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Spaces of transformation: Land use Changes and Urban Developments in Khartoum, Sudan

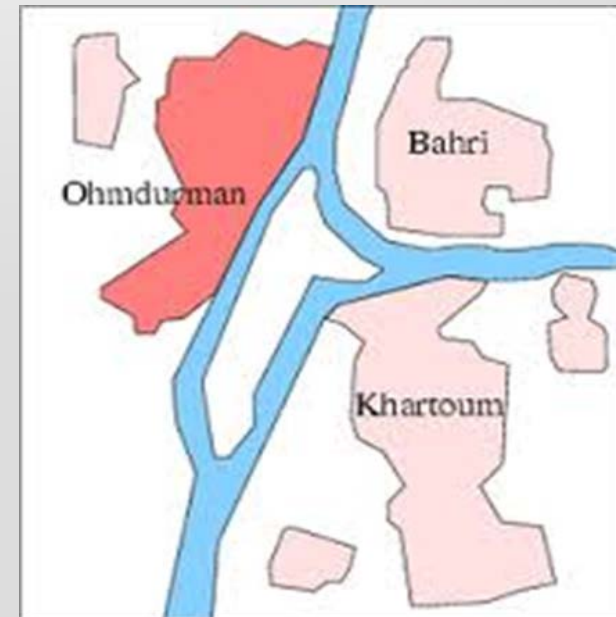
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Megacity Khartoum

- Tripartite city
- Estimated population of six to seven million inhabitants (Abdalla, 2008)
- Fourth city on African continent (after Lagos, Cairo and Kinshasa)
- Political, economic, and cultural center of the country



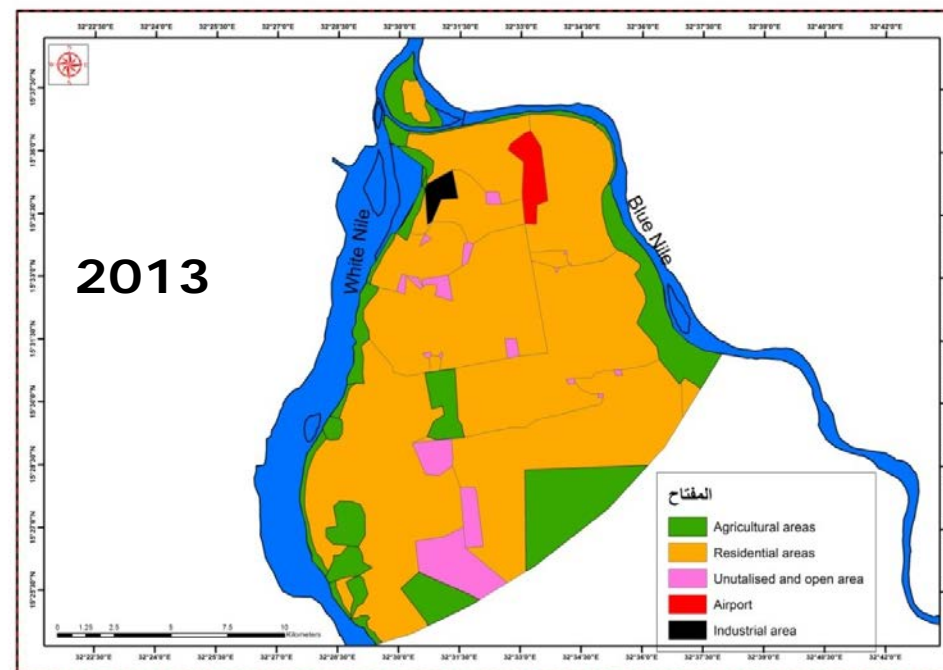
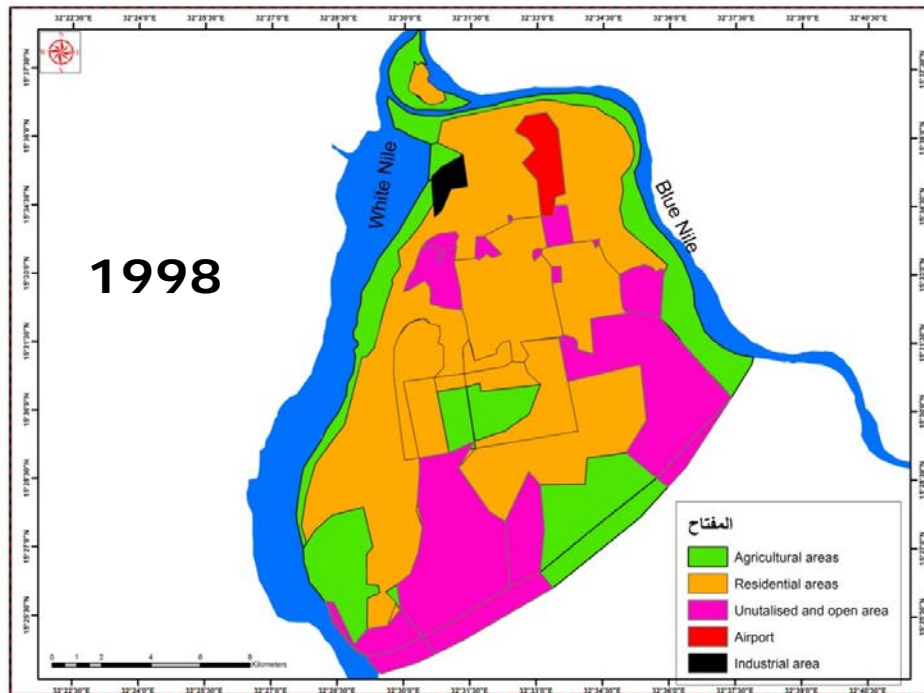
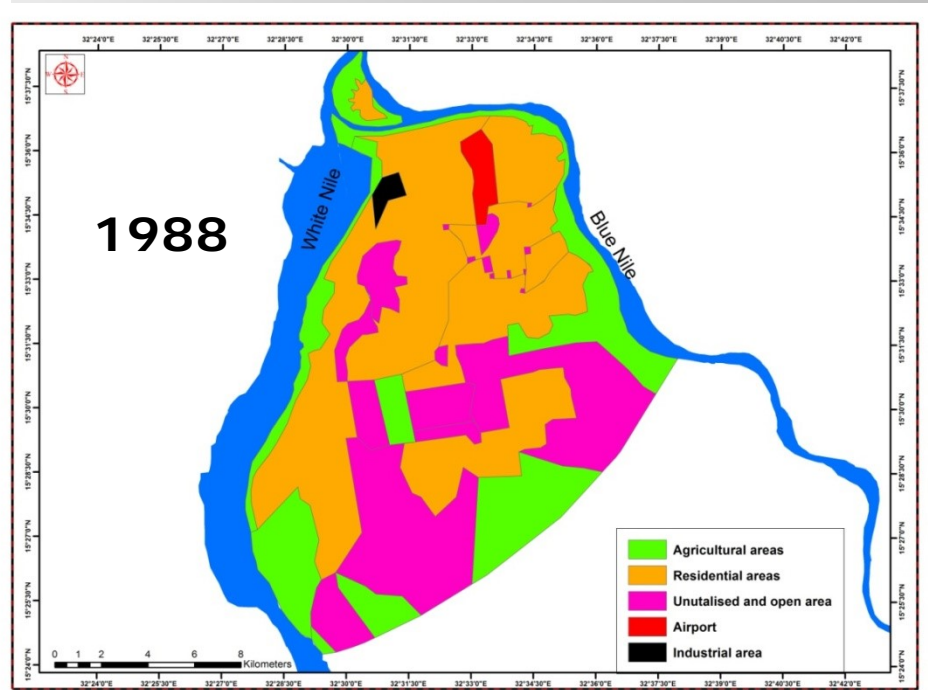
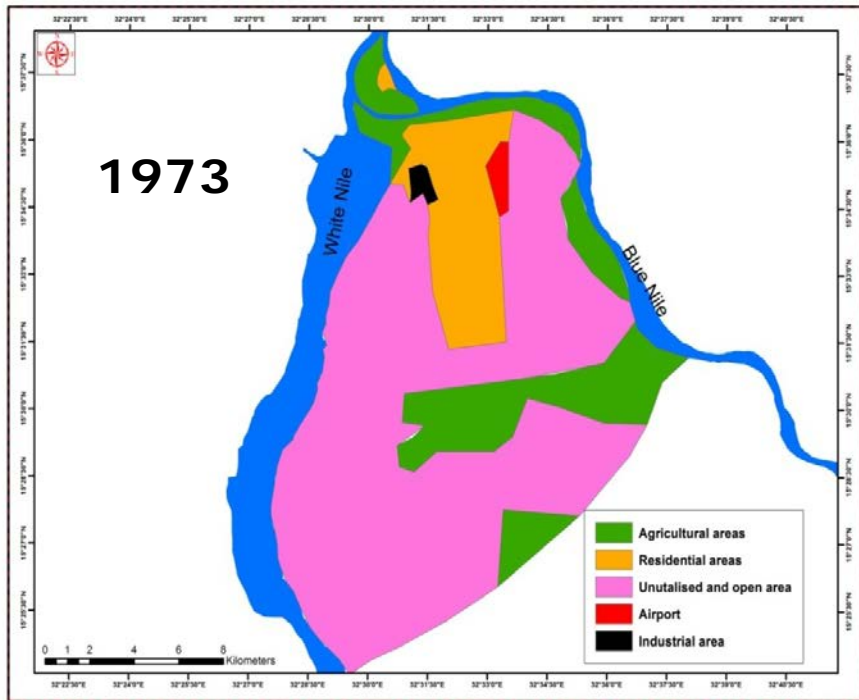
Introduction

Main objectives:

- to study Khartoum's changes in land use over the last forty years
- To analyze the consequences of these transformations for urban development.

Methods:

- Case study Khartoum
- Multi-temporal satellite images (1973, 1988, 1998 and 2013)
- Explorative field research
- **Secondary sources.**



Change in land use in Khartoum during the period 1973-2013

	Land use in Khartoum (area in km ²)			
Years	Agricultural area	Residential area	Unutilized and open area	Industrial area
1973	52.68	31.73	183.61	1.4
1988	64.77	125.02	76.88	1.62
1998	61.71	135.5	68.7	1.89
2013	49.52	203.8	13.56	2.10

Changing geopolitical dynamics in the country

- **1980-1990**
Oil fueled construction boom
- **1990s**
Neoliberal policies under governance of El Bashir
- **2005**
Peace arrangements between North and South

El dorado for foreign investors

Afra Mall: Turkish investment



Al Salam Rotona: Saudi Investment



Zain Tower: Kuwait investment



Libya tower: Libya investment



Dubai on the Nile



Consequences for urban development

- Just speculation? Unfinished constructions and fallow areas are part and partial of Khartoum's urban landscape
- Spatial segregation and closed cities
- Increased local conflicts over land possession
- Mix between striking wealth and striking poverty



Conclusion

- In a city that has higher land prices than megacities such as Tokyo, London and New York, it seems that private investment in real estate is the only way to make clear to the world that there is money circulating in this city.
- Need for further research on the question whom can benefit from these urban developments and petrol dollars?