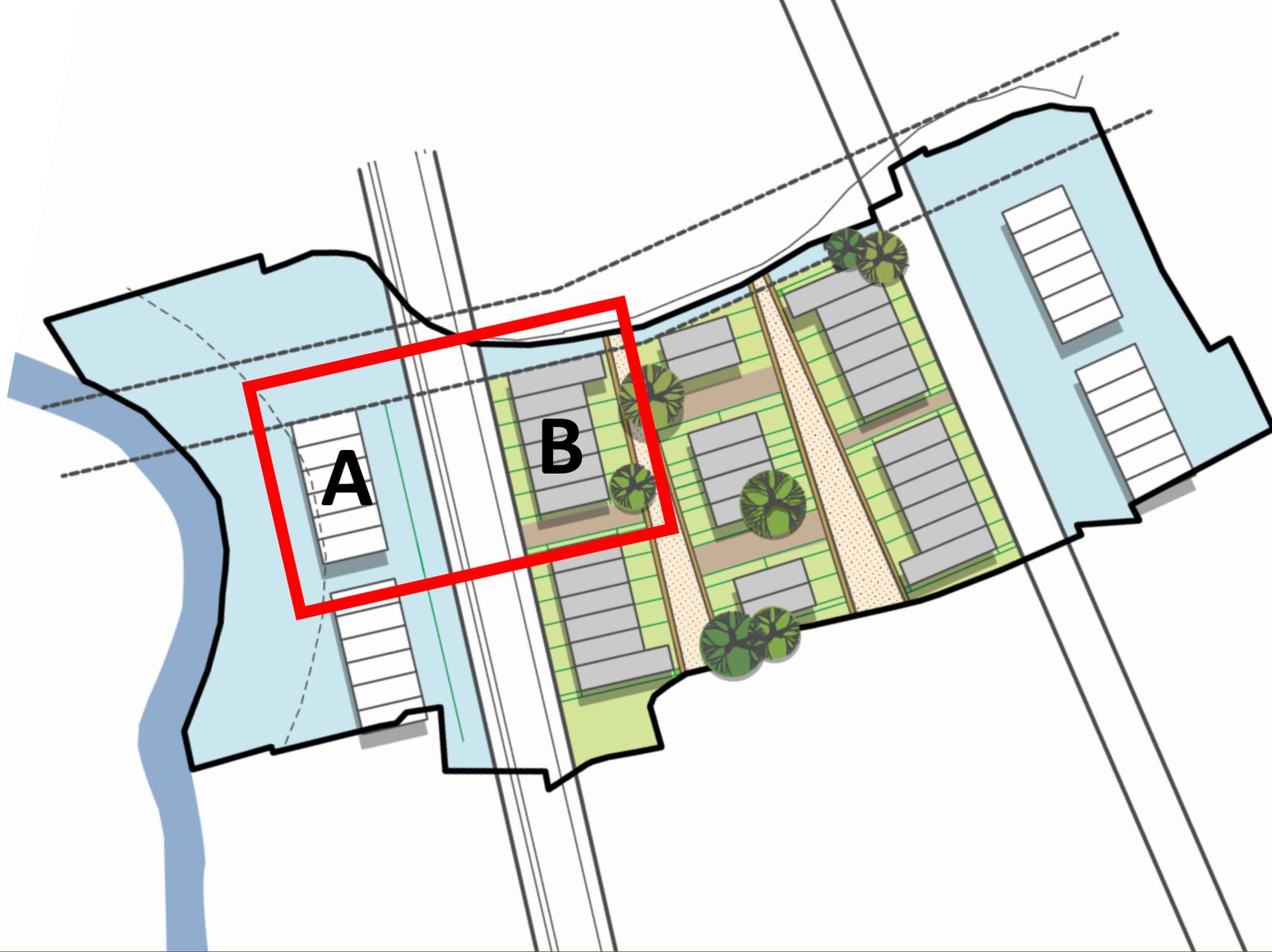
MPAZI REHOUSING PROJECT PHASING





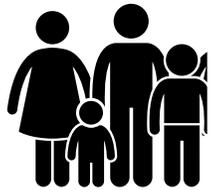
MPAZI REHOUSING MASTER PLAN





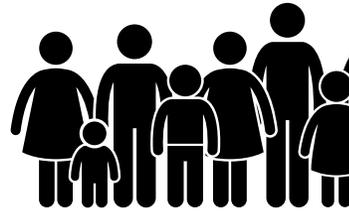
MPAZI REHOUSING PROJECT PHASING

Level 1



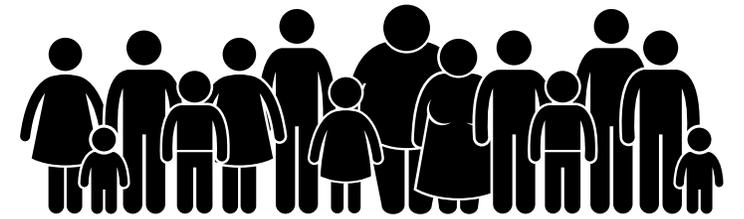
Dwelling
Unit

Level 2



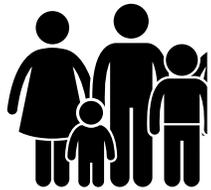
Housing
Block

Level 3



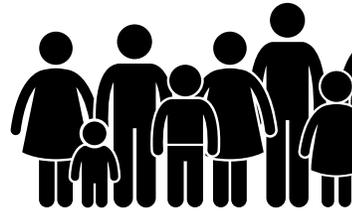
Community
Level

Level 1



Dwelling
Unit

Level 2

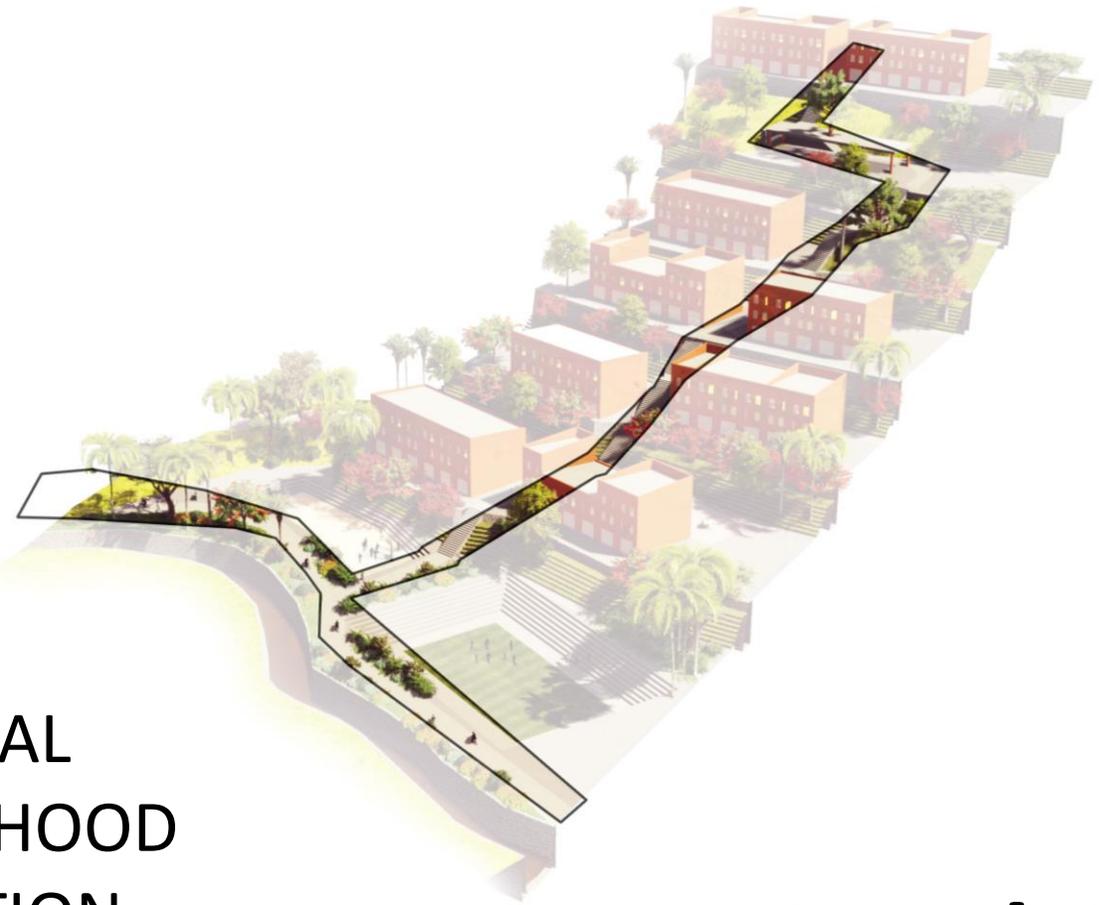
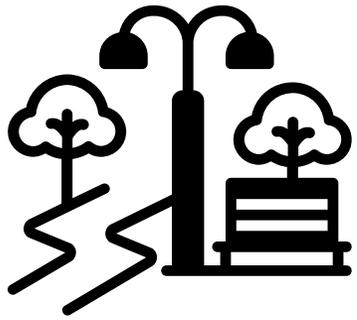


Housing
Block

Level 3



Community
Level



INTERNAL
NEIGHBORHOOD
CIRCULATION

Level 3

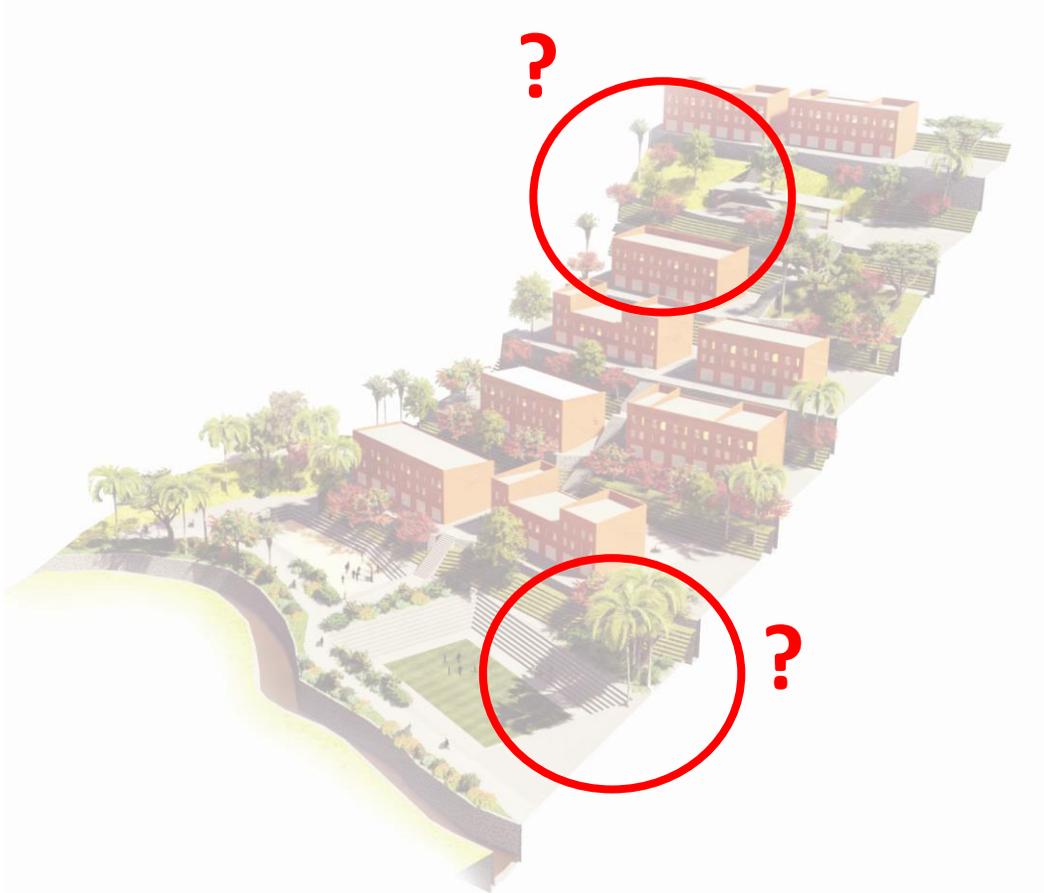


PUBLIC PARK?
RECREATION?
STORMWATER RETENTION
POND?

Level 3

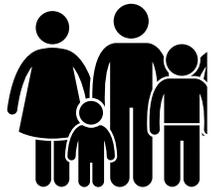


MARKET?



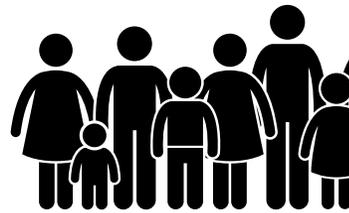
Level 3

Level 1



Dwelling
Unit

Level 2

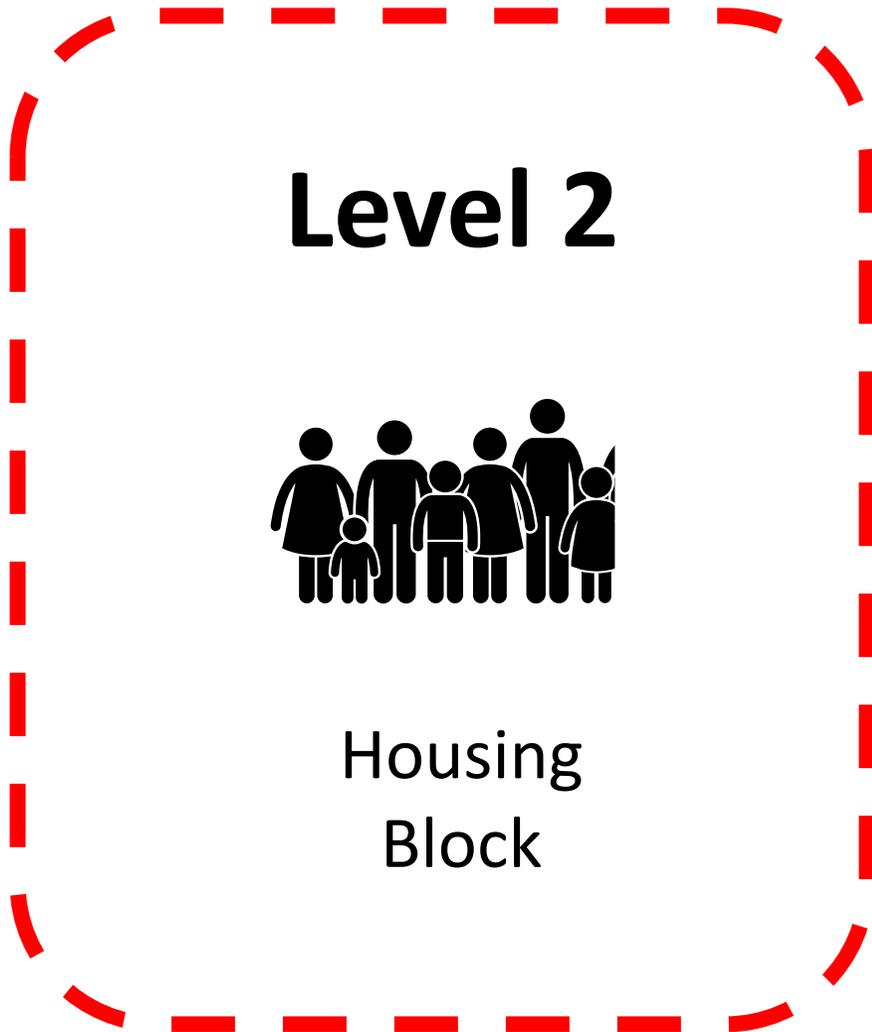


Housing
Block

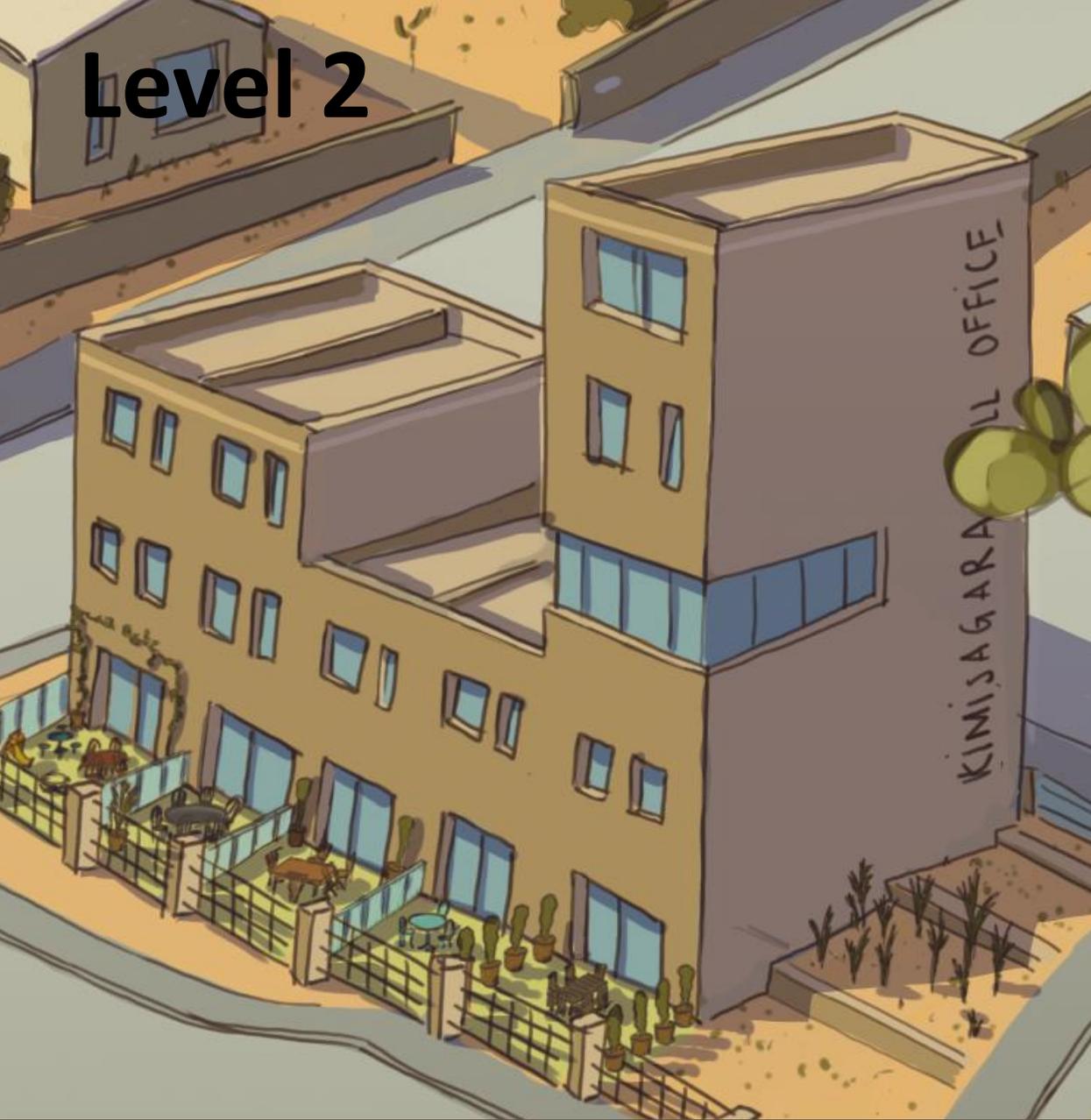
Level 3



Community
Level



Level 2

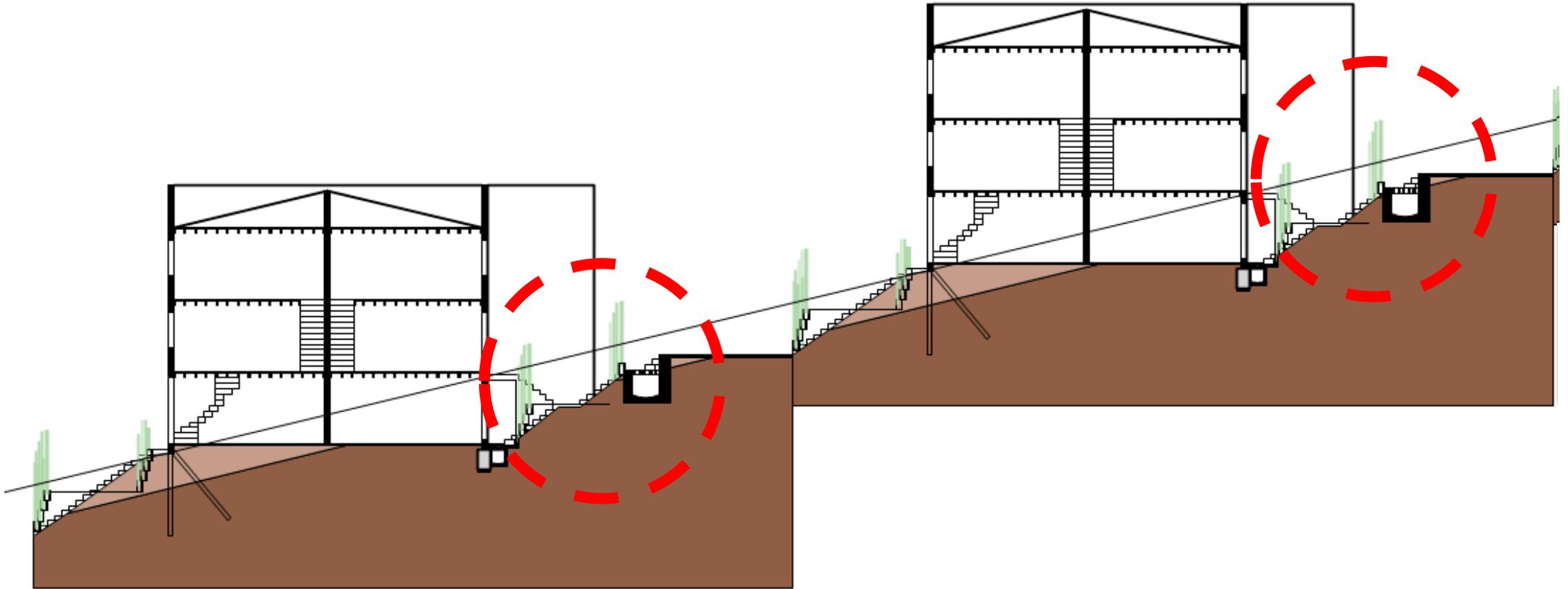


EXAMPLE OF BLOCK DESIGN ELEMENT

Level 2



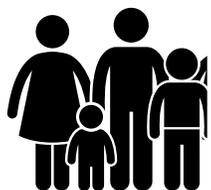
Level 2



Level 2

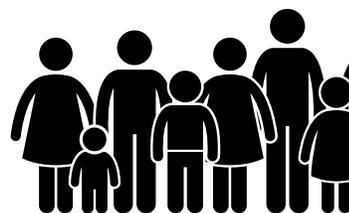


Level 1



Dwelling
Unit

Level 2



Housing
Block

Level 3



Community
Level



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Swiss Resource Centre and
Consultancies for Development

REHOUSING DWELLING DECISION LEVELS



• Lively commercial frontage along street

• Dignified, desirable residential living



Cohesive Community

Vertical development

Enhanced facilities (toilets, kitchen)

Flexible and customisable space

Save neighbourhood

Collective Property
Management

Reduced living
and maintenance
costs

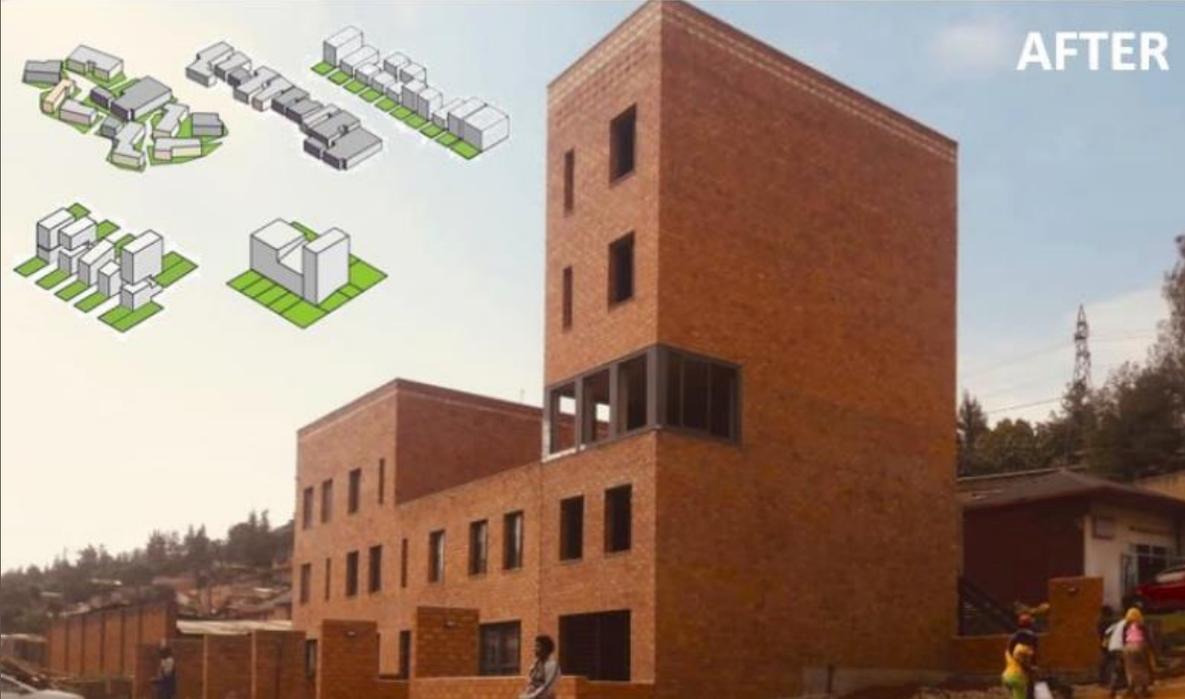


Features of Future Neighbourhood

BEFORE



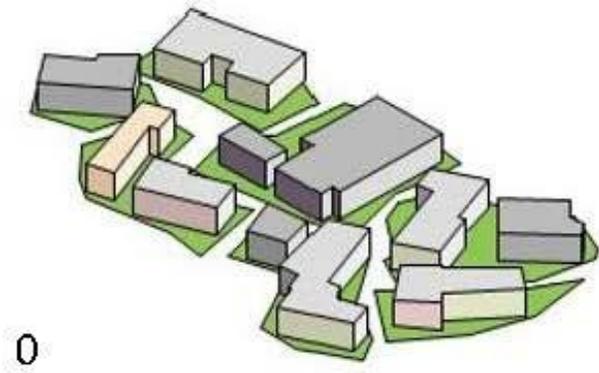
AFTER



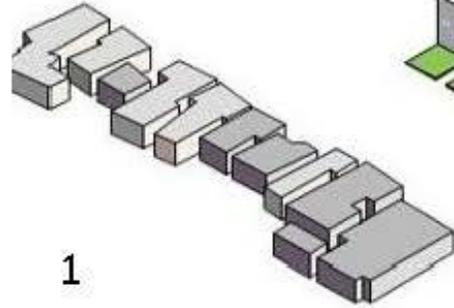
PRINCIPLE I: GROUP MANAGEMENT

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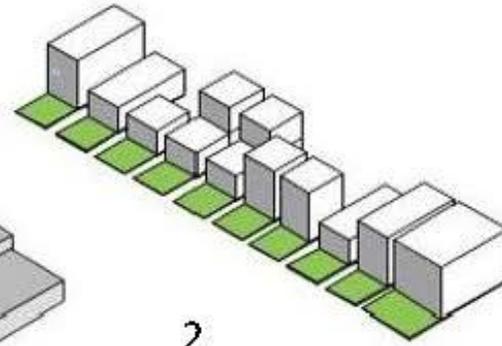
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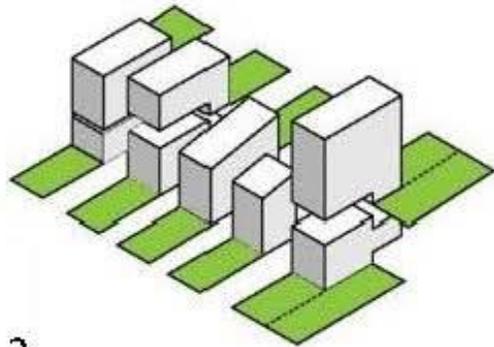
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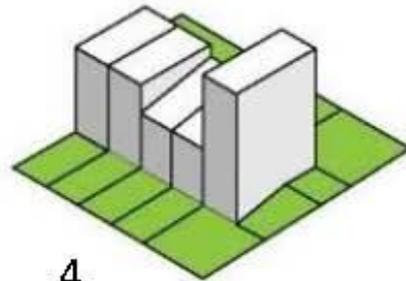
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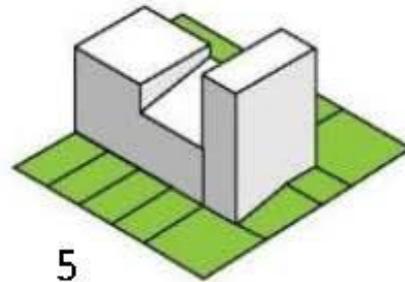
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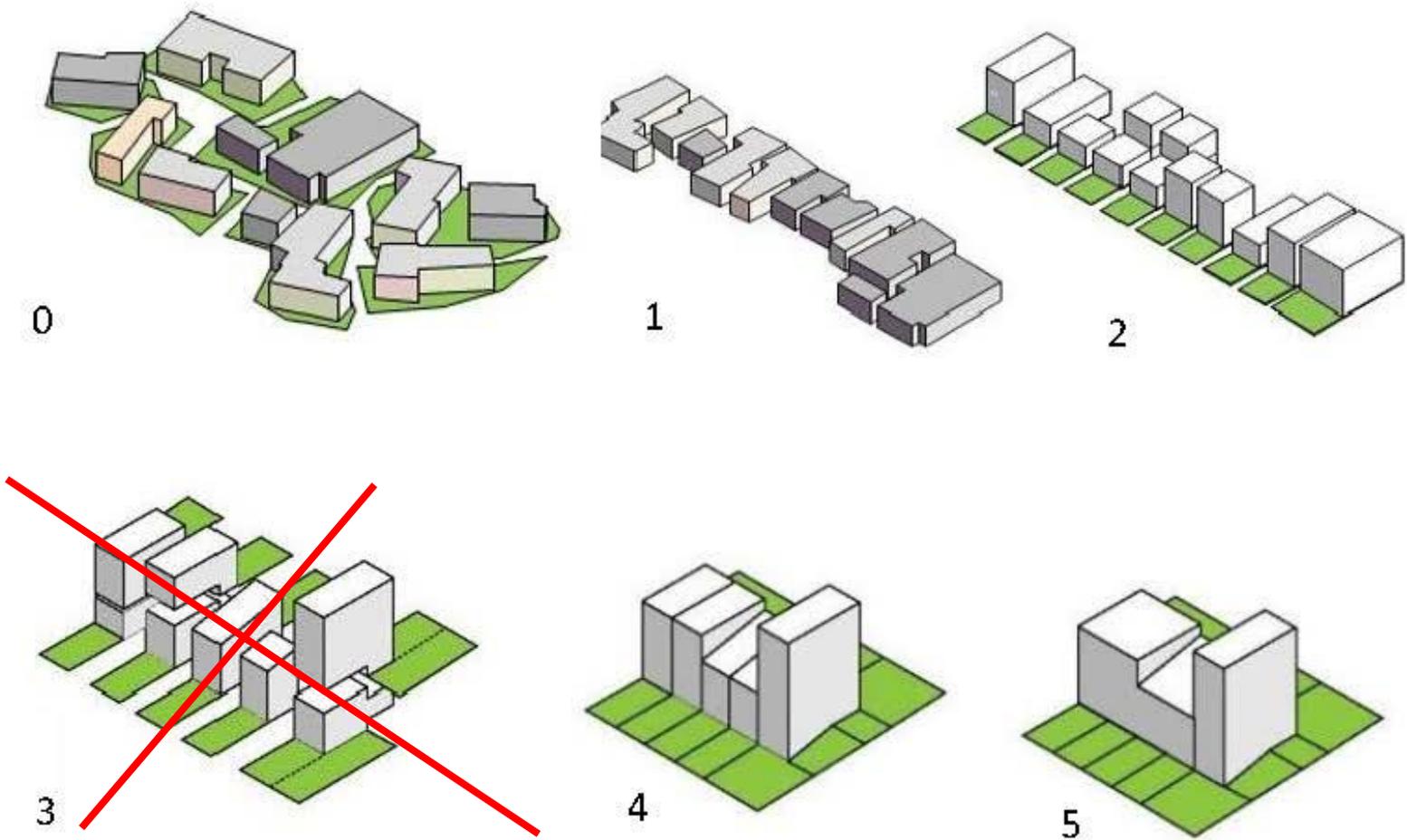


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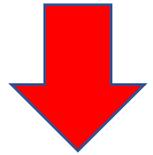
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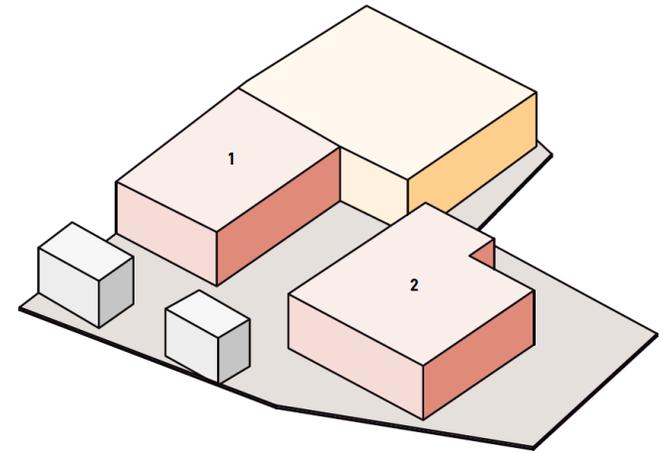
REHOUSING DWELLING DECISION LEVELS



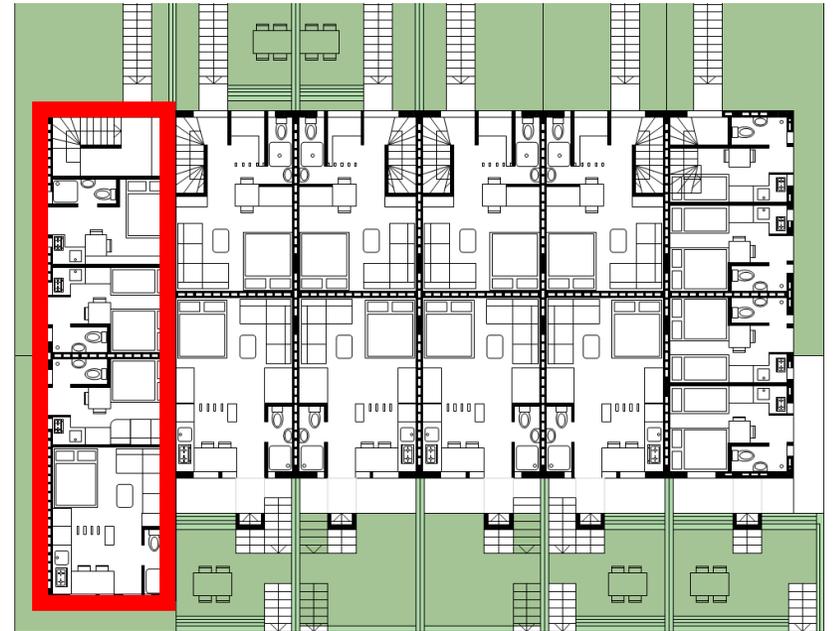




EXISTING PLOT ORGANIZATION



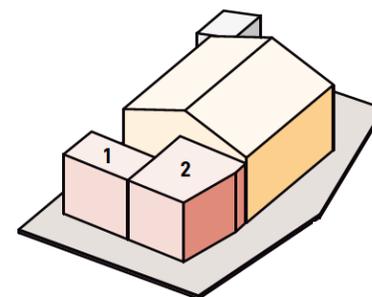
NEW HOUSING



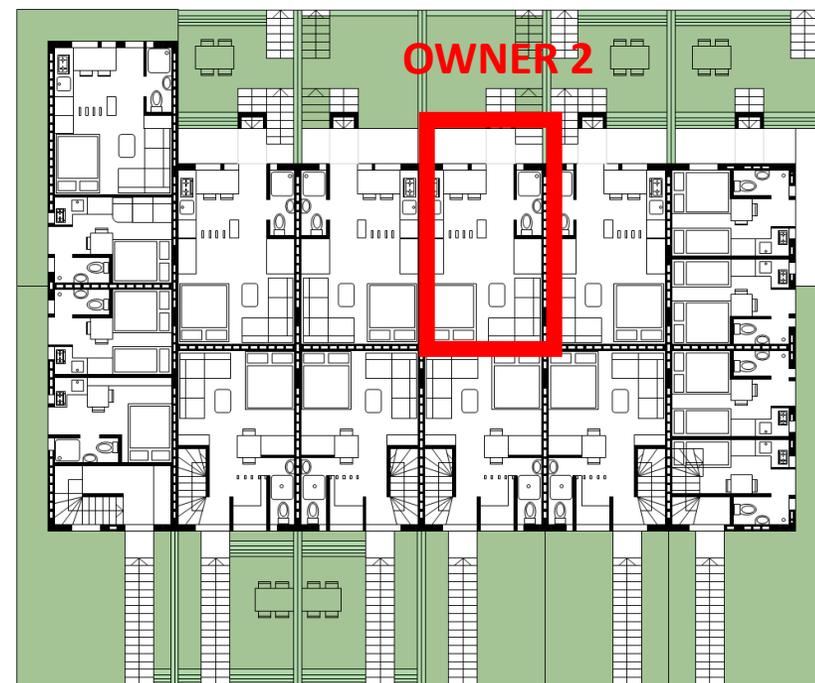
OWNER 1

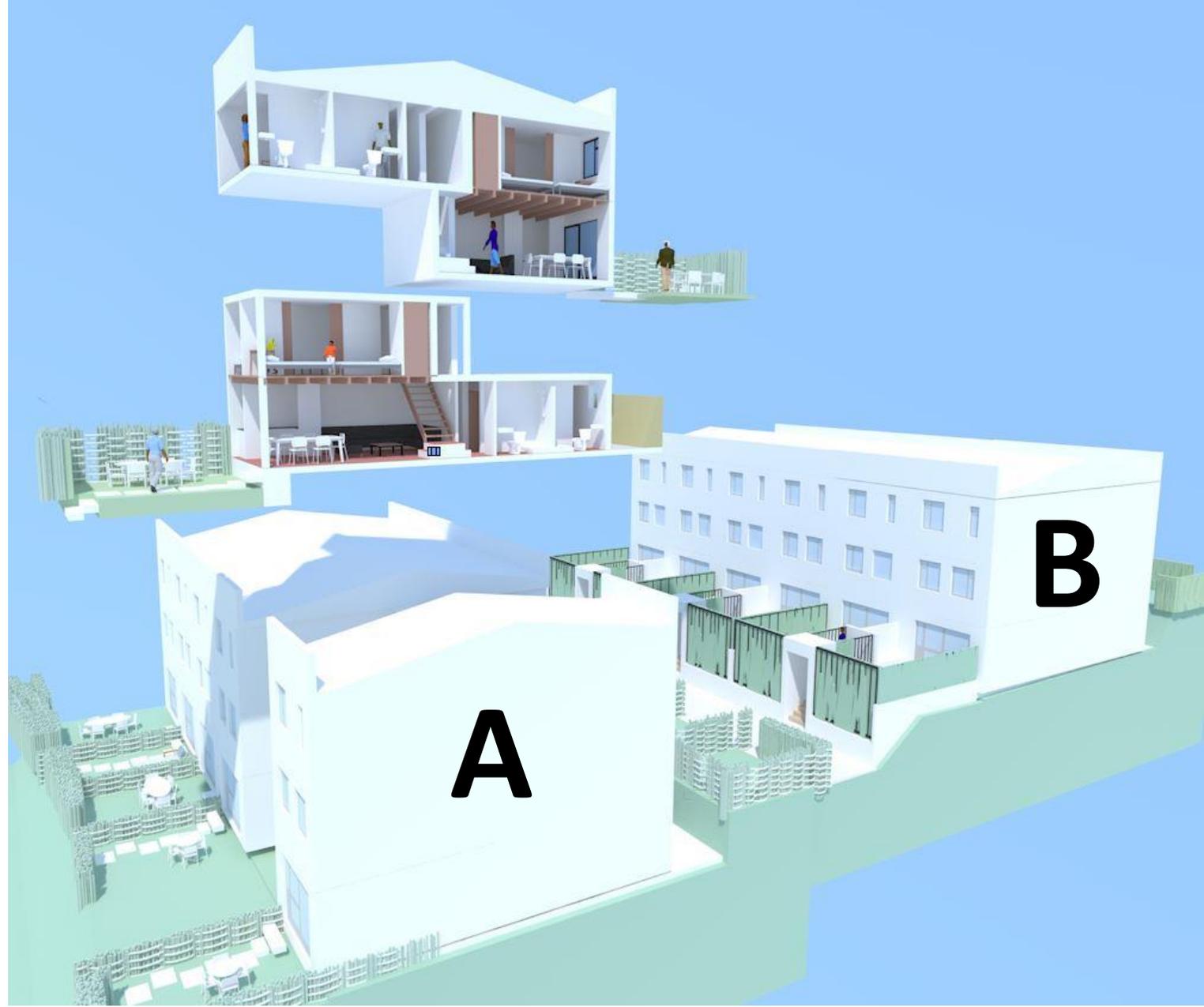
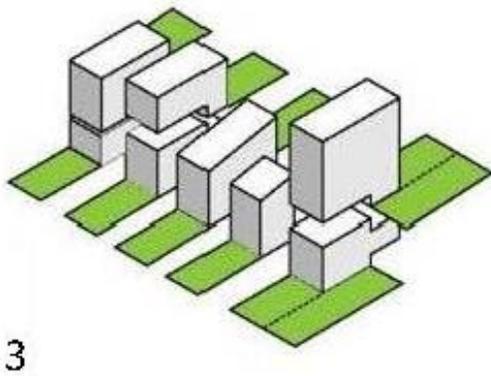
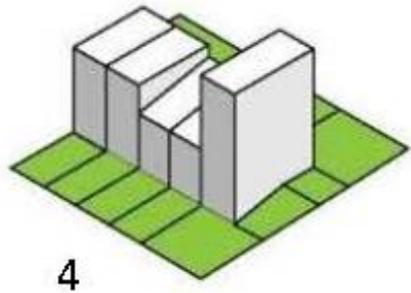
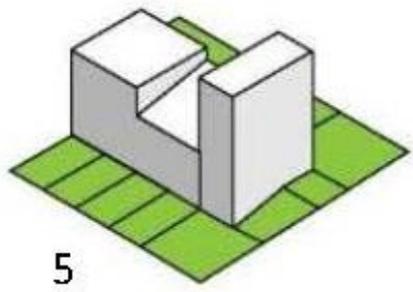


EXISTING PLOT ORGANIZATION



NEW HOUSING





M

M SHELL

Interior Dimension
Room Height
Wall Material
Slab: Maxspan
Flooring: Ceramic
Roofing Material

S



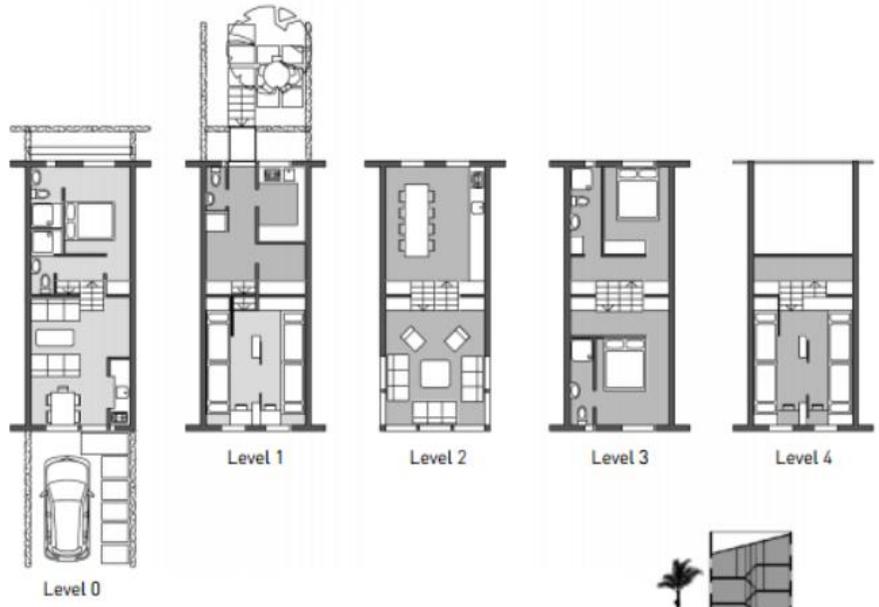
starting from
FRW 9.000.000

S SLOPE SPLIT LEVEL DUPLEX (Unit 1)	54m ²
Living Room/Dining Room	13.5
Master Bedroom	9
Additional Bedrooms (x2)	15 (or 6 +7)
Kitchen	✓
Bathroom (x2)	✓
Storage	✓
Garden	✓



starting from
FRW 18.000.000

S SLOPE SPLIT LEVEL TRIPLEX (Unit 2)	107m ²
Living Room / Dining Room	36
Master Bedroom	10
Additional Bedrooms (x3)	24
Kitchen / Storage	8
Bathroom (x3)	✓
Garden	✓



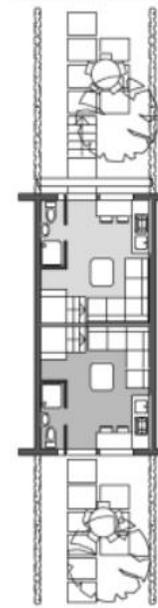
Unit 1 L0 - L1
Unit 2 L1 - L4



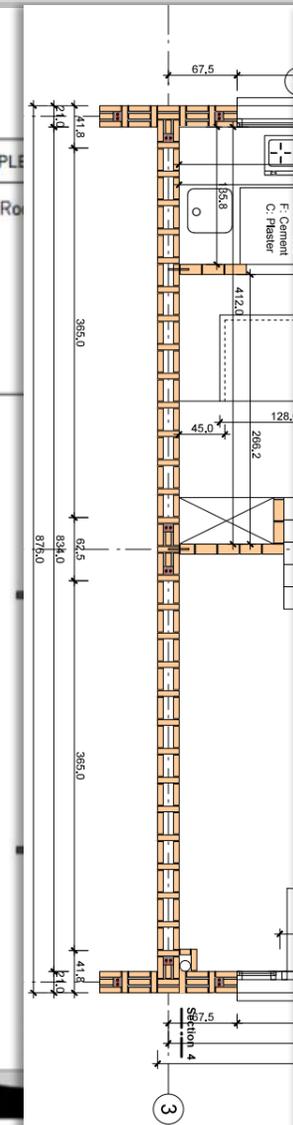
S Split-level Duplex and Triplex



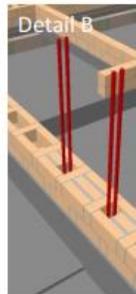
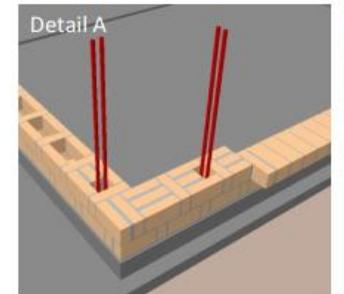
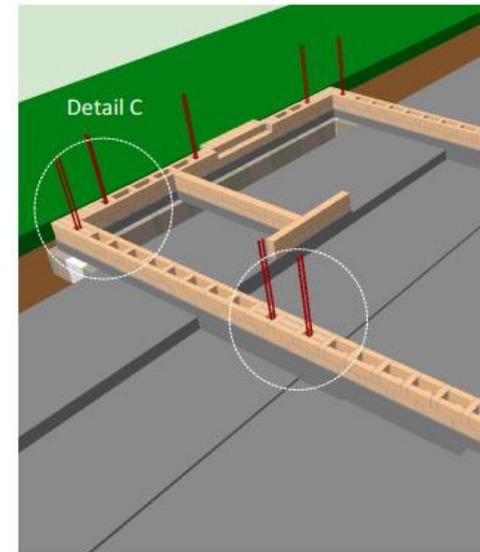
S BACK-TO-BACK DUPLEX
Living Room/Dining Room
Bedroom (1 or 2)
Kitchen
Bathroom (x1)
Garden



Unit 1
Unit 2

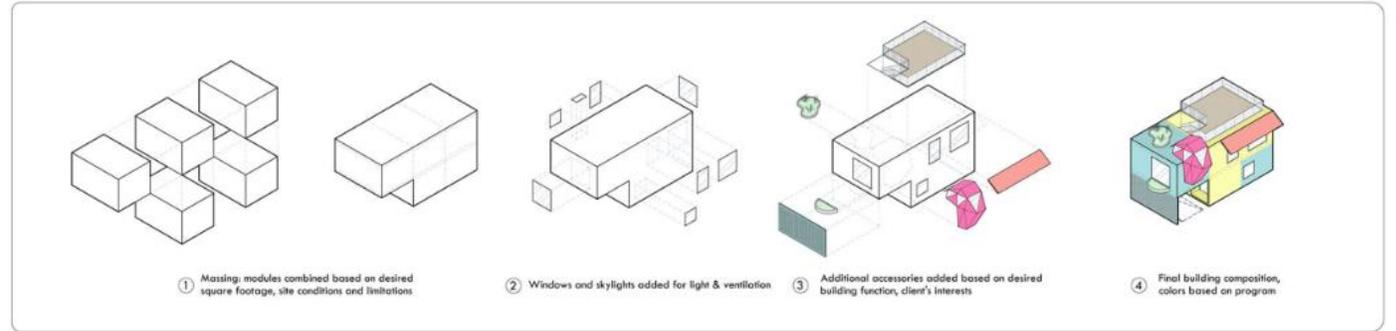
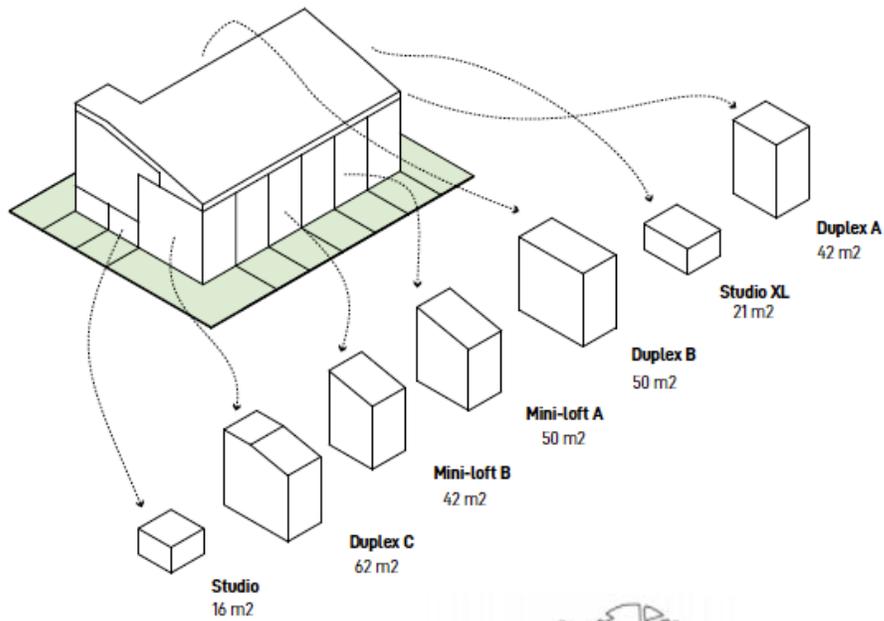


BL-2 Brick Layer 2



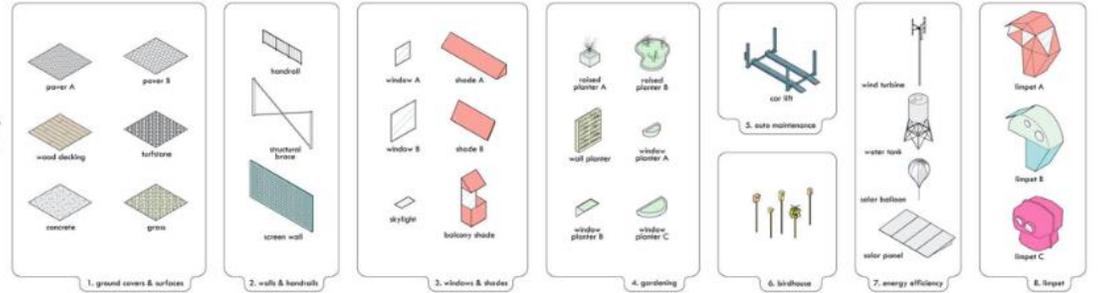
Important!
Always select the most beautiful brick side for the wall.
Perfectly align the bricks. PERFECTLY ALIGN THE BRICKS.

Date: 14th of June 2017 Update 1: 17th of June 2017 dwy



BUILDING BLOCKS ▲

The basic unit of space is the massing module. These are conceptual blocks which are tailored to individual need with the addition of accessories.

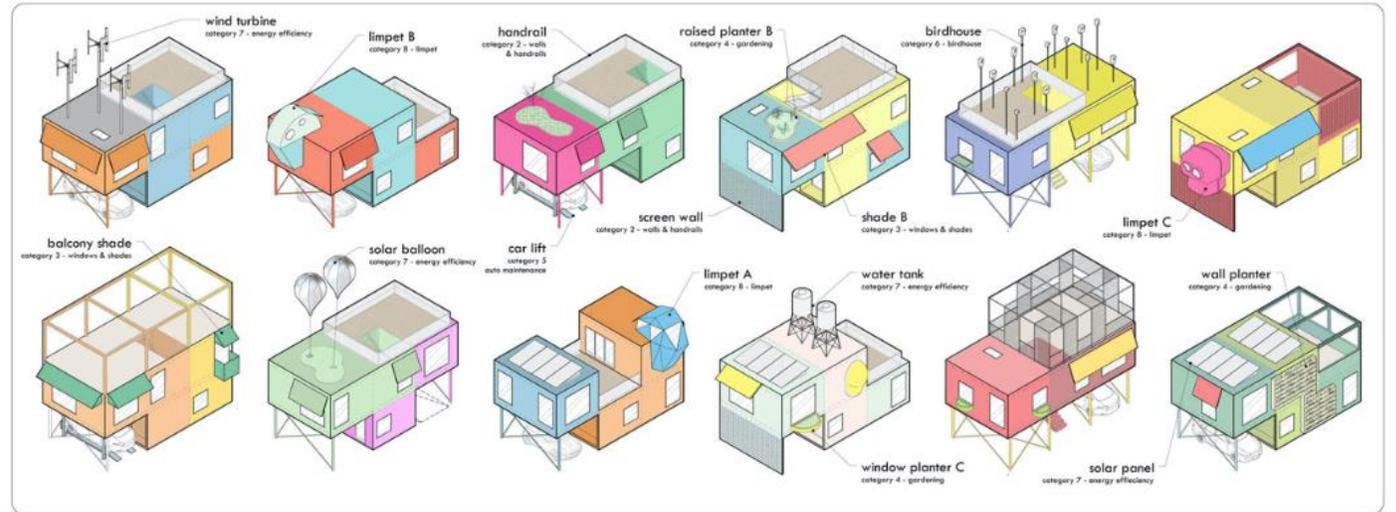


CATALOG OF ACCESSORIES ▲

Accessories are picked according to individual tastes and needs. They give personality and usefulness to the basic modules.

EXAMPLE COMBINATIONS ▼

There really are an infinite variety of combinations. Here are just twelve possibilities out of a possible 320 trillion ways to combine accessories, and make a unique statement.

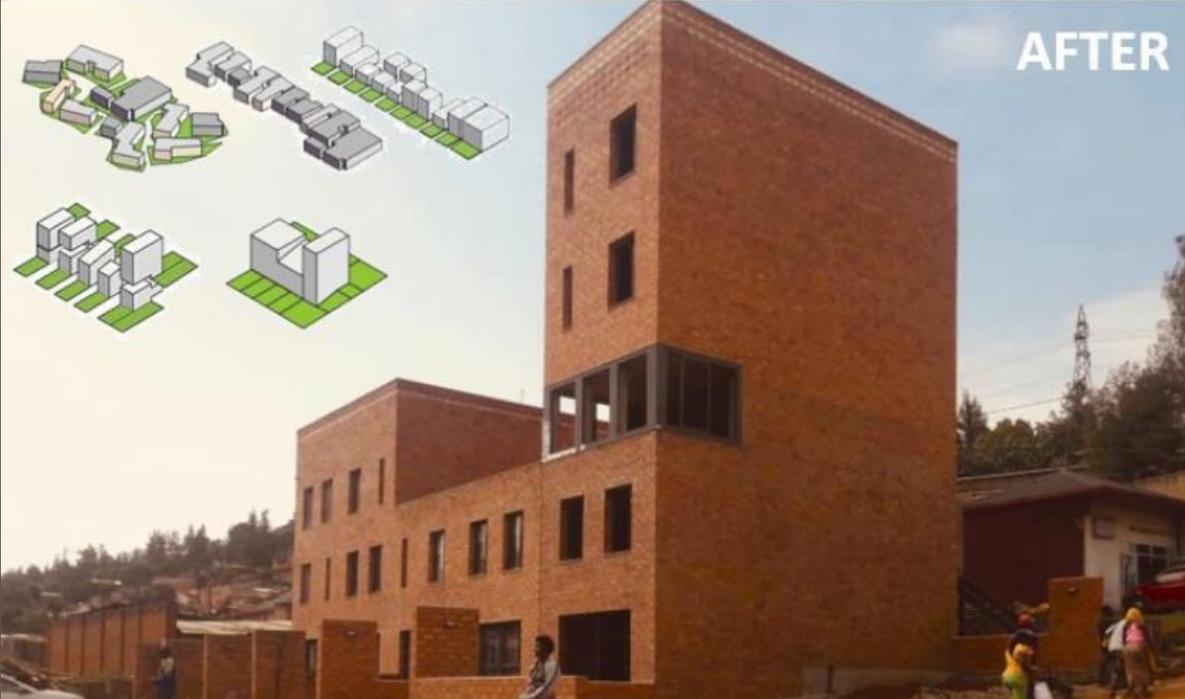


REHOUSING PLAYBOOK: CUSTOM DWELLING UNITS

BEFORE



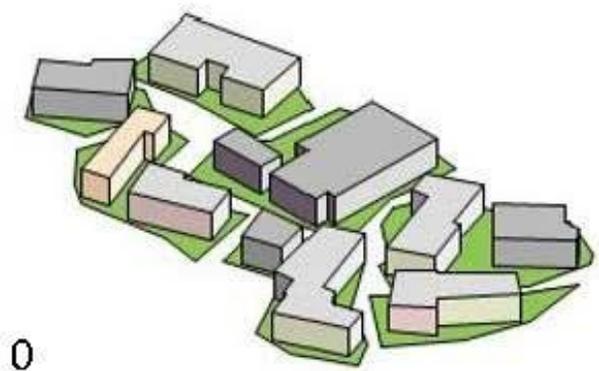
AFTER



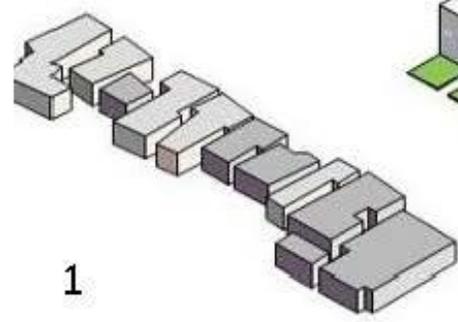
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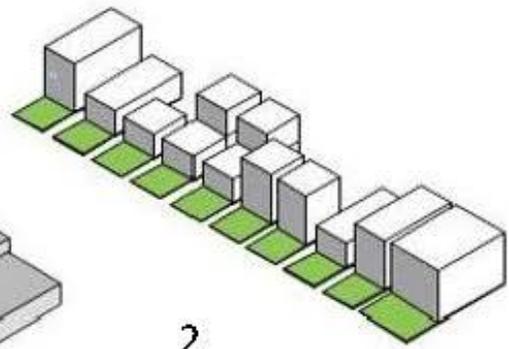
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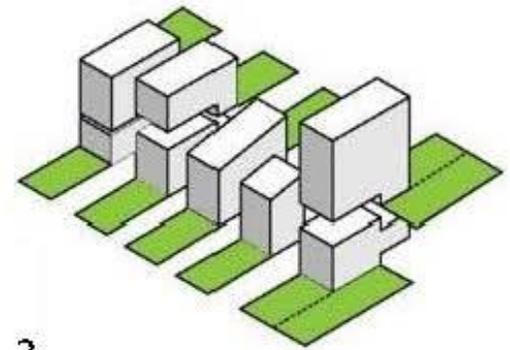
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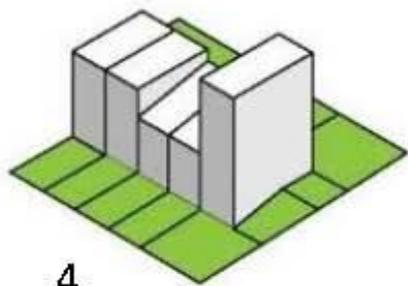
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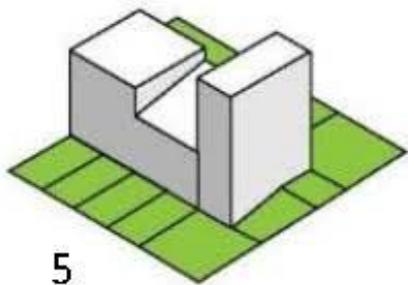
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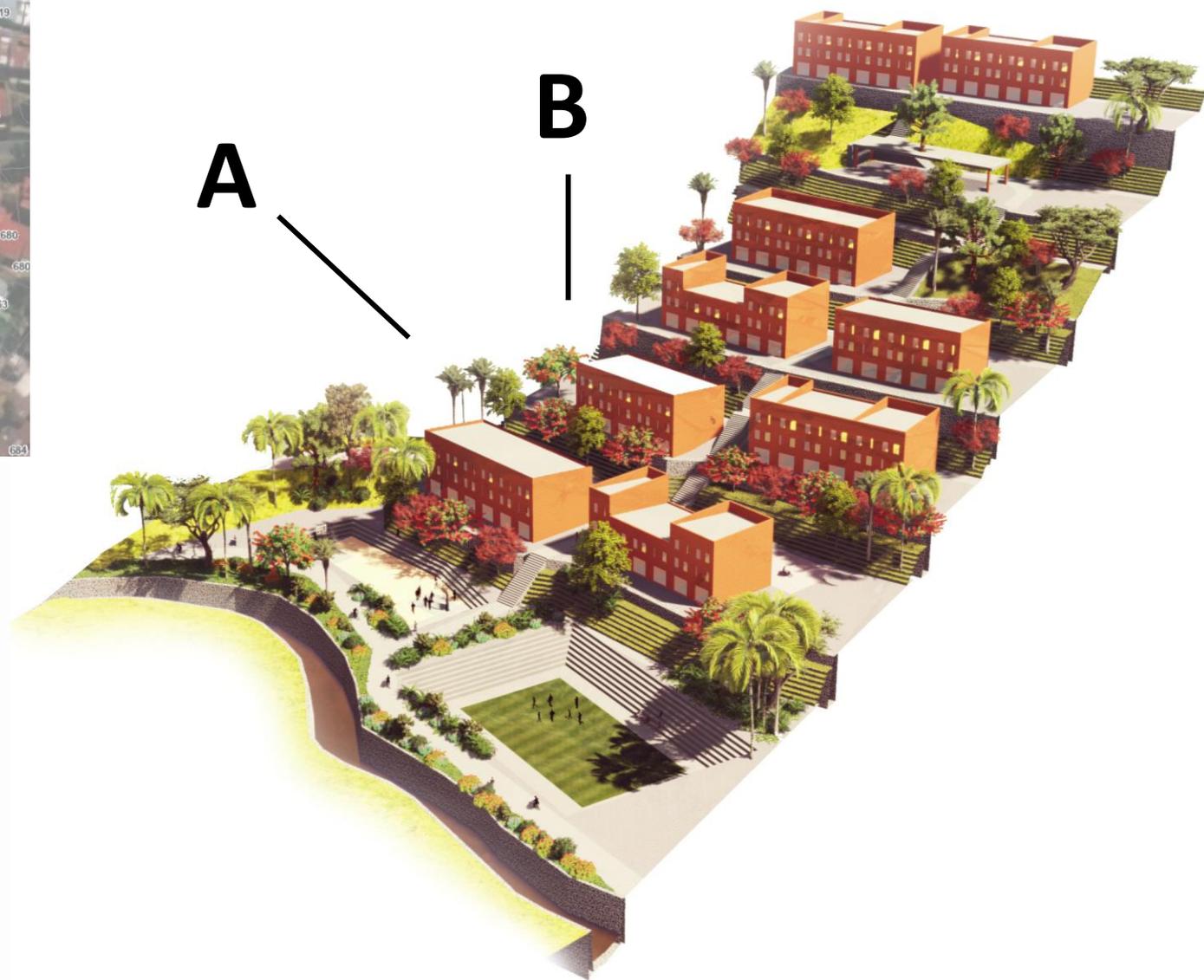
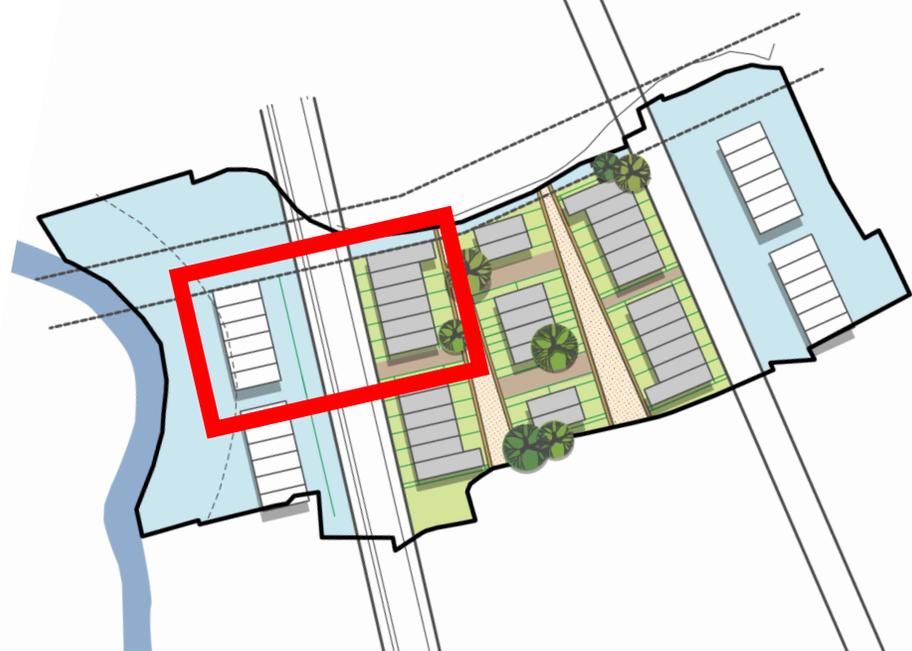
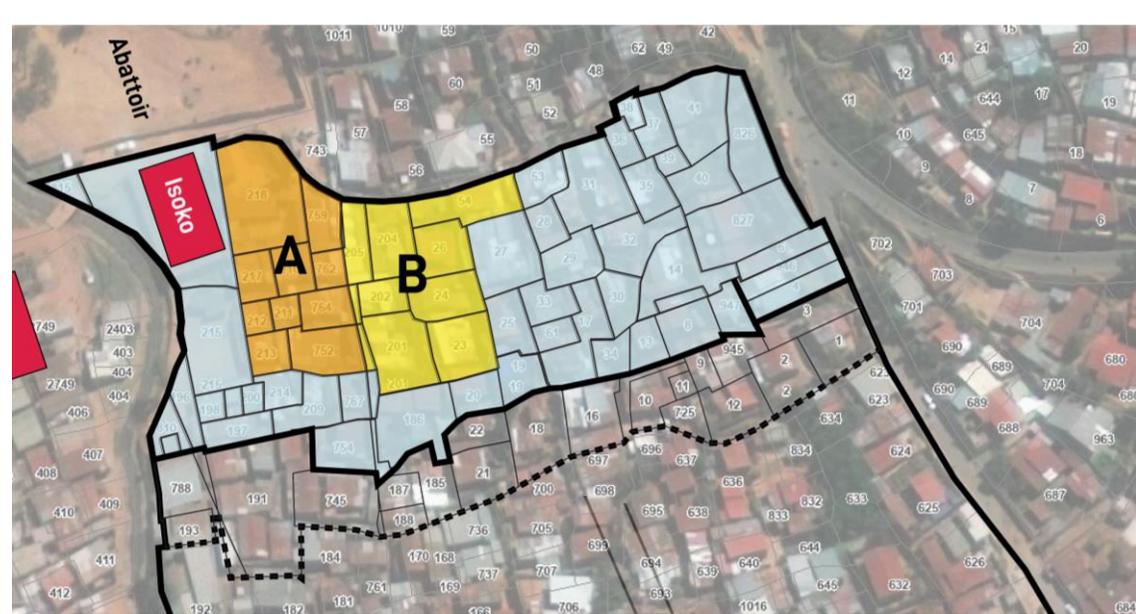
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5



TRANSFORMATION TO MEET THE MASTER PLAN



22 housing units



STARTING SITUATION

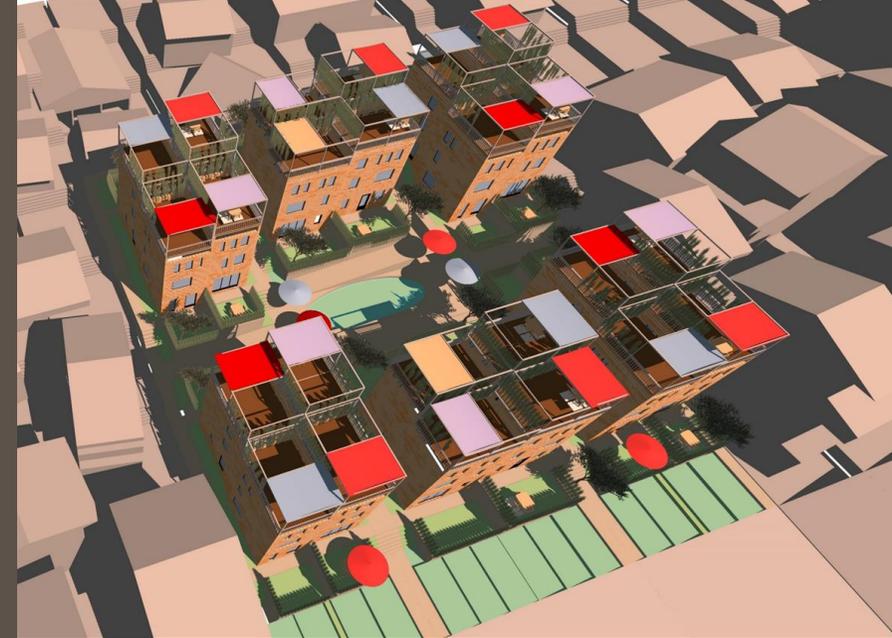
BUILDING FOOTPRINT

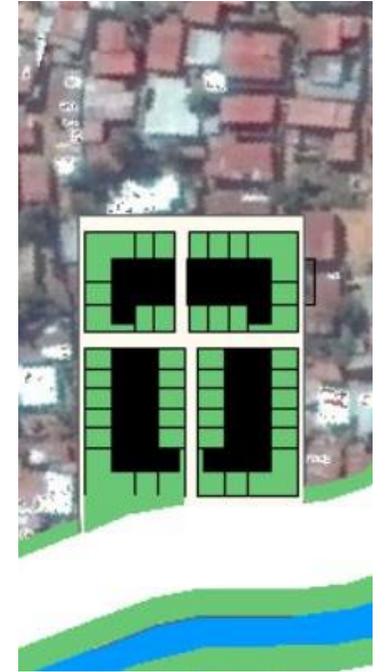
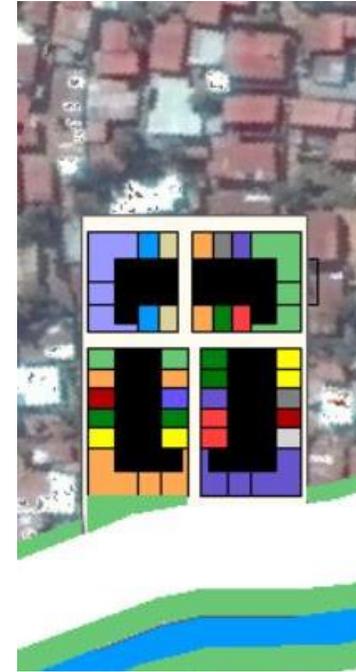
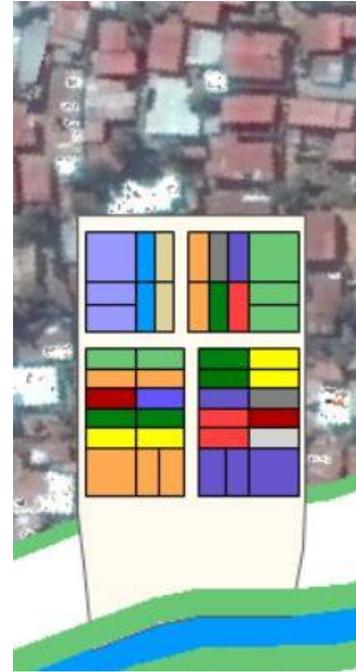
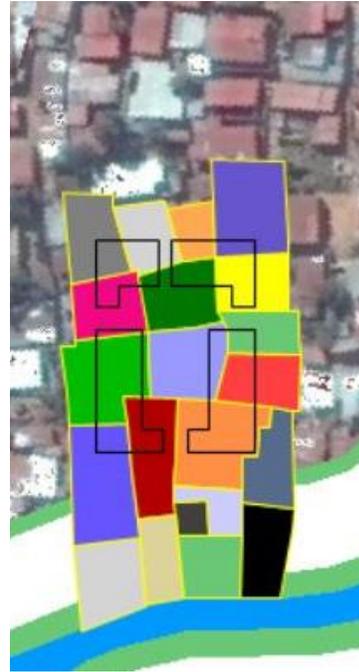
ORIGINAL PLOTS

REPLOTTING

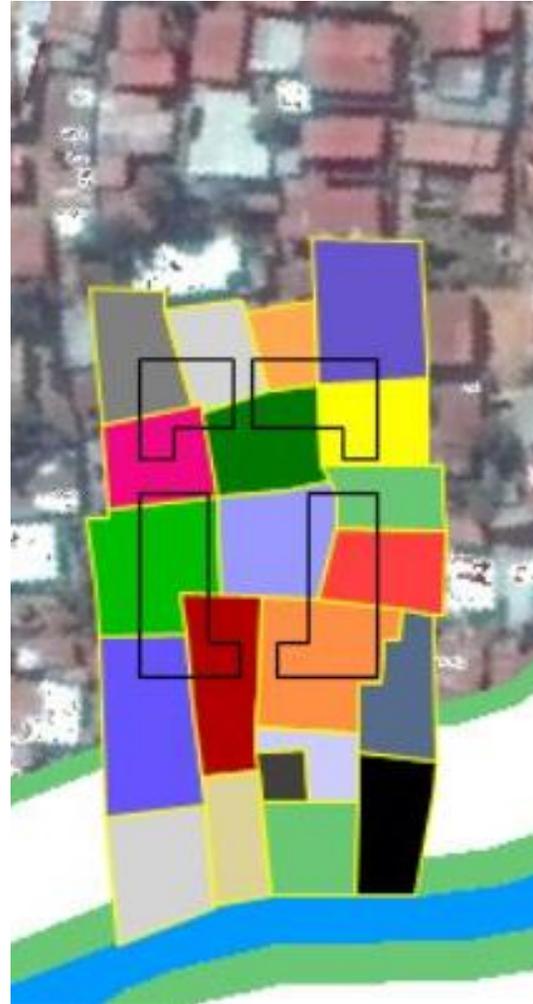
CONSTRUCTION

FINAL SITUATION

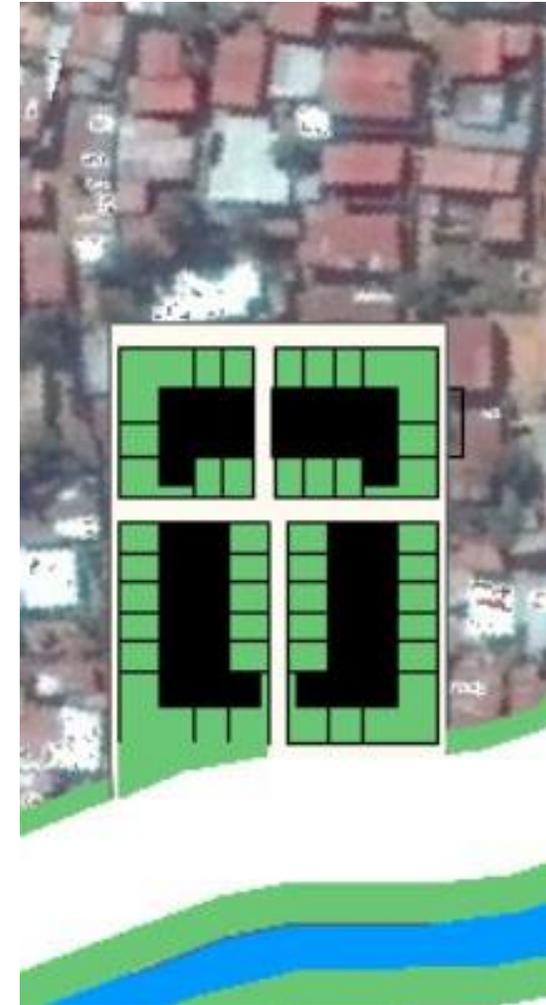
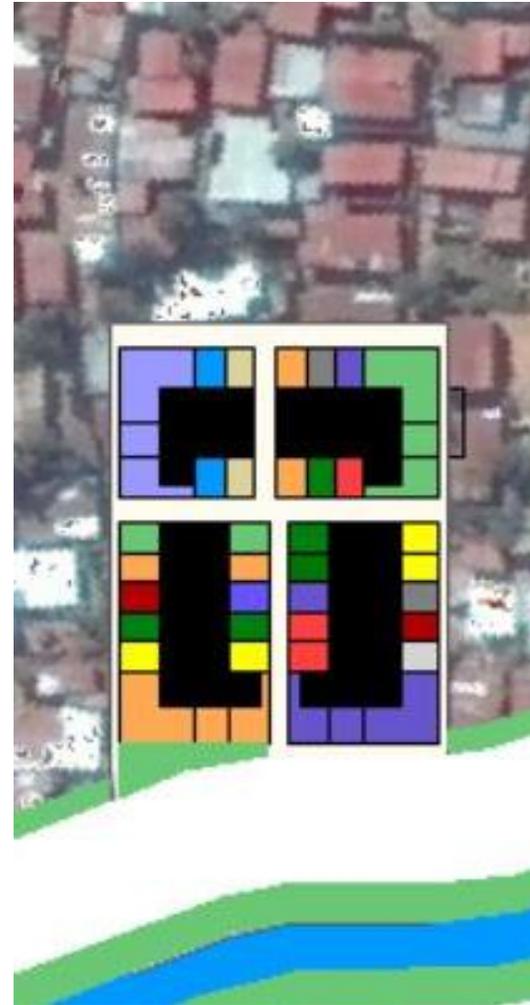
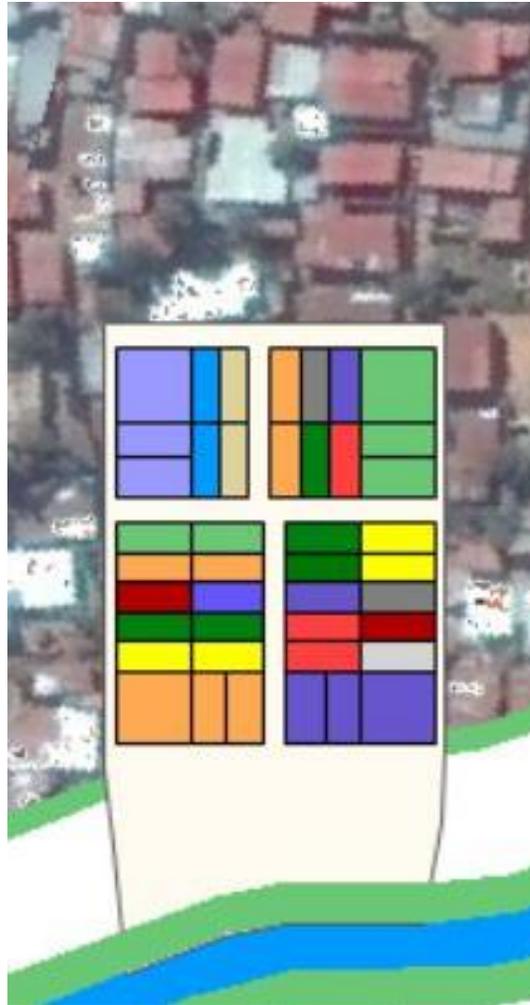




MPAZI II : SAMPLE TRANSFORMATION PROCESS

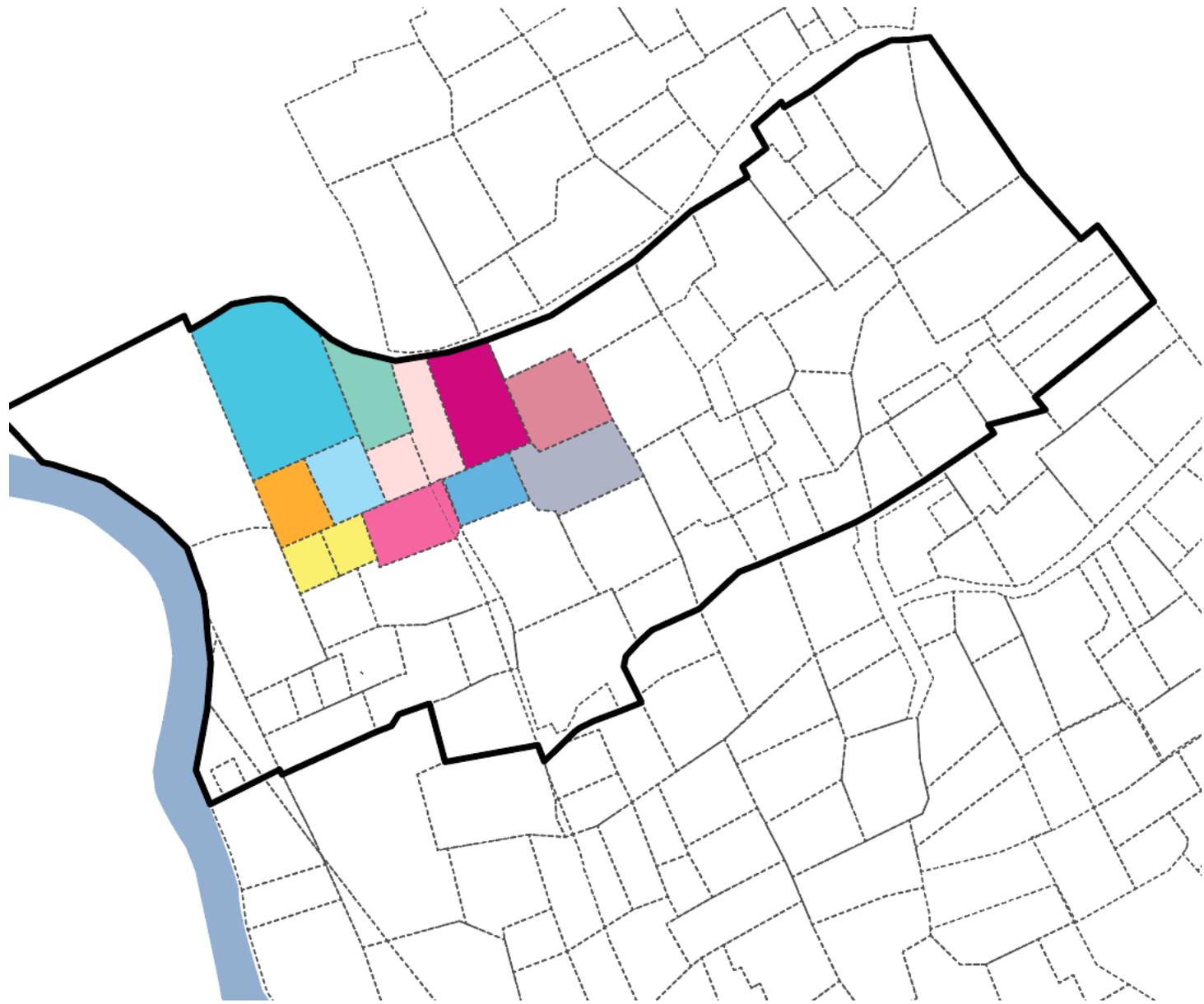
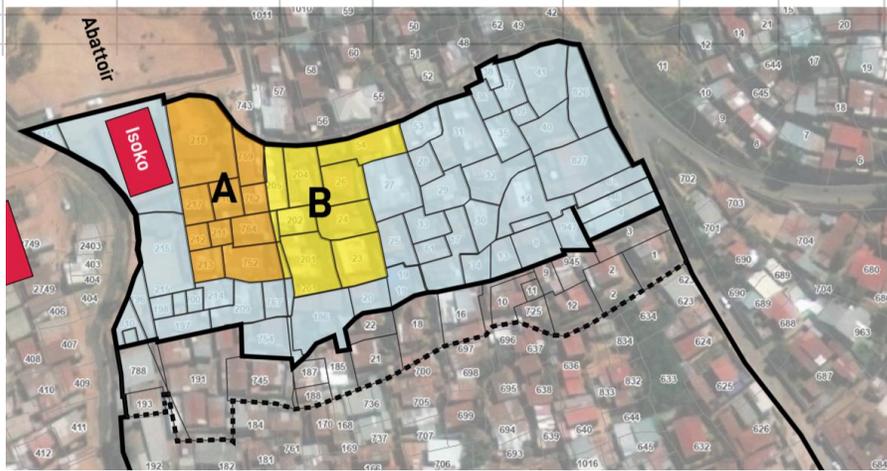


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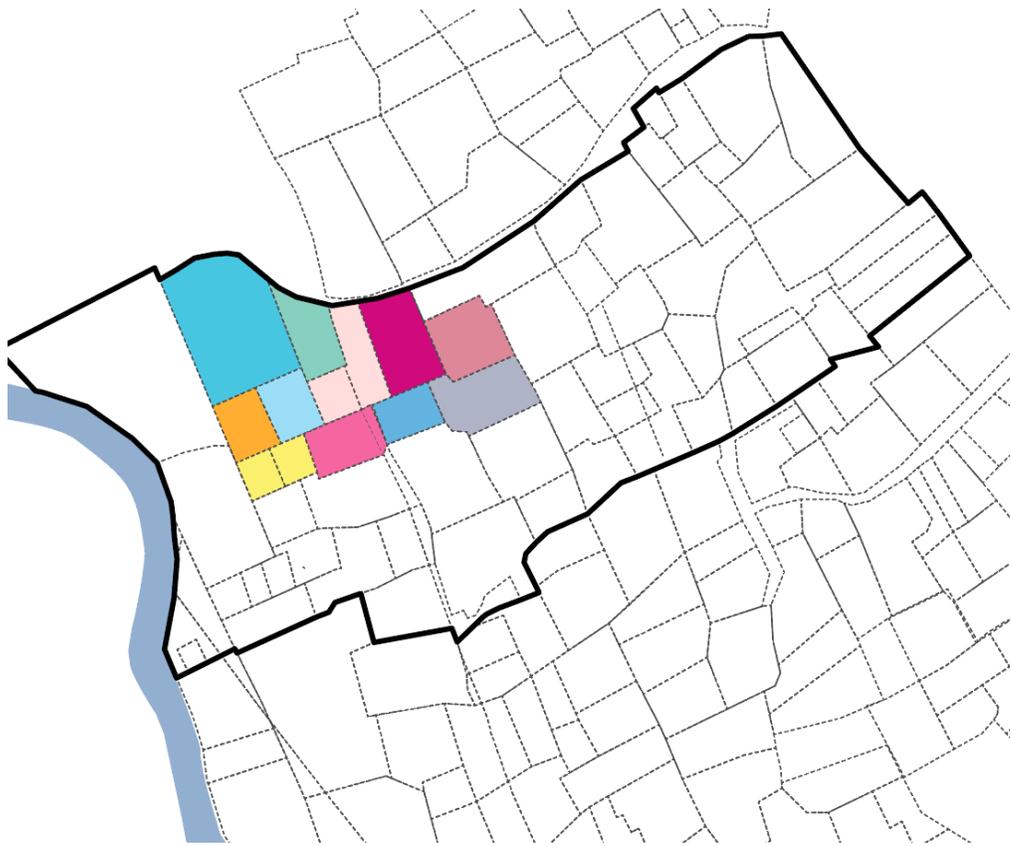


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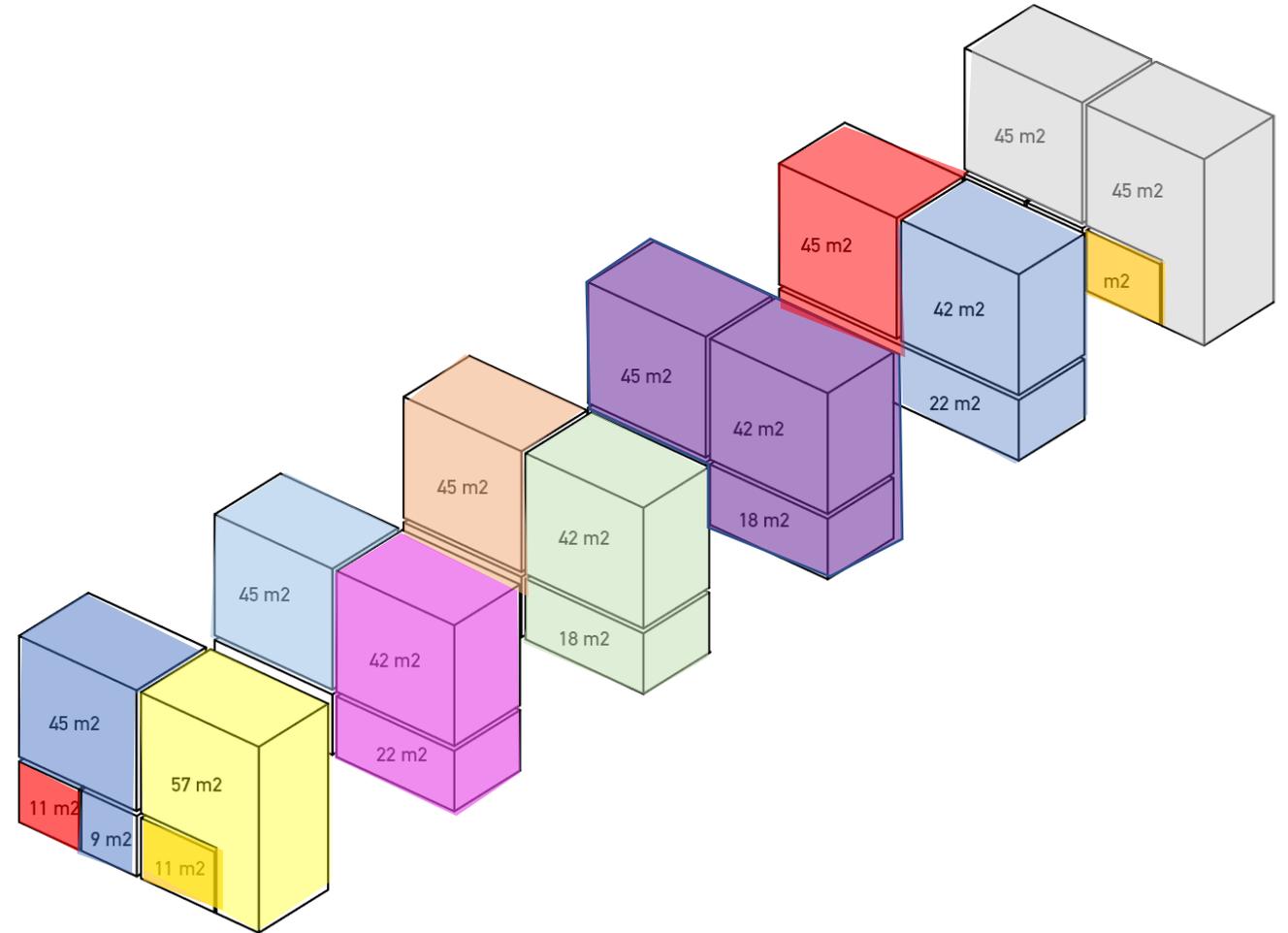
Block	Plot No	area_sqm	Value Land	Circulation % area (sat)	Built-up Area (sat)	Habitable Space (sat)
Downhill	210	133	RWF 3,336,473	25%	100	73
Downhill	211	65	RWF 1,628,692	100%	0	0
Downhill	212	66	RWF 1,654,696	100%	0	0
Downhill	213	117	RWF 2,926,462	100%	0	0
Downhill	215	441	RWF 11,030,660	100%	0	0
Downhill	217	130	RWF 3,250,000	27%	95	69
Downhill	218	587	RWF 14,686,720	69%	184	175
Downhill	752	232	RWF 5,798,625	42%	135	98
Downhill	759	162	RWF 4,057,377	35%	105	77
Downhill	762	83	RWF 2,073,840	20%	66	48
Downhill	764	142	RWF 3,560,270	20%	114	83
In-between	763	0	RWF 9,903	100%	0	0
Uphill	23	262	RWF 6,545,237	48%	136	99
Uphill	24	224	RWF 5,601,749	41%	132	97
Uphill	26	194	RWF 4,847,744	57%	84	62
Uphill	54	261	RWF 6,526,274	53%	122	89
Uphill	201	318	RWF 7,940,134	56%	141	103
Uphill	202	116	RWF 2,895,643	27%	85	62
Uphill	204	242	RWF 6,041,582	32%	164	120
Uphill	205	147	RWF 3,684,258	30%	104	76
Uphill	206	4	RWF 105,735	100%	0	0
Uphill	207	21	RWF 518,560	100%	0	0



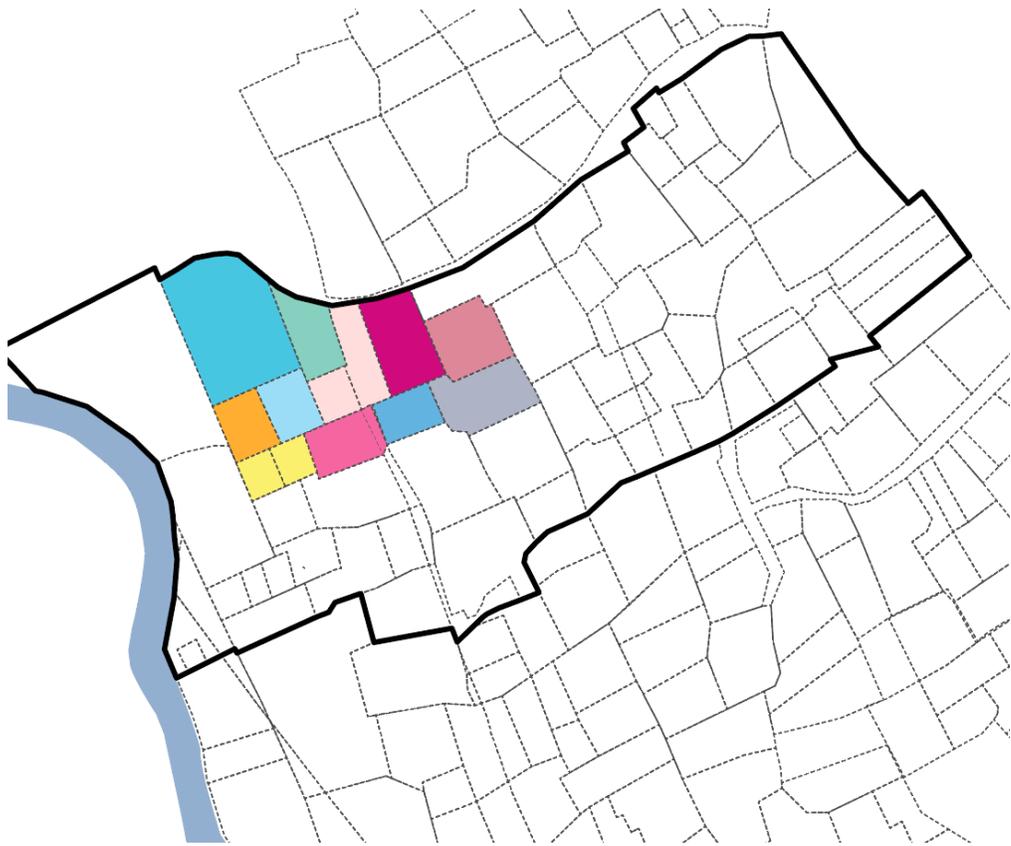
MPAZI II REHOUSING : ORGANIZATION



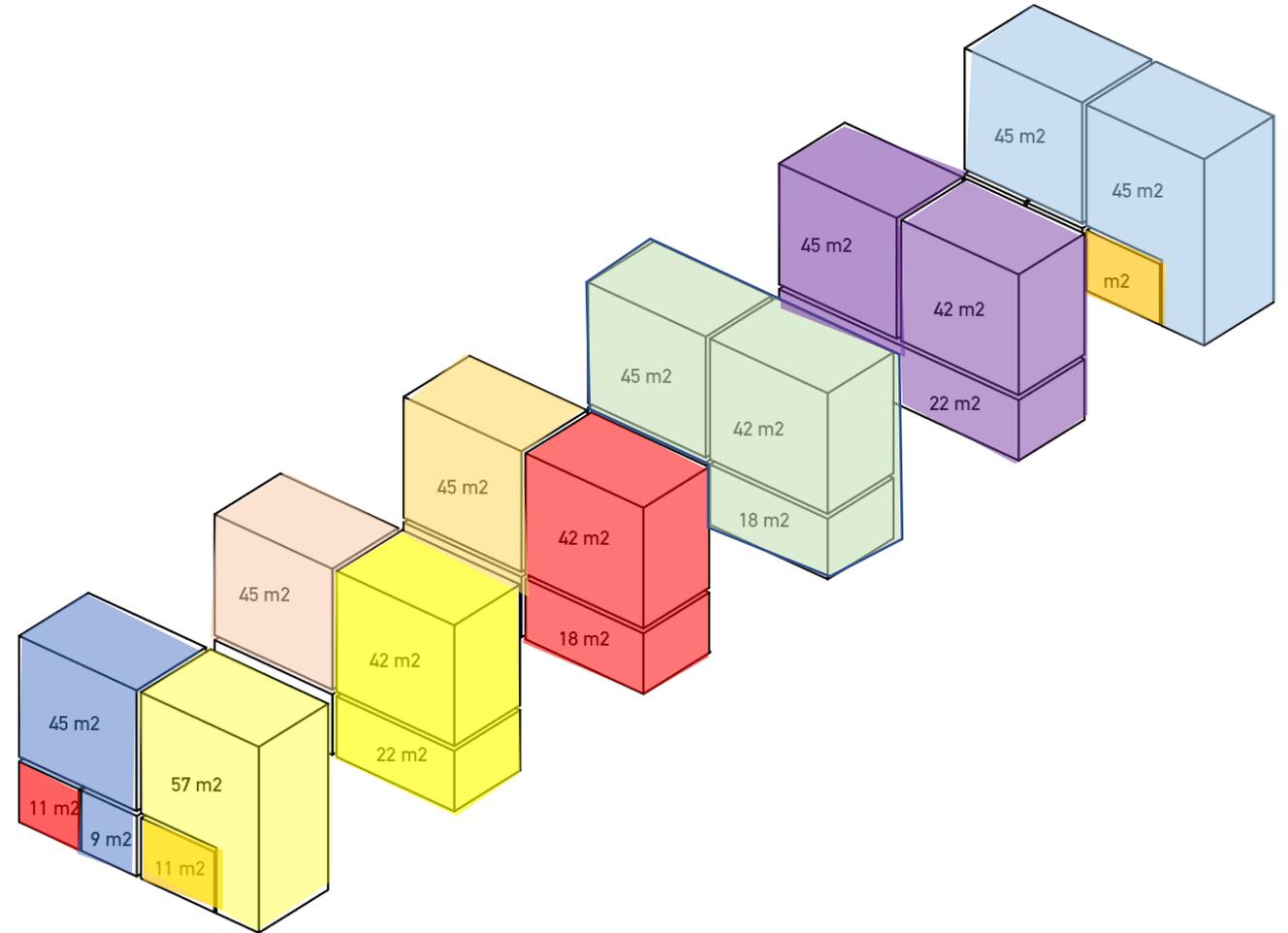
Scenario 1



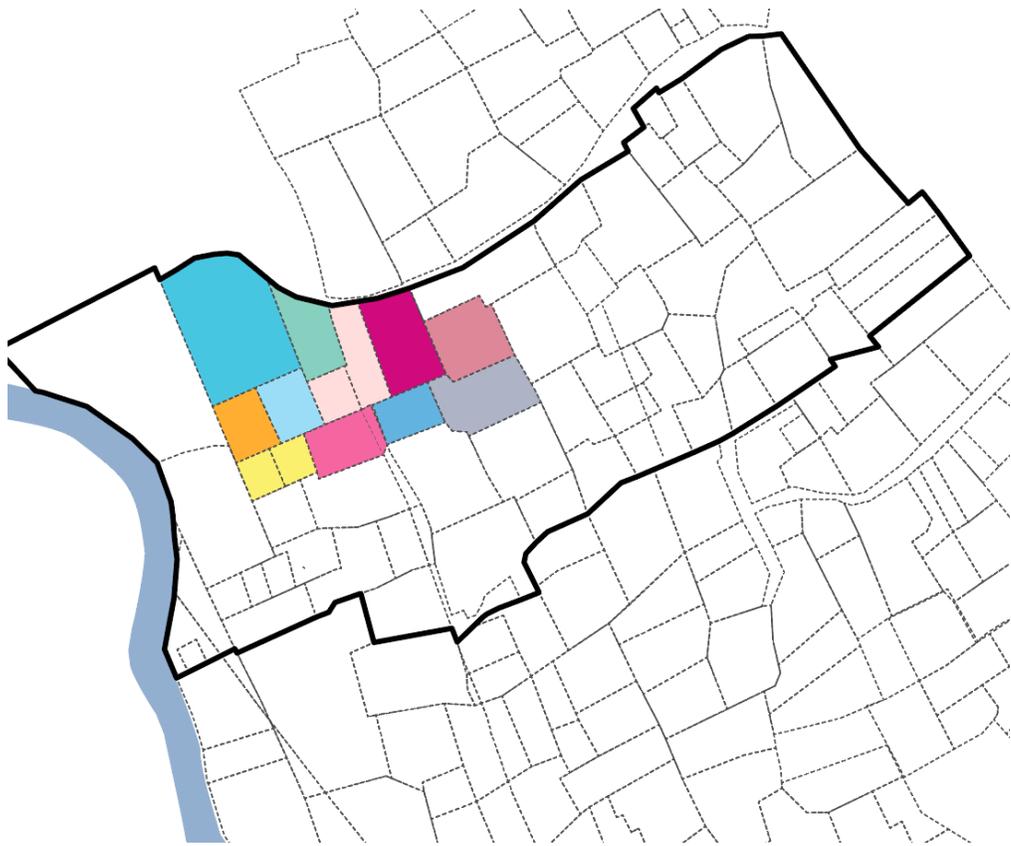
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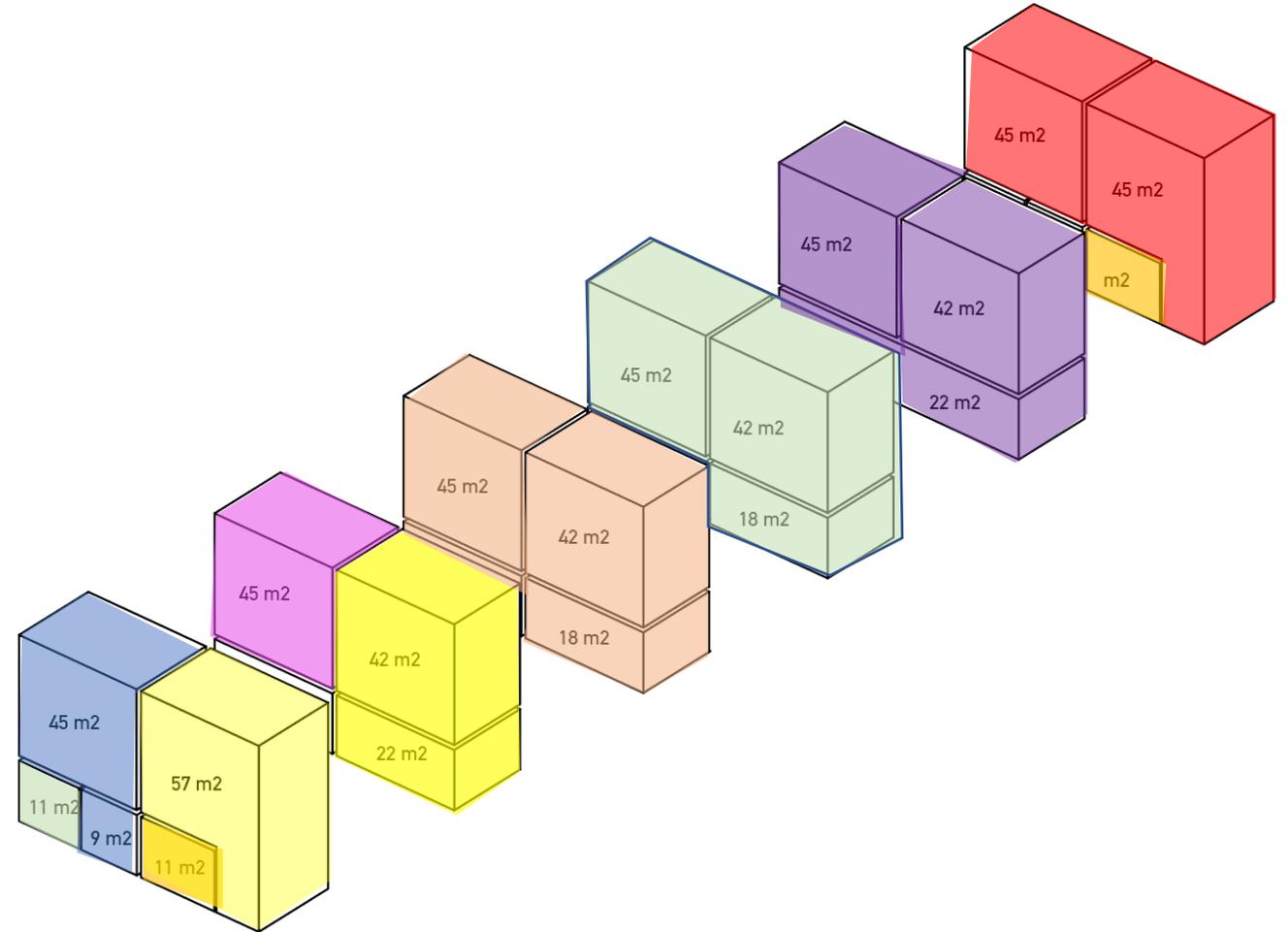
Scenario 2



MPAZI II REHOUSING : ORGANIZATION

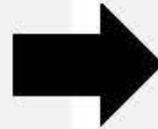
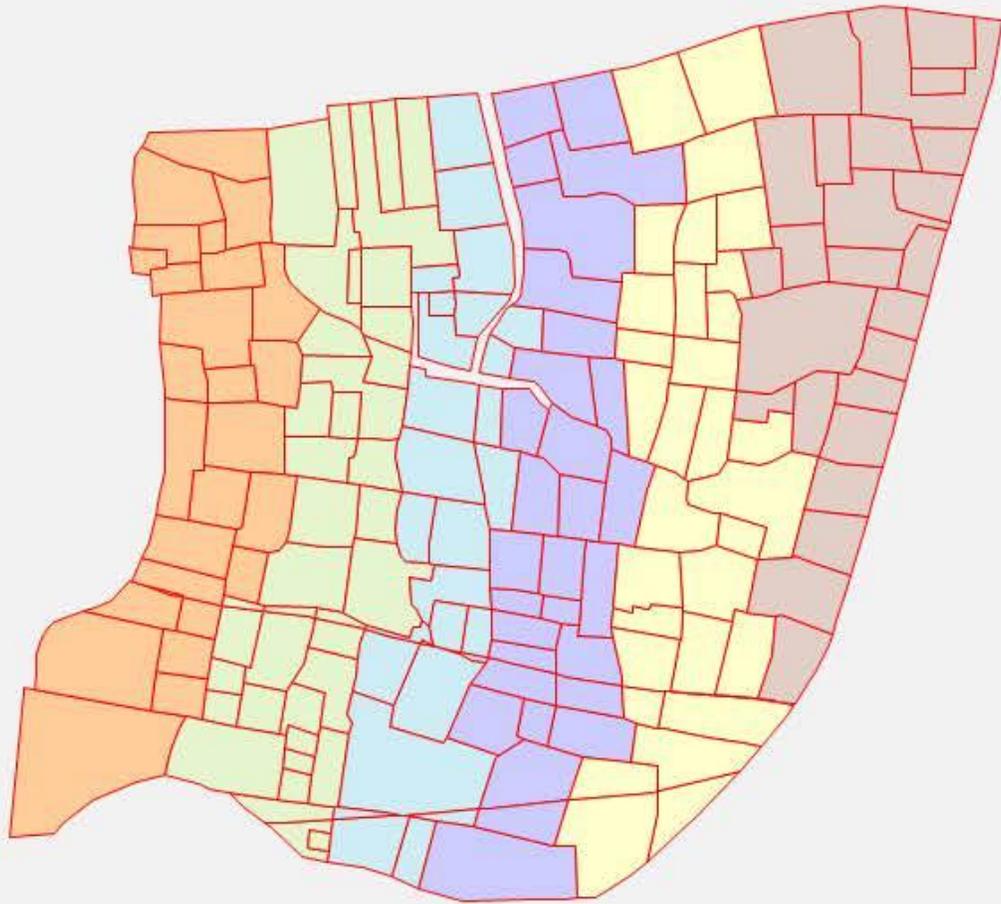


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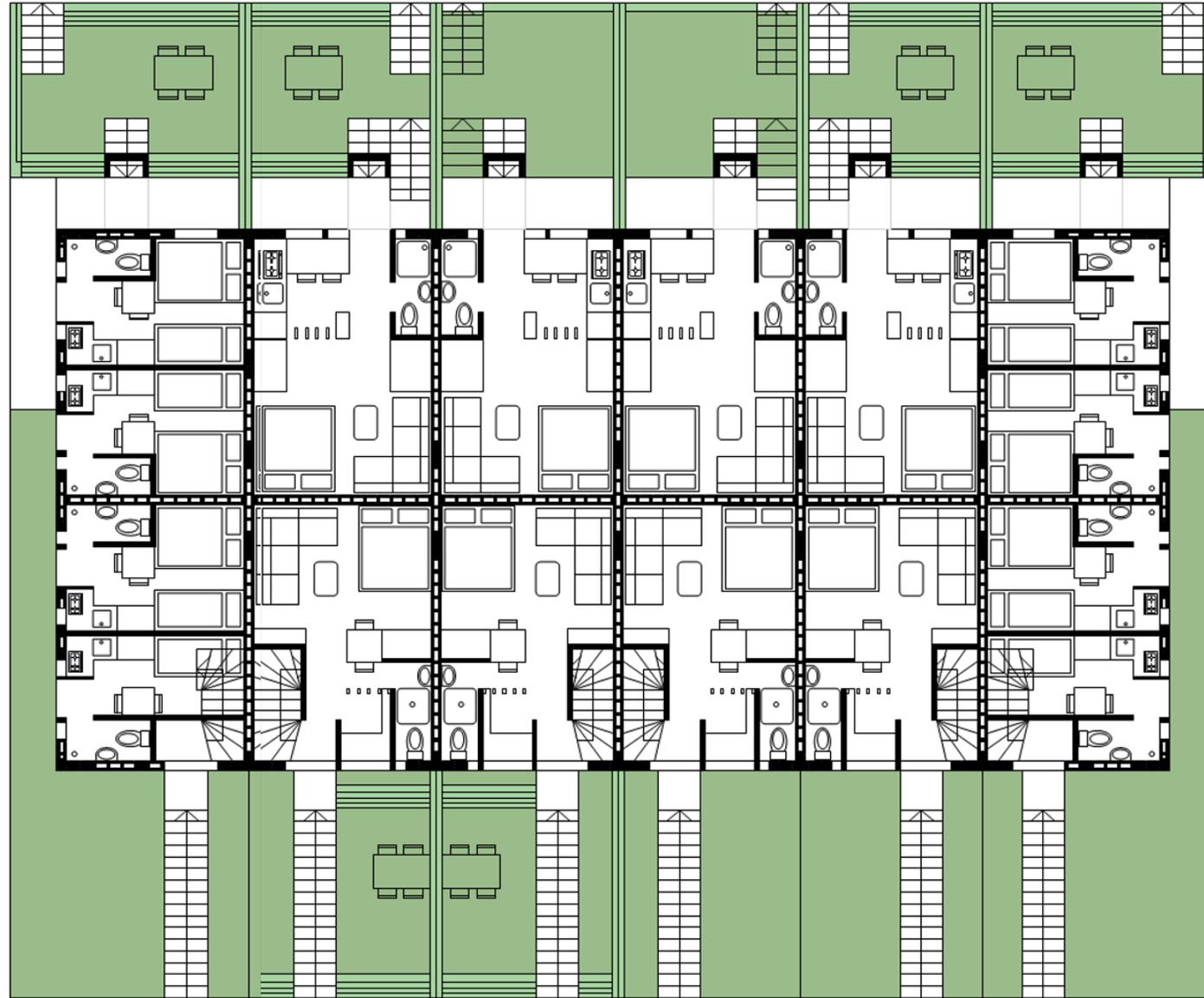
MPAZI II REHOUSING : ORGANIZATION

COOPERATIVES BEFORE THE REPLOTTING

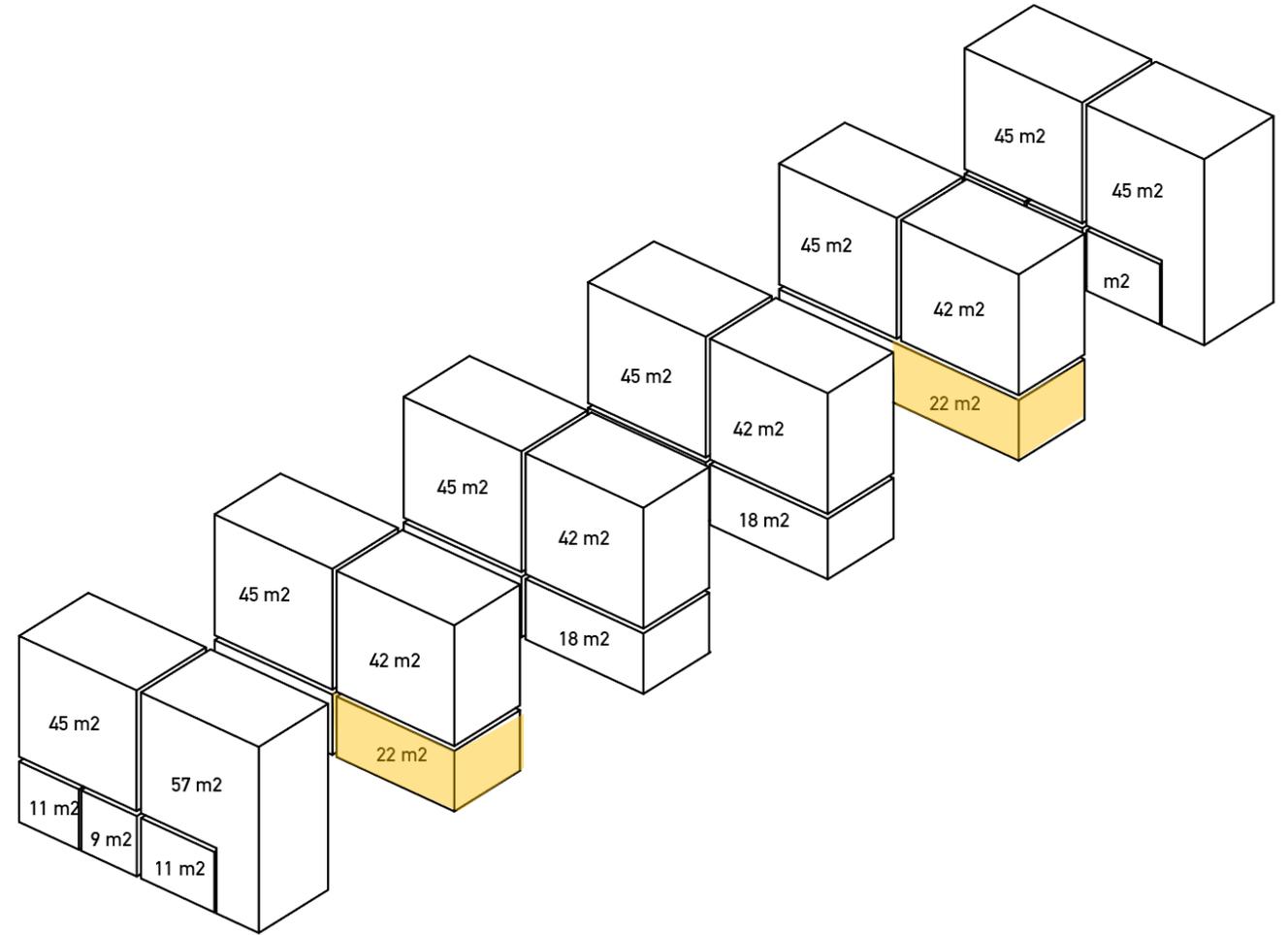
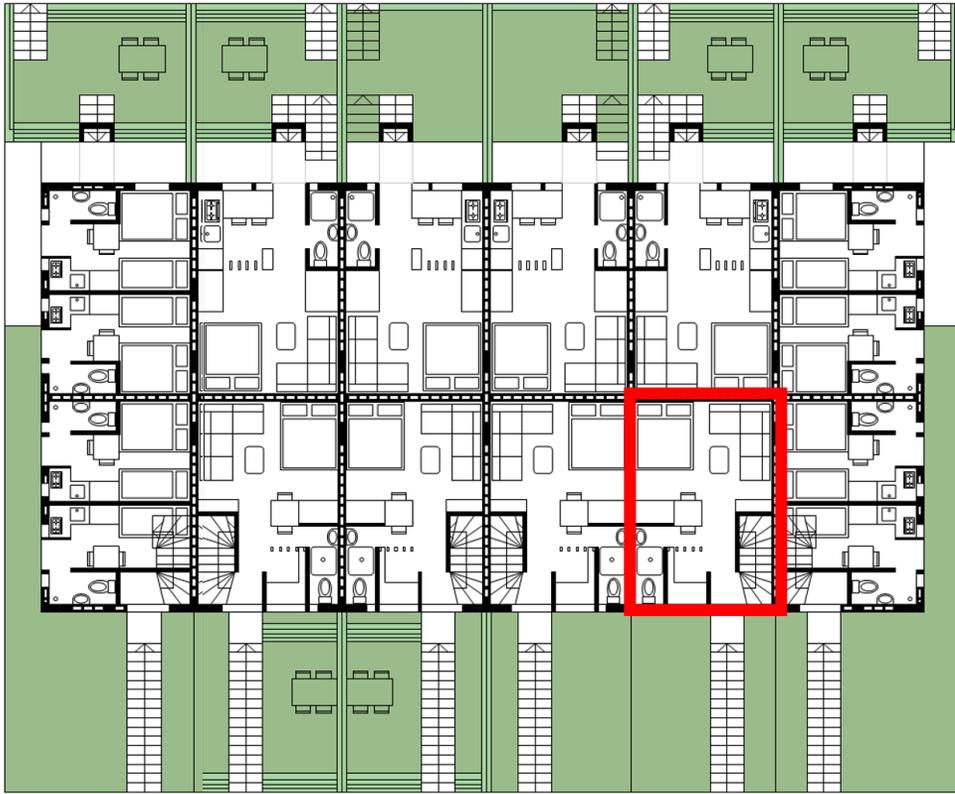


COOPERATIVES AFTER REPLOTTING

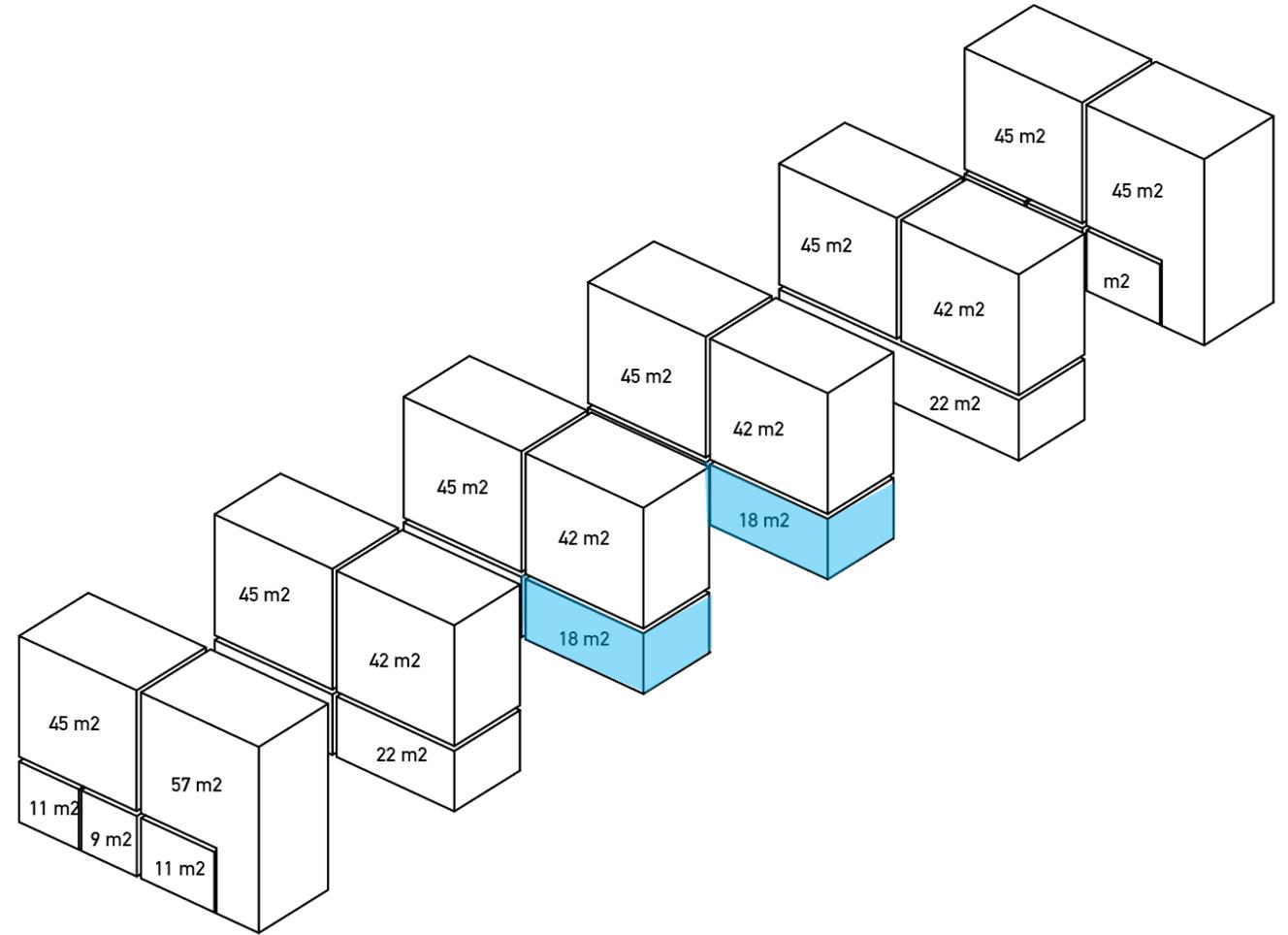
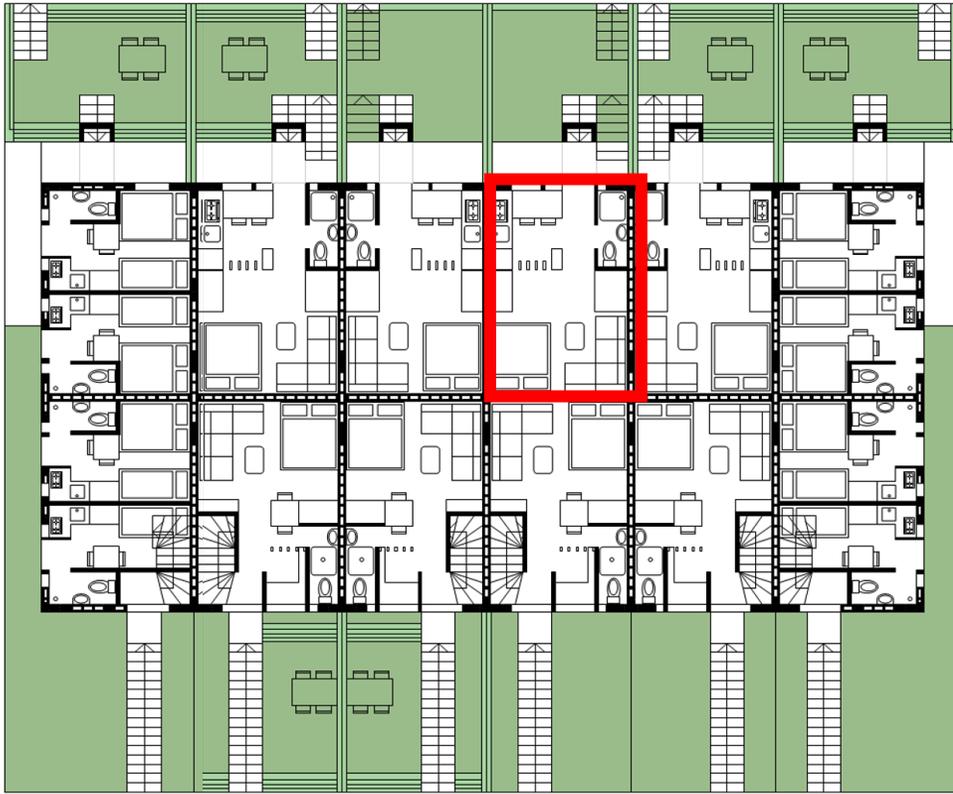




MPAZI II REHOUSING : GROUND FLOOR

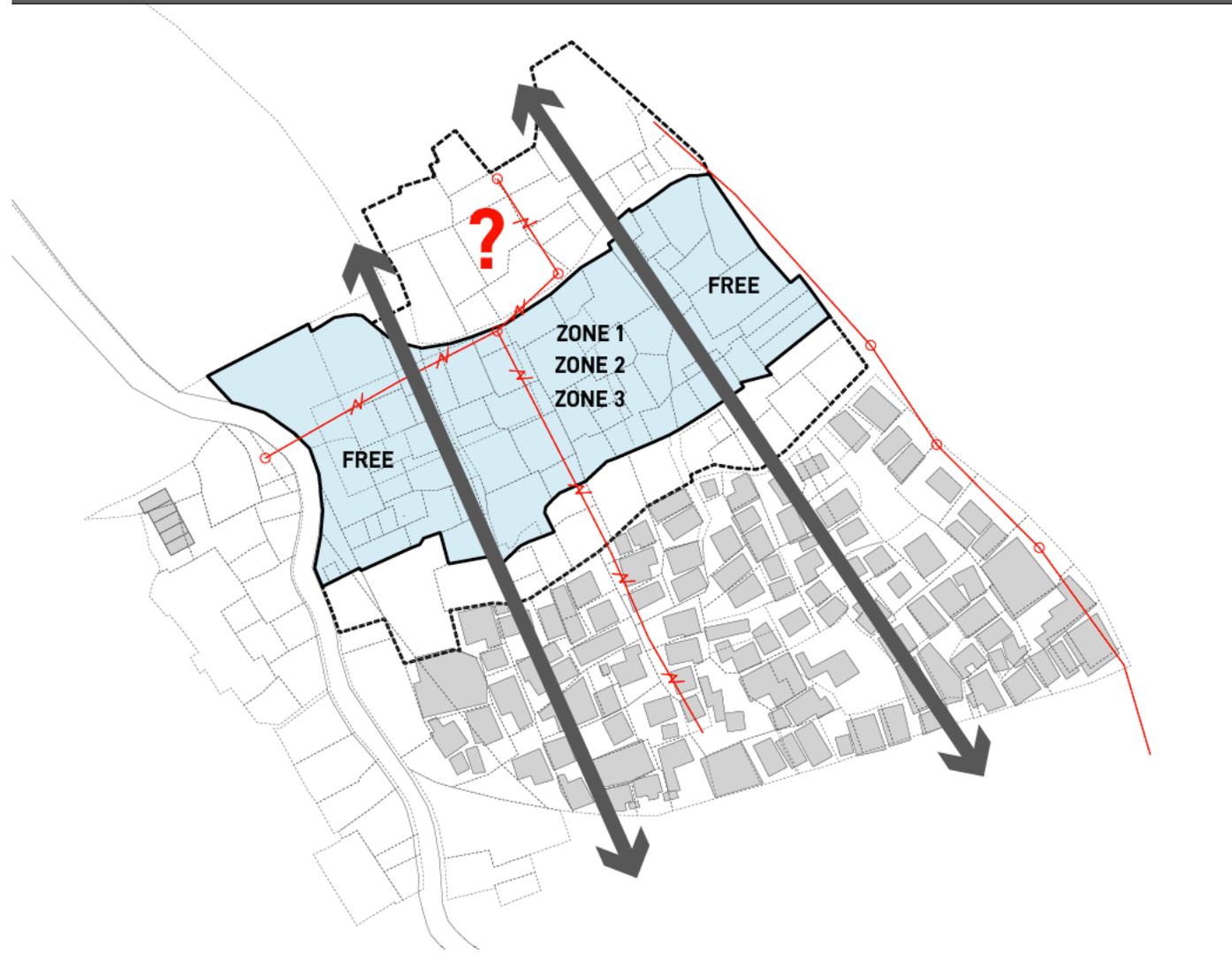


I ROOM APARTMENT SOLUTION

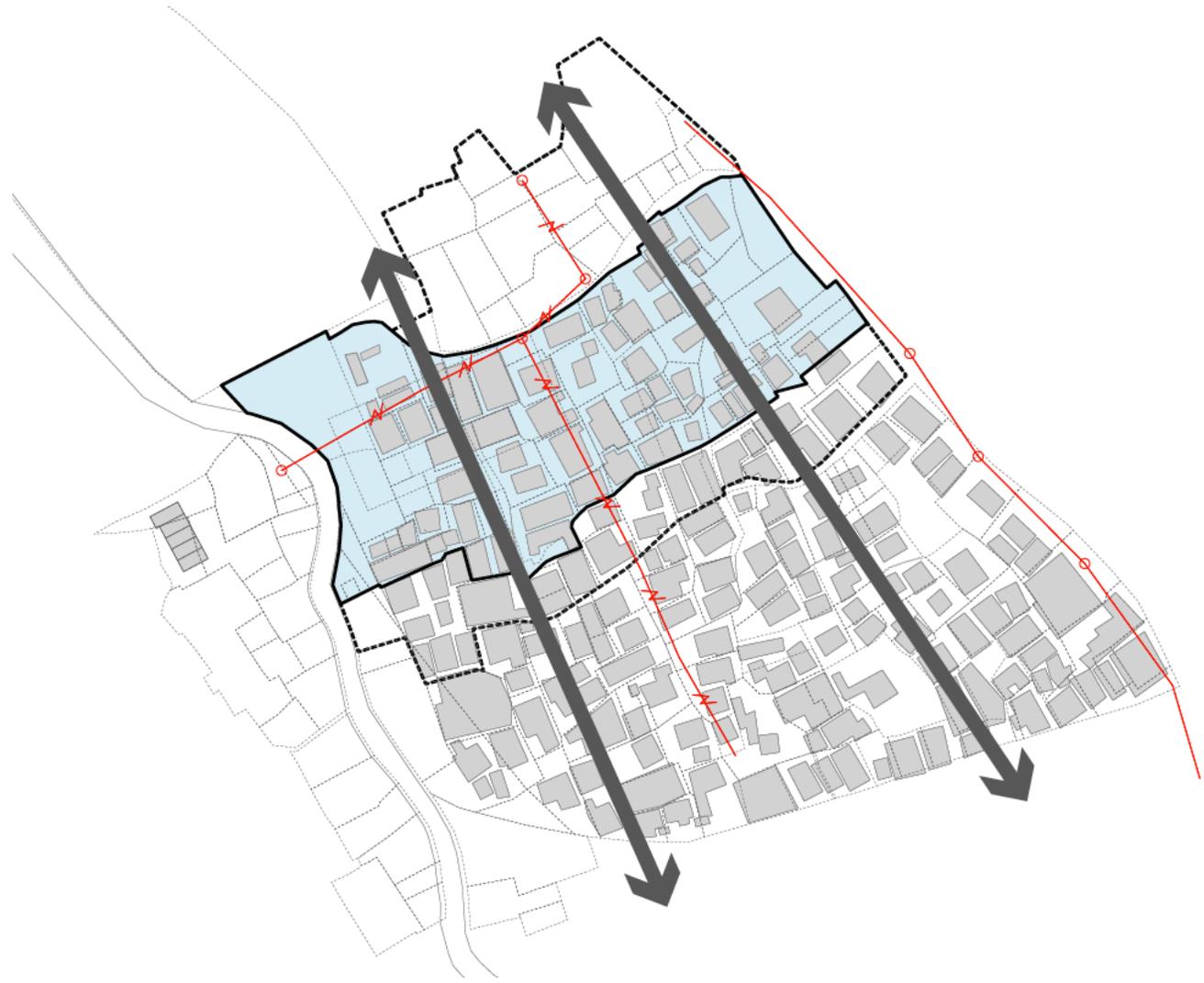


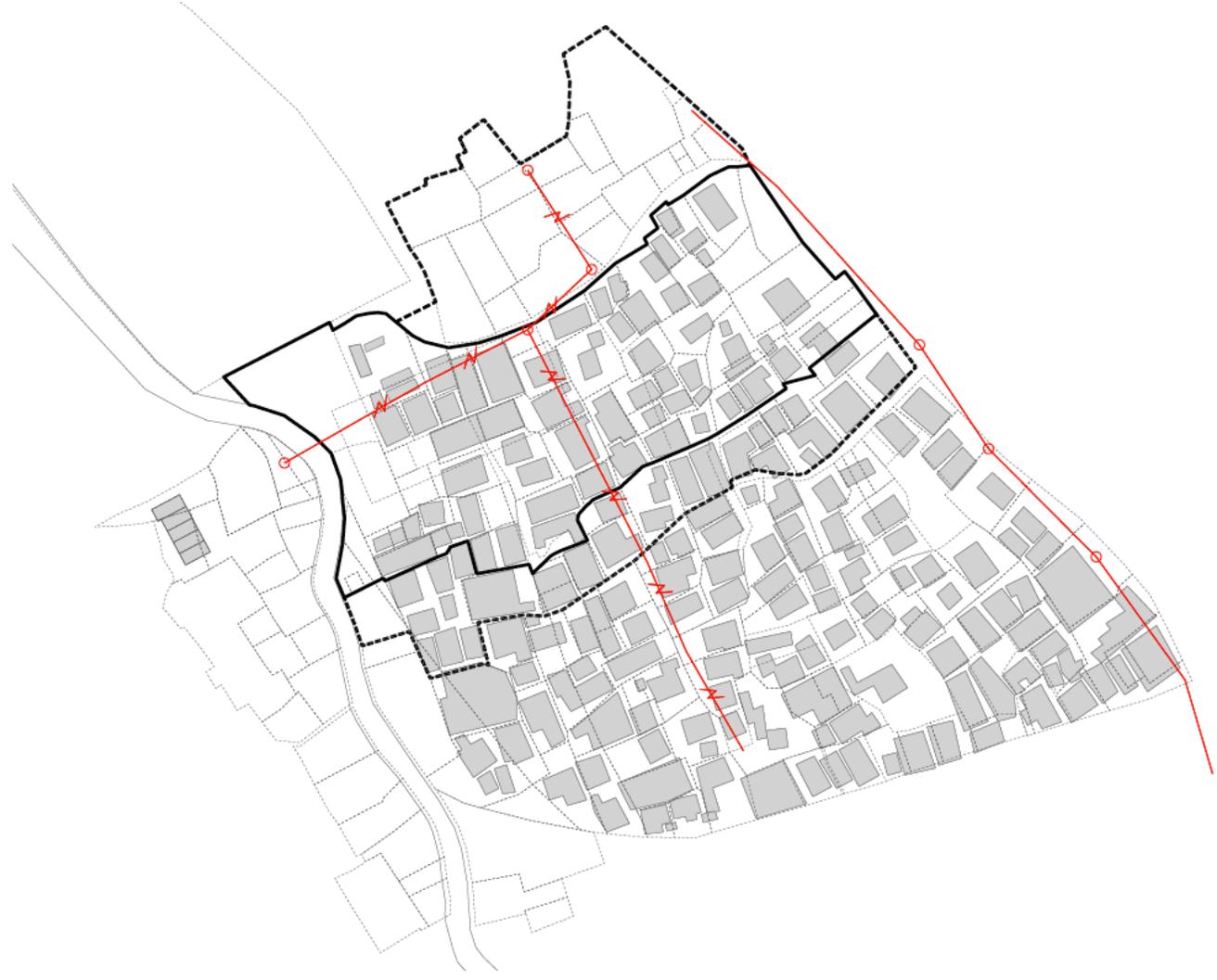
I ROOM APARTMENT SOLUTION



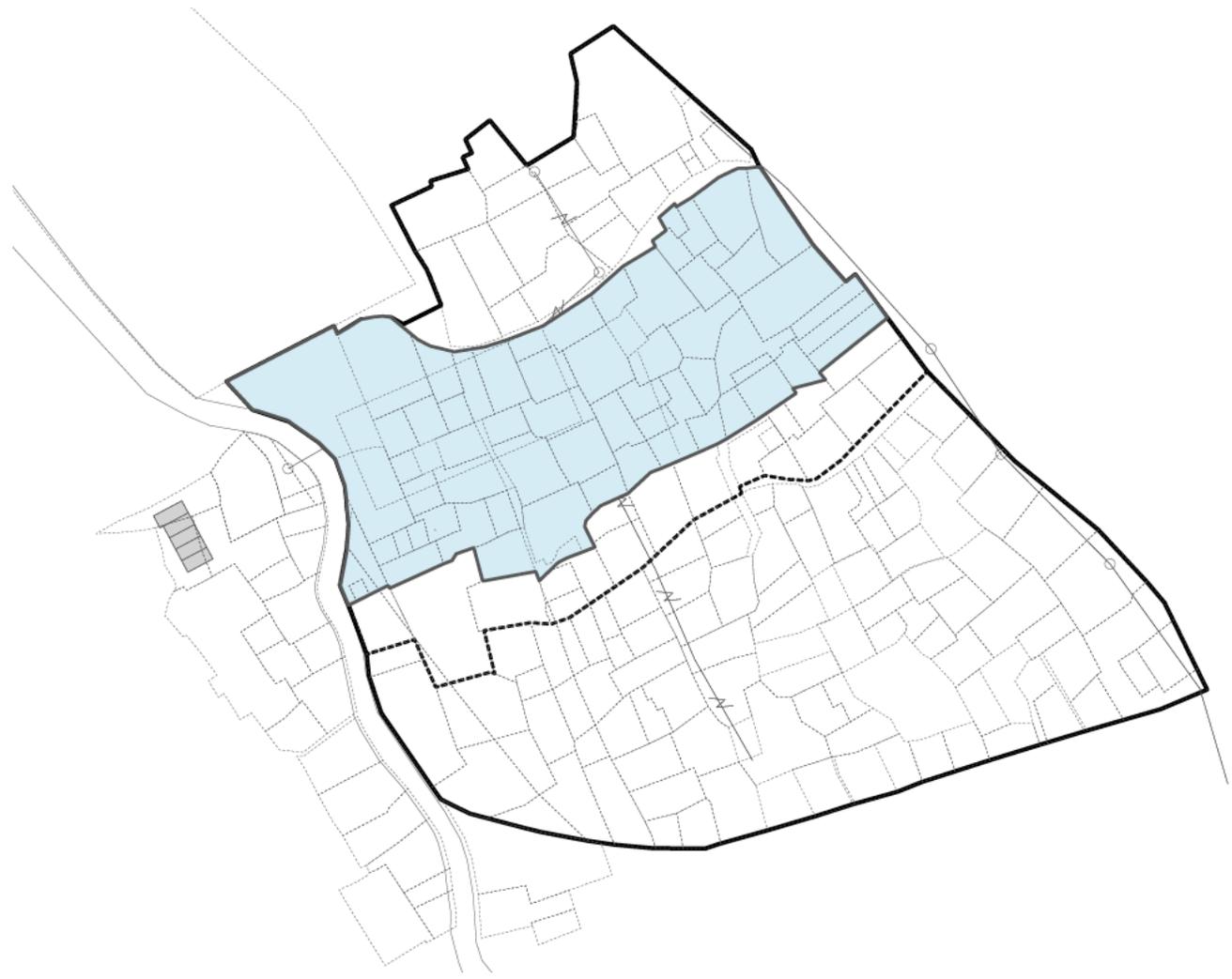


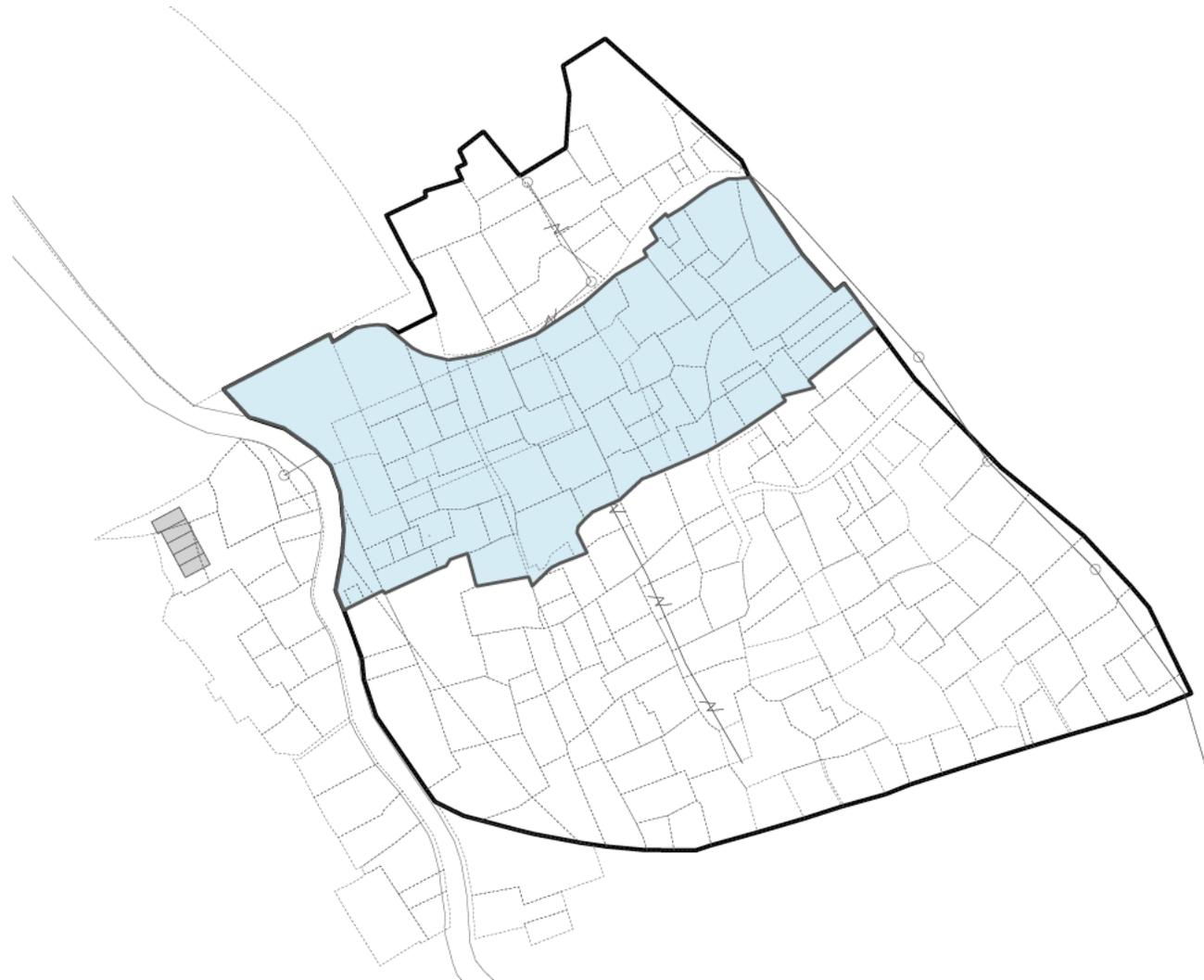










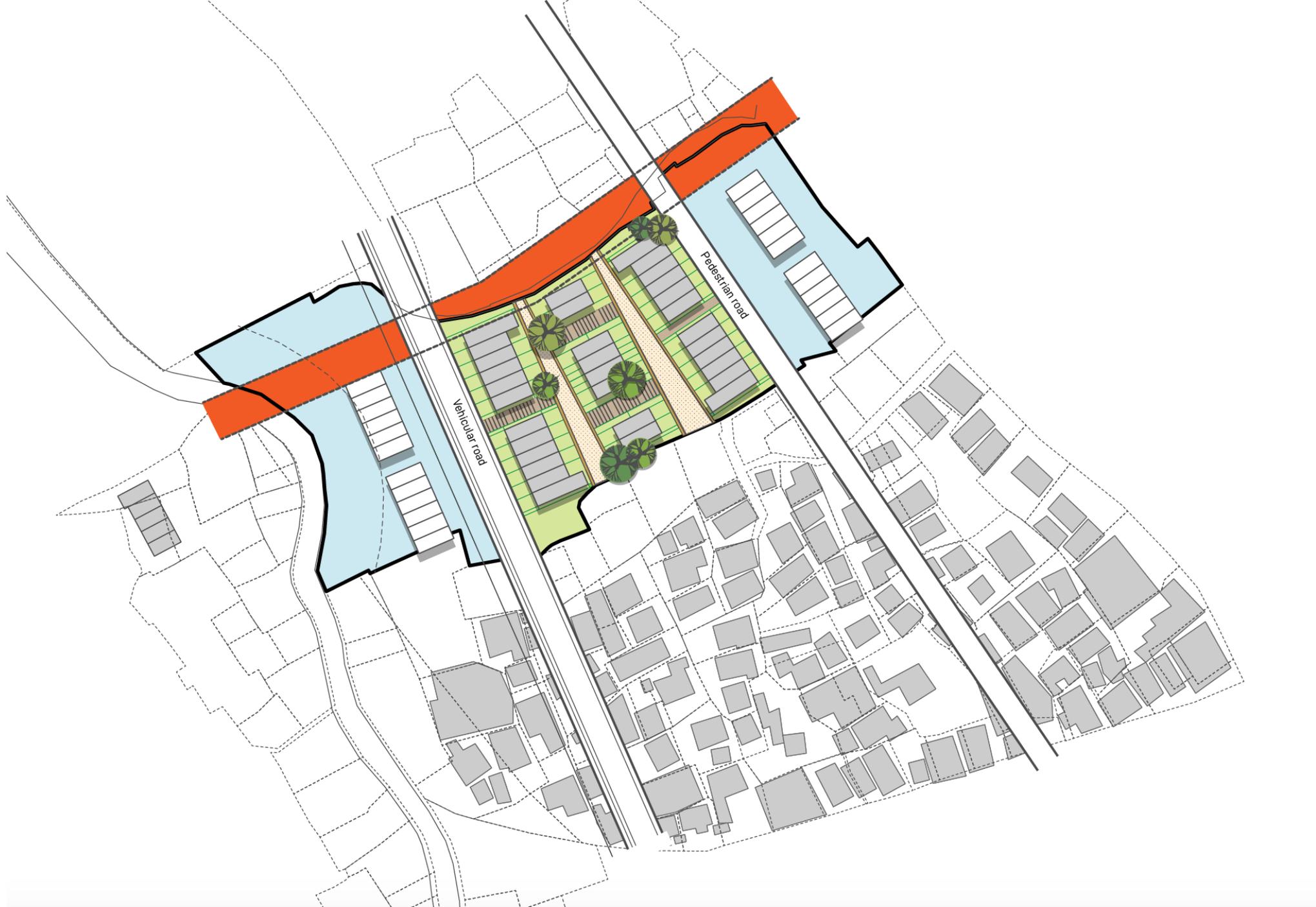














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