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Master's Thesis of International Studies
(International Cooperation)

**TERRITORIAL DEVELOPMENT
POLICY IMPLEMENTATION IN COTE
D'IVOIRE: EXPERIENCES AND
LESSONS FROM SOUTH KOREA**

August 2021

Graduate School of International Studies
Seoul National University
Seoul, Korea

Saibou BALMA

TERRITORIAL DEVELOPMENT POLICY
IMPLEMENTATION IN COTE D'IVOIRE:
EXPERIENCES AND LESSONS FROM
SOUTH KOREA

A thesis presented

By

Saibou **BALMA**

A dissertation submitted in partial fulfillment
of the requirements for the degree of
Master of International Studies

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Territorial Development Policy Implementation in Cote D'Ivoire: Experiences and Lessons from South Korea

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ABSTRACT

Territorial Development Policy Implementation in Cote d'Ivoire: Experiences and Lessons from South Korea

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The problem of land use policy in Côte d'Ivoire is not new. Since its independence, Côte d'Ivoire has been resolutely committed to the development process, taking into account all strategic axes. The 10-year outlook for economic, social, and cultural development 1960-1970 elaborated in 1962, and the five-year plan from 1971 to 1975 indicated the preponderance of territorial development policy. These first phases were a success with the implementation of two important programs such as the South-West Region Planning Authority (ARSO) created in December 1969 in the forest area, which is part of the improvement of peasant life; and the Bandama Valley Planning Authority (AVB) established in July 1969 in the savannah area, the mission covered two components: (1) a general and permanent regional planning mission and (2) a specific and temporary mission to transfer the affected populations to the south-west of the country. However, with the advent of Structural Adjustment Programs (SAPs) from the 1980s on, the policies that followed will no longer make land use a priority. And will decide to put the development of the city of Abidjan as a driver of economic growth. This decision was thus the basis of regional disparities. With the advent of the Paris Declaration, the State of Côte d'Ivoire will give a

new chance to regional and local development policy with the establishment of institutions for this purpose and the completion of the monographic study of the 14 districts in 2013. However, Despite the development observed at the macroeconomic level with a GDP growth rate between 12 and 7% since 2012, poverty remains noticeable at the level of populations, especially those living in rural areas. The effective implementation of the policy faces serious problems as well as at institutional and financial level. The study attempts to show how Korean experiences in territorial development Trough the Comprehensive National Territorial Plan (CNTP) can be applied to Côte d'Ivoire.

Key Words: Inequality, Poverty, Territorial Development, Institutions, Balanced Growth, Industry

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"The State and local governments shall create such conditions of national land as to make all nationals capable of enjoying a stable and convenient and life, by ensuring that each area can be developed with its originality in pursuance of its peculiarity and equip itself with the self-competitiveness."

**South Korean Framework Act On the National Land,
Art.1 Paragraph 3**

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ACRONYMS AND ABBREVIATIONS

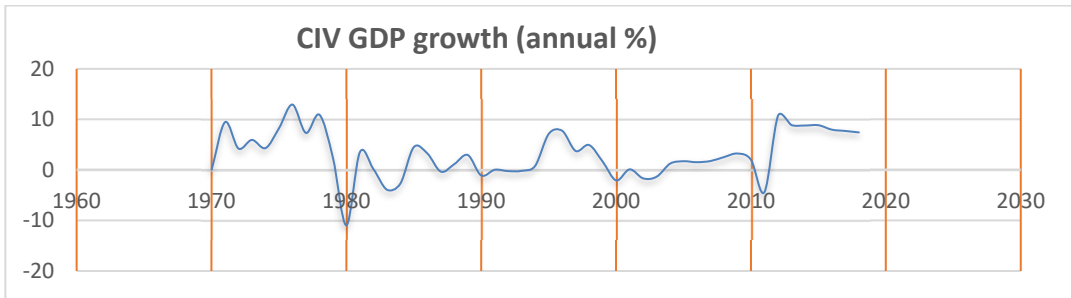
ARSO: The Southwest Region Planning Authority
AVB: The Bandama Valley Planning Authority
CNTP: Comprehensive National Territorial Policy
CNTDP: Comprehensive National Territorial and Development Policy
CEPs: Competitive Economic Poles
CNLP: Comprehensive National Land Policy
DAT: Directorate in Charge of Territorial Development Policy (Côte d’Ivoire)
DPA: Direct Productive Activities
ECOWAS: Economic Community of West African States
EDP: Economic Development Plan
FDI: Foreign Direct Investments
GDP: Gross Domestic Product
IMF: International Monetary Fund
KRIHS: Korea Research Institute of Human Settlement
SDGs: Sustainable Development Goals
SAPs: Structural Adjustment Programs
MOLIT: Ministry of Land, Infrastructure and Transport (Korea)
MPD: Ministry of Planning and Development (CIV)
NPSs: National Prospective Studies
NTP: National Territorial Plan
OECD: Organization for Economic Cooperation and Development
PCRD: Presidential Committees for Regional Development
RDC: Regional Development Commissions
RGPH: General Population Census, Côte d’Ivoire
REP: Regional Economic Program
SOC: Social Overhead Capital
UNDP: United Nations Development Programmes
WEAMU: West African Monetary Union

CHAPTER ONE: GENERAL INTRODUCTION

1.0. BACKGROUND OF STUDY

Ending poverty in all its forms as stipulated by the Sustainable Development Goals (SDGs) of the United Nations system remains Africa's most important challenge of 21st Century, which each country would face through implementation of realistic public policies that take into account time, space and resources. Fighting poverty amounts to the efficient management of the territory through key investments in strategically chosen areas with the aim of mitigating economic disparities. Africa has experienced remarkable growth during the last ten years, if we believe the recent OECD annual reports (Africa Development Dynamics; 2018, P.19), which boasts of the increase in continental GDP since the 2010s. As far as Côte d'Ivoire is concerned, the economic indicators of the last ten years are beneficial and encouraging for a nation that has been emerging from a long period of military-political crisis since 2002. The country's GDP rose from 4% in 2011 to 10,71%, 08% in 2015 (World Bank indicator, 2018), a milestone that will be maintained until 2020. The country is part of the top 10 reforming nations in the world, jumping 17 places in the Doing Business 2019 ranking, from 139th place to 122nd place and is among the four most reforming countries in sub-Saharan Africa including Togo, Kenya, and Rwanda. The country achieved significant scores in five reforms on the ten Indicators of Doing Business, namely business creation, obtaining a building permit, obtaining loans, paying taxes, and executing contracts.

Figure 1: Evolution of GDP Growth in Côte d'Ivoire



Source: World bank Database indicator, 2020

However, these indicators of national economic growth mentioned above are still far from reflecting reality because they are relatively unusable about people's lives and in the household basket. Nearly 29% of the Ivorian population still lives below US\$1(worldpoverty.io, 2019) a day. This poor index clearly shows the need for further institutional reforms that could impact the daily life of Ivoirians on the considerable reduction of the poverty rate. Moreover, the Ivorian territory shows a remarkable distortion between its regions, the most remote of which are dependent on the region of Abidjan, the only economic “lung” of the country. Several other indicators clearly show disparities between regions of the country. Access to basic drinking water in the rural area, for instance is a very remarkable indicator, since its availability could contribute significantly to the fight and eradicate tropical diseases.

The equation between the urban and rural populations particularly in Côte d'Ivoire is around 50/50, since the estimation of rural population is about 48,76% (World Bank Indicator, 2018). This indicates the urgency of making the development policy of the territory a priority to make up for these shortcomings. But the question is whether one can operate

real change, or implement a substantial social program without giving a special place to the territory's development policy. It is undeniable that if the aim is to reach all strata of society sustainably, in the long term what is case-is the urgent need to make territorial development one of the prerequisites for sustained and inclusive growth, a guarantee of civil peace.

Indeed, the OECD report on Korea's territorial development policy stresses that "industrial development and innovation are recognized as engines for long-term inclusive and sustainable growth. It also emphasizes the leading role of national land development policy and institutional reforms, taking into account social and political problems to actively contribute to business productivity and their ability to cope with competitive pressure (Industrial Policy and Territorial Development, April, 2012, P07)." Samuel P (Oct. 1979) also stated that "a good spatial management policy could greatly facilitate the economic and industrial development of a nation."

To this perspective, Côte d'Ivoire engaged in 2013 the monographic study of its 14 districts whose main aim was to identify the real economic and cultural assets specific to each region of the country as well as the conditions available to reduce regional disparities through the competitive economic Poles (CEPs) program. As have pointed out Jinn-yuh Shu and Lu Ling Jerry (2002), the dynamic process of geographical industrialization, advocates that every industrial development must be linked to a region-specific production factor in a given country. The program is supported by a spatial planning policy mainly invested in the development of regional land use plans and local development plans in collaboration with local elected officials that does not exclude the issue of safeguarding biodiversity and green growth. The goal is to achieve inclusive growth. However, neither the program of the

Competitive Economic Poles nor the development of Land Development Schemes is well underway. The difficulties encountered in implementing these various activities are enormous and have raised several questions about the problem of land use and development policies in Côte d'Ivoire. Competitive Economic Poles project seen as a promising policy in poverty reduction, development, and correction of disparities between regions and cities has not achieved the desired results. The monographic studies (MPD, 2013) revealed significant distortions in quite various sectors such as access to electricity (only 60% of the country), education (mostly primary and secondary school attendance and achievement), the population in the largest city Abidjan, roads, housing, transportation and health system, industrialization, urbanization and so on (General census, 2014).

The aim of this study will, therefore, be to conduct a deep analysis territorial policy focused on the institutional framework through policy implementation in the conduct of structuring projects in territorial development. Clark Gibson, Krister Andersson, Elinor Ostrom, and Sujai Shiva Kumar (2005), on changes in the unproductive situation in collective choice, argue that "while it is difficult to change the nature of the property and the attributes of the community, the most important thing to improve the results of the operational situation involves efforts to change the rules affecting these situations" (Chap 3, P. 50). Max Weber paraphrased by Irving Louis Horowitz (1999) stresses that to ensure the smooth running of projects, a change must be made at the level of the institutional framework because institutionalization is a human activity that installs, adapts and changes rules and procedures in the social and political fields".

Thus, a synoptic view of South Korea's past and its current balanced growth on the one hand and the analysis of the reasons and conditions for the implementation of its Comprehensive National Territorial development policy on the other hand, has motivated the choice focused on that country to provide elements of response to the problem of development of the Ivorian territory. This work will essentially consist of a critical assessment of the institutional framework of territorial policy implementation in Côte d'Ivoire. The expectation of that work will be how to acquire policy recommendations from Korea that can be applied to territorial development policy in Côte d'Ivoire. To understand the interest of the study submitted to our intelligence, it is relevant to conduct a conceptual analysis by defining some important key concepts relates to territory development issue. For the concepts might be familiar and quite common but only their contextualization could be essential to the understanding of the work.

1.1. Definition of key concepts

1.1.1. Territorial Development Planning (TDP)

Territorial Development Planning is an action and/or practice (rather than science, technology or art) to dispose in order, through the space of a country and in a forward-looking vision, the people and their activities, the equipment and means of communication that they can use, taking into account natural, human and economic and even strategic constraints (Pierre Merlin (1988). This discipline reflects the set of actions carried out by public actors (or private actors in the context of public service missions entrusted to them) who intervene in a given territory and shape its landscape (roads, bridges, factories, etc.). Merlin (1988) defines the concept as "the set of concerted actions aimed at tidying up the inhabitants,

activities, equipment, and means of communication in space." That said, land-use planning as science aims to correct irregularities between the territories of a given country.

1.1.2. National Territorial Plan (NTP)

National Territorial Plan can be considered as a plan that should establish appropriate goals and strategies within the timeframe (triennial, 5-years, or 10-years) allowed, and achieved quantitative growth in terms of the indicators. Such a plan targets many business sectors and areas that could boost the country's economic growth in the event of investment. It must take into account not only public projects, private investments but also above all a public-private partnership. National Territory Plan should follow specific and clear vision (social and political theory).

1.1.3. Economic Development Plan (EDP)

A plan encompasses decision, forecasting, policy, and government intervention. A national plan is a systematic and comprehensive action plan to utilize specified national resources to achieve specified goals in a specified period of time (Thomas S. Lyon, ICMA 20003). An EDP is a national plan to achieve economic development.

1.1.4. Poverty

As an abusively used concept, poverty can be defined as simply as possible as the state of an indigent person, who struggles to get his most basic natural needs. The United Nations in making the fight against poverty the priority among the seventeen (17) Sustainable

Development Goals (SDGs) also defined a poor person as an individual in absolute poverty, that is the person who cannot afford a "basket" of goods considered essential to his survival.

According to Amartya Sen (1989), poverty means "failure of the ability to achieve precisely those things that are ultimately important or someone income below the poverty line and mostly failure of access to basic capabilities (Chap 1, P.16)".

Referring to the multidimensional poverty index MDI, produced by the University of Oxford, poverty can be defined very clearly on two fronts: (Rowntree, 1899) Absolute poverty, which refers to extreme poverty, severe deprivation of basic human needs, including food, sanitation, shelter, health, water, education, so forth; (Townsend, 1950) relative poverty as socially defined and dependent on social context, thus the Relative Poverty is a measure of income inequality. It can be solved by good policy.

1.1.5. Industrialization

Industrialization is the process by which an economy is transformed from primarily agricultural, and mineral (raw material) to one based on the manufacturing of goods. Individual manual labor is often replaced by mechanized mass production, and craftsmen are replaced by assembly lines. Characteristics of industrialization include economic growth, a more efficient division of labor as defined by Emile Durkheim (New York free press 1984), and the use of technological innovation to solve problems as opposed to dependence on conditions outside human control.

In the case of this study, industrialization, specifically, agribusiness, is seen as the key element in the process of redressing regional inequalities and poverty reduction. It, thus,

starts from the principle of taking into account the riches and assets specific to each area of production. The aim is to create competitive economic poles for harmonization and balance of growth via industrial specialization.

1.1.6. Institutions

Samuel Huntington (1991) defines Institutionalization as the process by which organizations and procedures acquire value and stability." To describe the establishment of institutions is a process. That is to say that the level of institutionalization of a society or political system is initially complex, but this complexity must adapt to social changes and show some autonomy in functioning. This idea is not entirely different from the view that the legitimacy of an institution uses two fundamentals: its applicability in a new socially beneficial situation and its legality in a contemporary context (Clark Gibson, 2005). That said, an institution is effective and dynamic only when it meets the needs of peoples and respects a certain constitutional standard that can guarantee its sustainability and free action.

After the introductory section which made it possible to understand some concepts related to the theme, the remainder work is organized as follows. The following Chapter is devoted to the literature review which gives a general view on the theories of territorial policy and their implementation across different regions of the world. Chapter III is dedicated to the analytical framework explaining the objectives of the work, the choice of the thematic, the theories and above all the explanation of the choice of Korea as a case study. Chapter IV will deal with the implementation of the territorial development policy in Côte d'Ivoire, from the 1960s until now, and also its challenges. In section V we will talk about the development strategy of Korean territory policy and its experiences and lessons to be learned for Côte

d'Ivoire and for developing countries, then finally in chapter VI we will summarize the work and make some policy implications and policy recommendations for future researches.

CHAPTER TWO: LITERATURE REVIEW

With modernization and especially the breakthrough of agglomerations bringing with them inequalities and distortions of all kinds, the question of land use and spatial planning is no longer an option, rather a necessity or even an urgency. Scholars and theorists of the 20th century have, thus made it their priorities. Several theories have been developed to the effect of driving the question of equitable distribution of wealth over the same territory in such away. However, as part of this study, we will focus on only two of those theories that we need to better meet the requirements of our main objective: there are the Balanced Growth and Unbalanced Growth theories.

2.0. Balanced Growth Theory

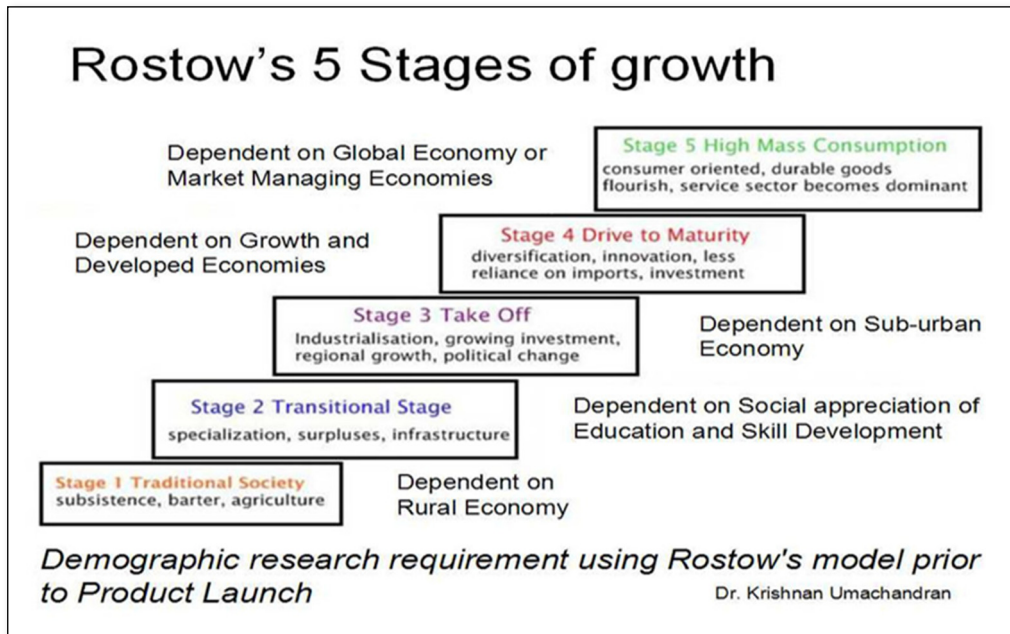
In this context to provide a restorative solution to spatial imbalances in terms of development that Rosenstein-Rodan, Nurkse, Lewis (1955), and of course Rostow (1959) proposes us the theory of balanced growth. Modernization, which has led to a wave of change, essentially creates a lack of existing infrastructure now unsuited to the new conditions to which modern societies must necessarily comply. The theory of balanced growth thus provides a solution to strike a balance between the sectors of activity in the country. To do this, this generates mass investments that must cover all sectors of activity except none according to the designers of this thought.

It is certainly true that the theories of balanced growth with its recommendations for mass investment in all sectors of activities are difficult to achieve due to the lack of human and financial capital in developing countries, especially in Côte d'Ivoire, the targeted country. However, there is still in this theory an infallible truth, a prerequisite for any development

that should be mentioned. In his theory of five stages of development, Rostow (1959) explains the process essential for economic development of each nation that desires a sustainable development. He, therefore, delivers five essential steps to follow, namely, stage 1, which he calls a traditional society characterized by the intensive practice of agriculture and subsistence crops; Stage 2, called a transitional stage that distinguishes the process of specializing and building basic socio-economic infrastructure; stage 3 is industrialization, investment growth, regional development, and policy direction; stage 4 according to Rostow is the stage of economic maturity characterized by diversification in production, innovation, import restriction and finally the fifth stage that it will call the mass consumption stage influenced by consumer choice and preferences with considerable growth in the services sector.

By observing the Rostow's theory of growth, it is easy to understand that the third stage also called the stage of "Take-off" is the most important phase for current developing countries in that he refers to the stage of sectoral policy development with a focus on the development of suburban territories where quality is defined, the type of industries to be established taking into account the resource specificities of each region of the country. Saying so, he not only shows the relevance of territory policies, but also the fundamental role that can play institutions if effective. However, that does not mean that the theory of balanced growth is accepted and applicable as a whole in the context of this study, since the requirement of the theory cannot fit with the capabilities of developing countries. This will lead us to analyze another form of economic development thinking or strategy, probably applicable to developing countries such as Côte d'Ivoire, which is the focus of this study.

Figure 2: Rostow's 5 Stages of Economic Growth by Dr. Krishnan Umachandran



Source : <http://www.jstor.org>, 2020

2.1. Unbalanced Growth Theory

Unlike the requirements of the balanced growth theory that the appropriate development conditions of a country necessarily require investment in all sectors of activity and at the same time, the theory of unbalanced growth, although its name is less convincing, appears more decisive and very imaginative in the process of implementing development projects. According to Albert Hirschman (1915-2012), one of the pioneers of that vision, the core assumption of the unbalanced Growth theory points out that to boost a country's economic growth it is sufficient to target some strategic projects with very specific areas of

investment. For Hirschman (2012) all economic sectors in a nation are complementary. In this way the development of one sector will necessarily affect another.

The theory of unbalanced Growth for me perfectly fits with territorial development whose aim is also to correct economic irregularities between regions. Although this theory is more focused on sectors of the economy than on the question of territory, it does not go against the principle of choosing strategic territories or areas to make investments in targeted sectors. Moreover, the theory advocates what is called induced investment characterized by two branches: (1) Social Overhead Capital (SOC) which concerns investments in socio-economic infrastructures in the selected territories and (2) Direct Productive Activities (DPA) involved in the production of goods and services which is for the most part-owned by the private sector. These two main investment drivers, one focused on social and the other in public services and goods, if implemented and monitored, can address the problem of distortions between different regions of a country.

The consideration of these development theories and strategies in the implementation of public policies must meet a certain institutional norm whose effectiveness does not exclude the major political events of the given country and which also depends exclusively on the involvement of the populations for whom the institutions are born. The theory of unbalanced growth proposes a method that could boost change in economic terms, if the sectors of activity and specific projects are well chosen, on the basis of a study priority. At this level Hirschman (1915) through his trilogy of unbalanced growth, although he said to prioritize a few sectors does not clearly say by what mechanism or policy is necessary.

Thus, even if this theory is less precise on the method of choosing sectors that could transform the economic performance of developing countries. We understand with certainty, through Hirschman's insights that carefully conducted spatial planning and land development policy can lead to results that can lead to the balancing of the national territory. That said, the consideration of this theory in the national economic development strategy takes territorial policy into account. To the extent that induced investments promoted by the theory of unbalanced growth are not made because of increased demand in the past or in the current market, but rather takes into account the lessons of the past to prepare for the future, which may be uncertain in terms of investment strategy for underdeveloped countries. Therefore, to make these types of investments, we need a very specific selection strategy, probably definable by the policy of territorial planning and development. Even if the theory does not visibly mention it.

The implementation of the pre-strategic investment issue by sector and zone, called "territorial development policy", has been theorized by many scholars in the frame of economic development issues around the world. However, our attention has been captivated by the economic development model of East Asian countries-many of them characterized as new industrialized countries (NICs)-that have experienced remarkable growth in recent years. The speeches of some political economists on planning and territorial development in Asia will be the subject of analysis in the next part of this study. This will help to understand not only why these countries have been able to make land use a priority, but also to better understand the choice of South Korea as a case study.

2.2. Territorial development policy in Asia

To understand the prioritization of planning policy in the Asian context, it is important to refer to the writings of certain scholars who have more or less contributed to the promotion and the valorization the necessity of land-use policy.

When Rachid Amjad (Geneva, 1984) was attempting to review the major policies and programs concerning the industrialization of rural areas and their impact on unemployment in Pakistan, he indicates the advantages, much more the importance of small industrial units in the Pakistani economy by showing their contribution of rural development policy (territory development policy) inputs in the GDP growth. He also emphasizes very clearly the details of political programs in favor of the development of small-scale enterprises via the National Development Plan which is the compass of the country's economic development vision. He went through the different Pakistan different Development Plans to define and shed more light on the role of (financial) institutions. Furthermore, the author, among the profusion of promoted rural development programs, draws our attention to two, namely: (1) Agro-Industries Development Program, and (2) The Integrated Rural Development Program. Saying so, Rachid (1984) attempts to underscore the paramount place of territorial policy in Pakistanis' rural development and poverty reduction taking into account the local territory assets and specificity. However, even though the study highlights the role of political reforms, it is not entirely explicit over the chronological sequence of events that have facilitated or caused the implementation of these policies.

In a study carried out by the International Forum of Researchers and Academics on Rural Development in Sri Lanka (IBR 2014), the solution to the serious problem linked to regional disparities lies in the emergence of small and medium-sized enterprises in rural areas in order to facilitate employability a growing workforce and avoid moving to the metropolitan city.

KC Yeh (1991) while assessing also the Hainan's economic development, takes a look over three countries of East Asia, namely, Korea, Taiwan, and Hong Kong. The first analysis was tied to the colonial past and some critical junctures of those four countries that have, according to the author, the same history that influenced the institutions in their society. Furthermore, he advocates that The development of these countries has been supported by a territorial development program supervised by institutions set up for this purpose, before concluding that the development of new Industrialized Economies (NIEs) was based on four fundamentals: industrialization and trade, agriculture growth, financial development, and the role of government. Saying so, the author emphasizes how involved was rural development policy through agro-industries that fostered Hainan's economic growth. It is, therefore, crucial to mention how important it is to take historical reality into account in the establishment of the institutions of the republic that must necessarily take into account the philosophical vision of societies. The Developmental state in Southeast Asia and Japan which presents itself today as their specificity, appearing difficult to imitate, not to say inimitable by the rest of the world, can be counted as an example, par excellence of taking into account internal specificities. That why, Peter B. Evans assumes that "citizens of the South, even more than citizens of the North need aggressive action by entrepreneurial public

institutions if they are to realize their potential productivity and enjoy the levels of well-being that the 21st-century economy is capable of providing”.

Goto, Kenta, Tamaki Endo, and Asei Ito ed. (2020) on China's rise in the world were able to point out the implementation of an economic policy strategy characterized by three main approaches, namely, (1) the nationalist approach defined by the role of the State and Government, then (2) the Neoclassical approach focused on the role of the market and the trade mechanism, and then the third and final approach described as institutional and organizational focused on sectoral policies in specific industries and areas to get the national economy off the ground. According to the authors, this Chinese strategy is similar to that of the New Asian Industrialized Countries such as Korea, Singapore and Taiwan. It is described as induced investments as qualified by Albert Hirschman (1915-2012) in the theory of Unbalanced growth. This strategy unquestionably meets the objectives of this study on territorial policy aimed at minimizing the poverty rate by reducing regional disparities, which necessarily involves the choice of key sectors of the economy.

2.3. Territorial Development policy in Korea

To understand the process of harmonious development of the Republic of South Korea and the reasons for choosing this country for this work, we set about analyzing the article entitled "*Spatial Changes and Regional Development Policy in Korea*" by Kim Yong-Woong (2009). According to Yong-Woong (2009), the Republic of South Korea experienced a centralized development system from the start. The Seoul region was largely developed compared to the other localities of the country thus accentuating the economic disparities between the regions of the country. Succeeding in the harmonious development of the entire

territory was a difficult task to accomplish given the many challenges to be met. However, the political will and the introduction of reforms such as the five-years' National Territorial Development Plan which defined, both national and regional development objectives made it possible to adopt a regional development policy. I found the article actual and useful for this study insofar that it not only includes the history of the process of institutionalization and policy implementation, but also provides new data on the current state of the country's economy up to the drafting date.

Jay S. Mah's (January, 2016) has actively formulated some recommendations to developing countries via his thesis entitled "*Korean industrial policy experiences*". He urges developing countries to focus on Institution building by recruiting insightful elites as the economic policymakers. Only that would be necessary to implement the appropriate industrial and territorial policy of developing countries. Taking into account Mah's insight, the greatest challenge today in developing countries is the ability to set up institutions, whose characteristics are not all imported but rather respect social and societal contexts and take into account cultural realities and inspired from critical junctures. We all agree today that institutions built without regard to the philosophy of the people cannot prosper for long. And this has long been the case in developing countries. Samuel Huntington (1968, Yale University) points out that "the ability to create political institutions is the capacity to create public interests". For "without strong political institutions, society lacks the means to define and to realize its common interests". For this reason, land-use planning policy must necessarily take into account the major considerations and issues of each region in the development of regional development plans to attract the attention not only of the coastal

populations but also of the private sector whose scope of the projects depends directly on the involvement or interest of the inhabitants.

Furthermore, a report published by the Organization for Economic Co-operation and Development (2012) about South Korea industrial development explains more about territorial development policy and the role of institutions. In the report entitled “*Industrial policy and territorial Development: Lessons from Korea*”, has been analyzed the evolution of Institutions and their implication in Korean economic growth. It shows how Korea caught up is the development by supporting industrialization avoiding territorial and social exclusion. This policy according to the study evolved from specialized programs targeting regions to more articulated schemes. This occurs in three main phases:

- 1998-2003 regional policies were specialized policy on specific programs targeting strategic industries
- 2003-2008 the Government introduce balanced development as national priorities between regions
- 2008-2011, regional development policy started to focus on mobilizing growth in the region

The policies implemented at that time were determinant. One of them was the Presidential Committees for Regional Development (PCRD) led by president Park himself whose government assigned a specific budget to regional development by creating special accounts and identified four relevant scales for policy actions. The main challenge was to encourage the attraction and retention of new talents in regions with technology-oriented vision.

Korea's choice is due to the simple fact that its past in the development of the territory is not entirely different from the present of Côte d'Ivoire. Drawing on the process of implementing territorial policy can help solve development challenges in terms of planning and harmonizing the territory, inequality and poverty reduction.

2.4. Territorial Policy Planning overview about Africa

Research within the framework of the Land Development Policy on the African continent reveals a complexity that results in the lack of literature documentation in this area, given the scarcity of practice of this policy in African countries.

However, a very interesting thesis drew our attention. it is from Frank Jr., C. R (1968). Frank Jr has tried to explain that neither the high growth rates in African countries, nor the rise of technology in large urban areas can fight against unemployment in the city before giving an alternative through which he proposes as unique solution to local development to decentralize cities, territorial policy, which is the only one likely to generate employment via the creation of small and medium-sized industries with intensive labor in other localities.

The work carried out by the International Labor Office on Kenya (1972), made it clear as well that the socio-economic problems caused by the fact of mass migration and other social movements could only be solved by rural development. it thus reinforces the idea that only a policy aimed at curbing regional inequalities can remedy the income imbalance and other social and economic problems.

That call would have been heard by some regional organizations to make land development policy a priority as already defined in the strategic policies of some member countries. At the level of the West African Monetary Union (WEAMU), a Regional Economic Program was born in 2004, with the aim of enabling all eight member countries of the Monetary Union to embrace the Land Development Policy in order to facilitate the implementation of the Competitive Economic Poles program, whose main objective is to correct the very remarkable regional disparities in the member countries, between capital cities and other secondary zones. The Regional Economic Program will therefore allow the launch of the monographic studies carried out in all the countries of WEAMU. The case of Côte d'Ivoire will give us more details on the challenges and opportunities in implementing territory's development policy.

2.5. Any scientific works on Territory development in Côte d'Ivoire?

In Côte d'Ivoire few works of literature themselves exist within the framework of the Land Development Policy. Most of the documents available for analysis are generally public policies and strategic documents of the existing institutions in the country and those of international partners. That explains how much territory policy has been neglected since years. However, the strategic planning documents developed in the 1960s already gave a special place to land-use planning policy in Côte d'Ivoire.

The 1960-1970 study "The 10-Year Perspectives for Economic, Social and Cultural Development," written in 1962, which was the first planning document developed by post-

independence Côte d'Ivoire, made clear the crucial role of land development policy in the country's economic development process. With this in mind, Gérard Sournia (1978), through his article "*Land Development and Development Strategy in Côte d'Ivoire*" also highlighted the major guidelines of this policy adopted by the State of Côte d'Ivoire since its accession to Independence. Namely, the search for self-sufficiency in many areas and the need to reduce or limit inter-regional disparities.

The economic crisis of the 1980s and the advent of the Structural Adjustment Programs (SAP) will give a different direction to public policy. The other planning documents that will follow the 10-year outlook, the study of the 10-year outlook, have no longer listed land use planning as a major focus of Côte d'Ivoire's development. Instead, the development strategy focused on key sectors of economic activity. From there, the question worth asking is how to select investment sectors without an iterative policy of territorial development, interrupted during the first decades of 70s.

Thus the resumption of the territory's development policy in 2006 is soaked by functional irregularities and a legal vacuum. Because so far there are no planning laws that frame the current policy implementation according to the Directorate General of Territory development policy of Côte d'Ivoire contacted through Videoconference.

In addition to the neglect of land development policy, other socio-political parameters have also played a role and have contributed significantly to the slowing down of the implementation of spatial planning policy. To better understand these parameters, it is necessary to go back in the history of the political and economic of Côte d'Ivoire through a

historical analysis allowing to categorize in time the events that have marked this country since its accession to independence in 1960.

CHAPTER THREE: ANALYTICAL FRAMEWORK

This chapter on the analytical framework focuses on the description of the research goals, research questions and the study methodology. It is, therefore, a question of going through the planning and development policies of the territory, of exploring spatial planning policies to respond to the problem of poverty reduction and territory inequality. It is also the place for us to justify even more clearly the choice of the social and political theories on which we will rely to defend our argumentative aim.

3.1. Research Objectives

3.1.1. Overall Objective

Facilitating good management of territory development through the improvement of the institutional realm to reduce territory distortions and poverty in rural areas is the main goal of the work.

3.1.2. Specific Objectives

The specific goals of the study are the following:

- Ensure a balance between the territories for the benefit of disadvantaged areas;
- Create conditions of institutional effectiveness that emphasizes social and political issues;
- Facilitate the implementation of ongoing and future territorial development projects;
- Strengthen economic competitiveness between regions of the country;
- Poverty reduction in rural areas.

3.2. Statement of Problem

As early as 1961, the Ministry of Finance, Economic Affairs, and Planning decided to launch a series of multi-purpose regional surveys concerning almost the entire territory (monographic study CIV, 2013). This operation tended to establish as accurate an inventory as possible of Côte d'Ivoire's resources and to prepare the development of economic development programs adapted to the characteristics of each region. The drafters of the 10-year economic (1970), social, and cultural development perspectives for the 1960s and 1970s also focused on regional imbalances among the fundamental problems of rural development. "It will be impossible to close the gap between the savannah regions and the forest area for a long time, but efforts must be made to involve each of these regions in the production effort and the results of growth"; in terms of industrial development, they also stressed the tendency for too much concentration of economic activity in Abidjan "and already advocated, to avoid excesses, "the establishment as far as possible of new companies near the production areas of the raw material and the consumption centers of the manufactured product"

A similar study has been again conducted in 2013 under the name of the monographic studies of the 14 districts of Côte d'Ivoire that aims to take stock of the situation and to identify the potential and constraints specific to each region of the country, to assign it specific functions that will lead to economic development.

Despite the alarming results of monographic studies in terms of infrastructure available in other parts of the country, trial and error in the implementation of land use policy is a functional dichotomy. And yet studies have also revealed investment opportunities in most agribusiness-friendly regions.

3.3. Research Motivation

The analysis of the institutional framework in territorial development in Côte d'Ivoire is motivated by some scholars' theses based on the development strategies and theories, both in territorial policy issues and in analyzing unproductive collective organizations.

The work of Balassa Bela (Apr. 1988), explains the conditions of the rapid and structured development of countries such as Hong Kong, South Korea, Taiwan, Malaysia, but also India. The revision of the policies applied in these different regions made him advance the assertion that there is a very close relationship between exports and economic development. Then it also emphasizes the essential role of government through the creation of infrastructure, the provision of up-to-date communication channels which would facilitate the establishment of an efficient financial system. Also, according to the author, the removal of administrative obstacles, and bureaucratic red tape, contribute, according to the Asian experience, to rapid economic growth. Saying so, Balassa underscores not only the role of government but also emphasizes important institutional and policy reforms in the rapid growth of East Asia's Tiger.

Joseph Wright and Matthew Winters (February 16, 2010,) analyzing the conditions of economic development in developing countries advocate that good political institutions are likely to foster growth. That is to say that, institutional reforms are necessary to renew the social pact with the environment taking into account new development problematic that undermines the evolution of the social and economic projects.

Irving Louis Horowitz (1999), while explaining how to legitimize bureaucratic states affirms that with the “strong bow of the French tradition of Montesquieu, Durkheim, and Tocqueville, and especially Weber all combined understood that the stake which preoccupies the 1920s would be the political capacity of the leaders and not the economic conditions of the governed”. That's, to the capacity of the institutions' adaptabilities to the modernization process and society evolution should precede any other concerns. For strong institution mean good governance and good governance necessarily leads easily to economic growth. In this extent, any policy that will contribute to reduce inequality and as well as territory distortion is necessary to maintain stability and create wealth within a country.

3.4. Research Questions

Two essential situations have guided the problematization of this work. The first to draw our attention is the population of the city of Abidjan, which goes beyond 5 million out of the 25 million that the whole country has (RGPH, 2014). This expressive situation exerting significant pressure on socio-economic infrastructure is due to the centralization of political, economic and administrative systems at the level of the economic capital thus creating a totally asymmetrical development and discernible disparities between the different localities of the country. The second fact is recent and related to the health crisis of Covid-19.

In December 2019, when the Covid-19 broke out in The City of Wuan in China, few were warned of the impact this could have on the black continent. When African capitals were affected by the first cases, the urgency of putting them in isolation was imposed on the leaders in order to prevent the spread of the pandemic in the respective countries. However, the remark is very clear. In Côte d'Ivoire, for example, the quarantine of the city of Abidjan

has paralyzed the entire country, as the Abidjan region is the only economic engine of the country. The other cities and regions of the country have thus begun to face serious economic problems: the majority of businesses have been closed, shops have stopped, because there was no means of refueling, students severely harmed in the organization of public service competitions. In short, a generalized status quo, which was a direct consequence of inequalities between Abidjan and other regions of the country. Until economists decide on the real figures for this economic recession at the national level, land-use scientists would instead talk about the absolute urgency to make regional and local development a priority. It is therefore time to redress these inequalities by creating other economic poles that can take growth down and consequently support rural populations.

From this perspective, it would be necessary to question in which extent the experience from Korea can Côte d'Ivoire in solving problems related to territorial and economic development.

However, forging this conviction cannot be possible without asking some critical questions that are necessary for the conduct of the study:

1/What are the mains reasons for the territorial development delay of Côte d'Ivoire?

2/ How can the country overcome the challenge?

3/ What solutions from Korean's experiences can be applied to Côte d'Ivoire in order to flatten the curve of inequality?

3.5. Research Method and justification of the choice of theories

The heterogeneity between developing and emerging and developed countries, thus their many differences in production, factors conditions, and natural and human resources and institutional assets, make it difficult for transferring practical lessons directly from industrialized countries to Africa. From this perspective, finding an economic model, especially in terms of planning and development, and adapt institutions is a quite less easy exercise. It is therefore more than essential to embrace a more refined and above all realistic theories and vision in the context of this study to better frame the thinking of providing an adaptable solution to the development process underway in Côte d'Ivoire.

The choice of theories of balanced growth and unbalanced growth thus responds to this need to make the country's regional disparities a priority in the development process. Certainly, it is clear that the existing skew between theory and practice is great and sometimes difficult to establish a close link. However, no good deed is possible without having been theoretically thought out. Moreover, Wang Jisi (2001), about the theories of Chinese international relations could assert that theory in Chinese conception means ideology and an ideology is nothing but a vision that can be political, economic, social or cultural that every people has of its motherland. Mao Zedong (January, 1958) also stated that there was no revolutionary action without revolutionary theory. This means theory is a prerequisite for any achievement. Like it or not every act taken is the result of theory thinking. It is precisely from this perspective that the theories of balanced and unbalanced growth are imposed on any policy linked to addressing regional inequalities such as the implementation of the land development policy submitted to our study.

From this same perspective, it can be argued that, like theory, methodology is as important as it is useful. It is therefore important to clearly explain which kind of method will be used. So in the context of this work, the methodology will essentially be qualitative and will focus on literature related to land use issues. Literary articles to be analyzed will be discursive and comparative since the study is in itself comparative. However, a qualitative analysis does not in itself exclude the notions of dependent and independent variables related to the development challenges of the case study.

Therefore, it will be a question of analyzing some variables strictly concerned with questions of territorial policy implementation (Poverty perception, education, Government effectiveness, rule of law, GDP and GDP per capita, Housing, health, Education etc.) will be explored to better understand the urgency related to territory development policy implementation.

The frame of analysis will be based on literature treating Development theories, especially those focused on institutional issues. That is to say that, administrative documents, policy reviews will be relevant for the analysis of the study.

The methodology adopted and the theories of study as mentioned above will be indicated for the interpretation and analysis of the literature.

3.6. Significance of the Study

Thinking about the new territorial policy has remained at the heart of government action in recent years. The ministerial department in charge of planning for the past few years has been working on a new territorial policy called 'competitive economic poles'. This

allows us to identify certain areas to be prioritized in terms of investment and implementation of development projects to catch up in other parts of the country. But the implementation faces many problems due in part to coordination problems, in part to certain legal vacuum that should be solved to avoid that institutional difficulty.

Today, it seems clear that Côte d'Ivoire more than ever needs to draw inspiration from many other development models. And Southeast Asian countries such as Korea could be the perfect example in terms of institutional reforms and news policy implementation.

The relevance of this study thus, finds its basis, not in blind imitation but in a selection of reasonable and adaptive policies applicable to the nation that expresses the willingness to embark on the path of Emergence and sustainable growth.

3.7. Thesis Limitations

Several difficulties may have been encountered during this work. These problems are primarily at the level of spatial realities since it was difficult to collect data from the Case 1 country (Côte d'Ivoire), most of which are not available online, due to the lack of a website at the level of certain ministries and Institutions. Then the time constraints of the very limited stay while other students have almost two years to arrive at the same results.

The last constraint is also that related to Coronavirus that also undermines the collection of data and some interviews that should have been done in the Korea Ministry of Land, Transport, and Infrastructures.

As already discussed above, the following section of this work will be devoted to the analysis of case studies such as Côte d'Ivoire and then Korea. This will allow a better understanding of the notion of theory and practice as well as their level of conception.

CHAPTER FOUR: TERRITORIAL DEVELOPMENT POLICY IN COTE D'IVOIRE

4.0. History of Territory Development Policy in Côte D'Ivoire: a policy review

The history of Land Development and Regional Development Policy in Côte d'Ivoire can be told through two important steps. The first stage begins on independence night until the 1990s and the second phase, which will begin in the 2000s until now.

4.1. Development of the Ivorian territory until 1990.

4.1.1. From the 10-year perspectives

The study "The 10-year outlook for economic, social and cultural development 1960-1970," written in 1962, which was the first planning document developed by post-independence Côte d'Ivoire, clearly indicated the preponderance of territorial policy in the country's economic development process. But the issue of land use in Côte d'Ivoire was really addressed in the 1970s with the Advent of the 1967-1970 Plan Act, through which an analysis of regional disparities has been made. This analysis is worth recalling in the context of this study, as it gives clear quantitative details on the poverty rate in Côte d'Ivoire by large regions. One of the fundamental reasons that led to the completion of this study.

In particular, net domestic income per head increased (in 1965) from 20,600 CFA francs in the North to 52,300 CFA francs in the South, and reached 255,000 CFA in Abidjan. Cash income ranges from 3,000 CFA francs per head in rural areas in the North to 19,000 CFA in

the Centre, 41,900 CFA francs in the South; it reaches 19,400 CFA francs in urban areas in the north, 52,000 CFA francs in the Centre and 253,000 CFA francs in Abidjan (J-L. LIERDEMAN, 1974).

These figures thus confront the Ivorian authorities of the time in the face of an economic and social management problem aimed at redressing these inequalities. This will lead to the establishment of technical programs to cover the entire territory, with a main goal: solve economic disparities.

4.1.2. Planning Institutions and first Territory Development Programs in Côte d'Ivoire.

The results of the studies mentioned above had forced the authorities to create institutions which could be able to manage regional distortion issues. Two main technical structures had been established:

❖ The Southwest Region Planning Authority (ARSO) established in December 1969

In the forest area, the program is part of the improvement of peasant life by emphasizing: (i) the sedentary workforce, (ii) the production and distribution of selected coffee and cocoa seeds, (iii) the introduction of new cash crops, including fruits and vegetables.

❖ The Bandama Valley Planning Authority (AVB) established in July 1969

In the savannah area, the mission covered two components: (i) a general and permanent regional planning mission; (ii) a specific and temporary mission to transfer the affected populations to the south-west of the country;

❖ Regional Development Commissions (RDC)

The overall objectives are framed as follows:

- The economic take-off, which aims to define the broad outlines of growth and the equitable distribution of available resources;
- The transformation of production structures,
- Funding for growth.

As for specific or sectoral objectives, they are as follows:

- The development of economic infrastructure;
- Promoting cultural, social and administrative infrastructure ;
- Agricultural development ;
- Industrial expansion.

4.1.2.1. Mechanisms and tools of operation

Both, ARSO and AVB had been supported by two important other categories of tools such as Regional Development Commissions (RDCs) and the Regional Rural Planning Funds (FRAR)¹ according to Lierdeman (1974). However, the first regional commissions were set up more than a year late; however, the experimental phase limited to two DRCs was

¹ DRC is a commission set up to oversee the institutions (The South West Region Planning Authority (ARSO) and Regional Development Commissions (DRC) created to better refine sectoral policy development and faithfully translate the vision of the authorities of the time. A special fund (FRAR) had been set up for this purpose. However, there is a conflict of interest between the heads of institutions and the delegates of the commission. This will slow down the progress of the program, which will fail.

abolished and all commissions were therefore operating at the end of 1969. The Ministry of Planning, however, had not used this unforeseen time to develop its working methods, and it was in complete improvisation that the first working sessions were organized.

This failure forced the Ivorian authorities to put particular emphasis on the development of five-year plans, which became the main strategic documents from the 1970s on.

4.1.3. The 1971-1975 Five-Year Plan

The five-year plan is the second real strategic document drawn up by the state of Côte d'Ivoire following the "decadal outlook". Unlike previous studies, he has placed land use as a major focus of reflection in the country's economic and social development policy.

Its proposed strategy The strategy proposed in the land-use planning policy of the period 1971-1975 relies largely on regional development through the creation of national development hubs. In this sense, the approach that has been proposed has revolved around the creation of three main development areas:

- The development hub of the Southwest with the construction of the port of San-Pedro;
- The central area of the country whose strategy was to propose agro-pastoral developments around the Lake of Kossou²;

² Lake Kossou (French : Lac de Kossou) is Côte d'Ivoire's largest lake. It lies on the Bandama River in the center of the country. It is an artificial lake, created in 1973 by damming the Bandama River at Kossou (the Kossou Dam).

- The area of the far north of the country has been identified to accommodate agro-industrial units around the cultivation of cotton and sugar cane.

The strategy also proposes for other regions the development of major agricultural programs. Namely the west, the central west, the south and the east with a focus on the main activities of these regions.

Overall, the land-use planning policy of this first five-year plan has focused on the spatial distribution of economic activities in order to better redistribute public investment across the whole. But it can be seen that agricultural activity remains the main focus of the country's development.

❖ **Implementation Level and Impacts**

In terms of implementing the five-year plan, it is safe to say that several agricultural programs have been initiated. For example, large plantations of palms, rubber, bananas and pineapples have been planted in the south and south-west of the country. Côte d'Ivoire has even become a leading global player in the production of sweet bananas and pineapples. The country is one of the main suppliers of sweet bananas and pineapples to European states.

4.1.4. The 1976-1980 Five-Year Plan

It refers to the second five-year Ivorian plan and focused on the issue of land use planning in Côte d'Ivoire's development process. Thus, the diagnosis reveals five major problems:

- A phenomenon of concentration of people and activities especially in the forest south;
- The persistence of regional disparities between the savannah area and the forest area;
- Inadequate control of Abidjan's urban growth;
- Very large-scale migration movements, particularly from the North to the South;
- A global development dynamic aimed at strengthening imbalances

In terms of strategy, this five-year plan proposes the direction of efforts towards four main strategic areas: (1) strengthening national unity; (2) the development of the entire territory; (3) the participation of people in the development process and (4) a better response to people's aspirations (*National prospective study, Cote d'Ivoire 2025*);

❖ **Level of Implementation and Impacts**

The implementation of the 1976-1980 five-year plan was in the "wake" of the first five-year plan 1971-1975. The significant actions were carried out by ARSO and AVB before their dissolution in 1979. In the late 1970s, the State undertook a reform of the decentralization policy by increasing the number of full-fledged municipalities. From 1980 to 1985, Côte d'Ivoire had about 135 full-time municipalities spread across the country. This new reform, which aimed at the involvement of people in the activities of their respective regions, will also create other problems in terms of the allocation of funds. This will also precipitate the inefficiency of the main structures created for this purpose.

4.1.5. The 1981-1985 Five-Year Plan

Inadequacies identified in the land-use planning strategy adopted during the 1976-1980 five-year plan period led the Ivorian authorities to propose a new approach to land-use planning for the period 1981-1985 (ENP-2040, 2012). The diagnosis of the land use policy of previous periods highlights the limitations of the proactive conception of land use planning. Three main concerns were revealed. These are:

- The weak coordination of field operations that prevents the maximization of the overall impact of projects,
- The Inadequate knowledge of the dynamism of regional agents that inhibits local initiatives,
- The lack of a regional institutional framework that makes it more difficult to control local development processes

The proposed new territorial development policy is intended to maintain the overall objectives of the land use policy defined in the previous period. A strategy based on greater participation of people and local and regional administrative authorities in development. This approach should also lead to a new direction in terms of space structuring and zoning of actions. The strategy of the 1981-1985 five-year plan combines the planning of the territory with a new urbanization policy that revolves around a prioritization of the urban framework that presents itself as follows:

- A main city in this case Abidjan that will have to host substantial investments, to enable it to play its full role in national economic development;
- Medium-sized cities capable of hosting non-structuring equipment and an industrial fabric that can play an administrative role in balancing

❖ **Implementation level and impacts**

Unlike the previous five-year plans, the 1981-85 plan was not implemented because of the economic crisis that began to hit the country from 1980. In addition, the implementation of the Structural Adjustment Plans (SAPs) has forced the State to disengage from certain activities with very low social impact.

4.1.6. Analysis of the impacts of the five-year plans

In view of the above, it seems important to conduct a more in-depth investigation in order to identify the structural inadequacies that have led to the failure of the first fifteen-year plans. For, it is extremely essential, with regard to the diagnostics to be carried out in the context of the development of sectoral or national policies on land use planning, to highlight these loopholes so that they are taken into account in other studies. These deficiencies may be several, but what we were able to detect in this study have been grouped together and are five:

First, it should be noted that the biennial plans were national development programs which encompassed all projects. It therefore seems difficult at this level, with limited resources at that time, not only to respect the implementation process of all the projects included in the strategic development documents but also to give priority to the territorial development policy which usefulness was less important for the authorities' whose clear desire was giving priorities to the agricultural sector alone.

Secondly, the Authorities (structures) created as part of the implementation of the 10-year perspective with management autonomy were experiencing coordination problems, and the funds allocated to them were not housed in a bank for this purpose.

Third, the latest five-year plan designates the only city in Abidjan to accommodate large investments without thinking about a real orientation plan for some Foreign Direct Investments towards country's other major cities, like Yamoussoukro, the political capital, as well as Korhogo and Bouake. Doing so, they increased the disparities between Abidjan city and other regions of the country that have so far no infrastructure worthy of the name.

Fourth, agricultural activity was mentioned as a priority in the four five-year plans drawn up from 1962 to 1990, there was no particular focus on small and medium-sized industries that should serve as a transitional sector in the transition from agriculture to the industrial sector.

The fifth key point is the advent of the Structural Adjustment Programs (SAPs), which have suspended the implementation of the last five-year plan, while the disparities were noticeable among the regions of the country. All of these difficulties resulted in less satisfactory results, the characteristics of which could be presented as follows in the table below:

Table 1: Representation of GRP Per Capita in 90s in Côte d'Ivoire

Gdp per capita income 90s	Rural	Urbain
North	3000 Fcfa	19 400 F cfa
Middle	19 000 F cfa	52 000 Fcfa
South	41 000F cfa	41 900 F cfa
Abidjan	XXXXX	255 000 F cfa

Source: INS-ENSEA/GDP, 2014

3.1. The New Face of Land Development Policy in Côte d'Ivoire (1990-now).

3.1.1. Advent of Structural Adjustment Programs (SAPs)

The early 1990s were mainly marked by the period of economic recession with the advent of the Structural Adjustment Programs (SAPs). The SAPs as a joint economic reform program by the International Monetary Fund (IMF) or the World Bank were designed to enable countries affected by great economic difficulties to emerge from their economic crisis. The conditionality of the SAPs, largely characterized by a policy of austerity and the privatization of state-owned enterprises, favored the suspension of several government projects and interrupted certain public policies qualified as cost full and not necessary at that time (New industrial policy of Cote d'Ivoire, 2012). However, in the 2000s with the advent of the Paris Declaration and the Accra Program of Action introducing new reforms, land-use planning will reappear with new guidelines.

3.1.2. The changing of vision and objectives for Land Development policy

The issue of territorial policy and spatial planning, long relegated to the back burner because of many crises that have shaken the state of Côte d'Ivoire will return to the heart of the new political and economic orientations. The southern region, although playing its role as the engine of the country's economy, is also beginning to pose problems regarding the highly remarkable disparities between Abidjan, which is increasingly stifled, and other parts of the country. The situation will lead Ivorian authorities to integrate, once again, the planning of the territory in priority projects from the 2000s (PNAT, 2006) also marking the implementation of the Paris Declaration. Of course, the issue of Land Development is not new in Côte d'Ivoire. It was also addressed in several strategic documents such as the five-year plans and the 10-year perspectives that were the first economic development policies developed in Côte d'Ivoire. However, only in 1997 that the country had a land use policy that was the subject of the strategy document presented to the community of funders at the Round Table on Decentralization and Land Development held from 12 to 14 May 1997 (National Policy of Territorial Development, 2006). The Institution in charge of Land Development (DAT) will be established to monitor and evaluate the implementation of the territorial policy. The general objectives of this new land use and decentralization policy are following:

(a) disengage the State from production activities in favor of actions aimed at establishing an investment-friendly framework (investment code, equipment and public infrastructure;

(b) foster a harmonious, balanced and coherent development of the country as a whole, by strengthening the role of development lever for territorial entities, through the promotion of local competence and increased accountability of populations in terms of programming and development management;

(c) to accompany decentralization with an increased movement to deconcentrate public services;

(d) better program investment and optimize resource management in the broadest sense (natural resources, infrastructure and equipment heritage, human resources).

Clearly, these objectives were due to a number of findings that define the characteristics of the Ivorian economy in terms of inequality. The analysis of these characteristics, that will be called variables, will allow a deeper understanding of irregularities in terms of territorial development for the better planning policy, necessary for balance development.

3.1.3. Socio-economic, political and institutional indicators: variables analysis

The understanding of the relevance of the of new territorial development policy, its challenges and perspectives requires the analysis of socio-economic, political and institutional characteristics of Côte d'Ivoire from 1990s until now. These characteristics refer to a number of variables such as GRP per capita, demographic landscape, political stability, access to water and electricity, enrolment rates and urbanization rates. Since the availability of statistical data is a major problem, we will address each element to explain how it is an important indicator in the issue of regional disparities in Côte d'Ivoire. We will analyze the

period of time from 1997 to 2017, 20 years after the launch of the new Land Development Policy. This period will allow us to understand the real problems that are undermining the implementation of territorial policy, as well as the difficulties associated with the implementation of the Competitive Economic Poles Program that began in 2013.

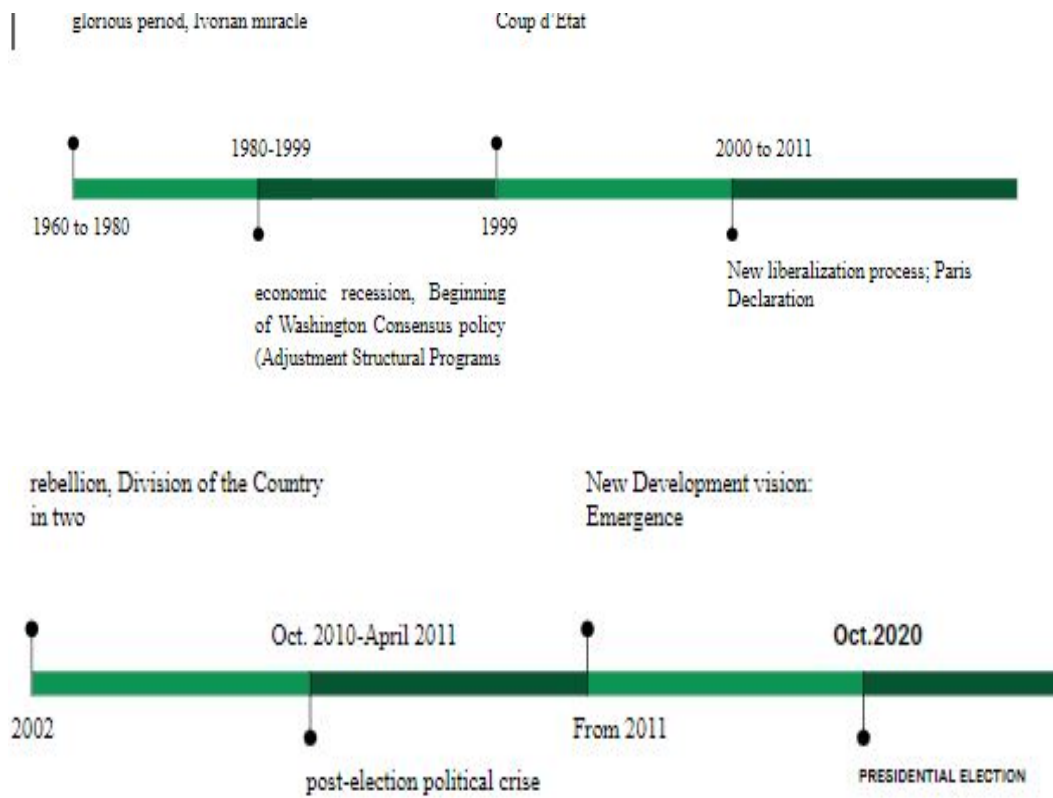
❖ **Political stability;**

Political stability, in view of the history of Côte d'Ivoire is one of the salient points underlying the economic slowdown, and therefore the delay observed in the implementation of economic policies. Moreover, if since 1999, Côte d'Ivoire has not really implemented a development policy for the territory until 2013 (PNAT, 2006), this is partly due to political instability. Below is a synoptic view of the socio-political and economic landscape since 1990.

Those following political and economic Critical Junctures should transcript the policy decay in Côte d'Ivoire:

- From 1960 to 1980: glorious period, Ivorian miracle;
- From 1980-1999: economic recession, Beginning of Washington Consensus policy (Adjustment Structural Programs;
- December 1999 Coup d'état _____;
- 2002- 2010, Rebellion, civil conflict that divided the country into Two;
- From 2010-2011, post-election political crisis;
- From 2011 Country's reconstruction and New Development vision: Emergence;

Figure 3: Critical Junctures of Ivorian Economic and political Evolution



Source: Researcher Analysis, 2020

❖ **Government effectiveness/ Management of institutions**

The decentralization system can be seen in the political and administrative structure of Côte d'Ivoire. The will of the Ivorian state to get closer to the populations has made it possible to create additional administrative districts since independence. Thus, from 16 administrative regions in 1960, Côte d'Ivoire grew from 12 regions in 1995 to 16 regions in 1996, then to 19 regions in 2001 (ADIKO Aimée Rodrigue, 2003). Today, Côte d'Ivoire has 31 administrative regions including 14 districts. However, if the administrative division is a

reality, the sharing of responsibility and the autonomy of management is still to be encouraged. Decisions continue to be taken at the central level, and the issue of making funds available for the autonomous management of administrative districts remains the greatest challenge. The central power still controls and guides the management of regions. Local government is limited and its legitimacy very often depends on its affiliation with central political power. Institution building is also a prerequisite as we show in the table below.

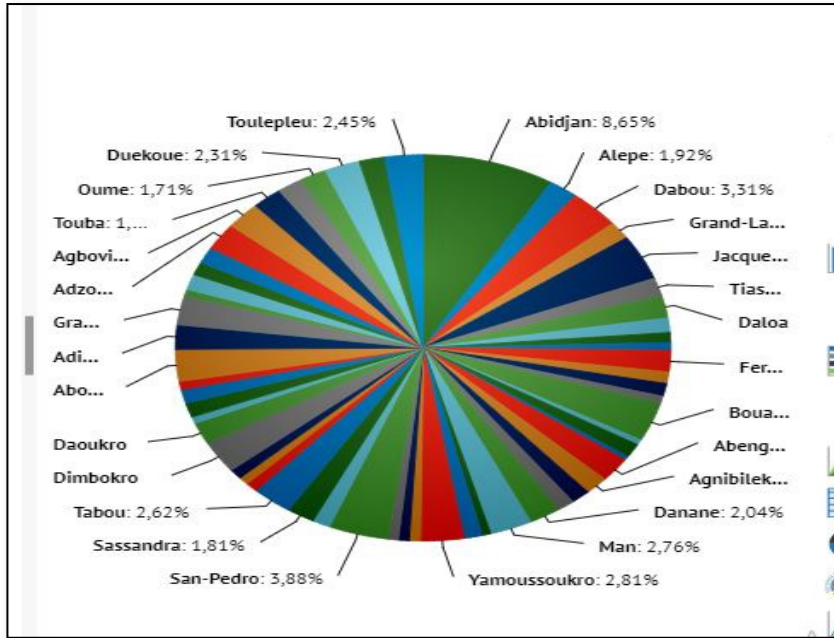
Table 2: Assessment of Government Effectiveness

	Framework for Assessing Institutional framework Industry Decentralization and territorial Development policy in Cote d'Ivoire		
	Central Government Policy, Legislation and Institution	Local government Institutions, Management and Administration	Local Civil Society and Private sector
Political Empowerment and Decentralization	Inexistence of effective National policy of Territorial development, and no Orientation laws in terms of territorial development	Effectiveness of Local Government to take the responsibility in implementing territorial policy,	effective implication of civil society and private sector in new policy implementation,
Administrative Empowerment and Decentralization	Lack of coordination. Collectivities don't have more control on territorial development issues because of lack of funds.	Management and administration too politicized, problem of autonomization, local Government elected of 5 years still implementing short-run vision project	Administration is decentralized but not trained to deal with policy implementation, thus not effective
Fiscal Empowerment and Decentralization	Not existence of Bank for supporting territorial development programs,	Limited fiscal and financial empowerment, high dependency to central Government	No effective financial and fiscal support to civil society and private sector

Source: Researcher Analysis, 2020

❖ GDP per capita by region/ Poverty perception/GINI INDEX

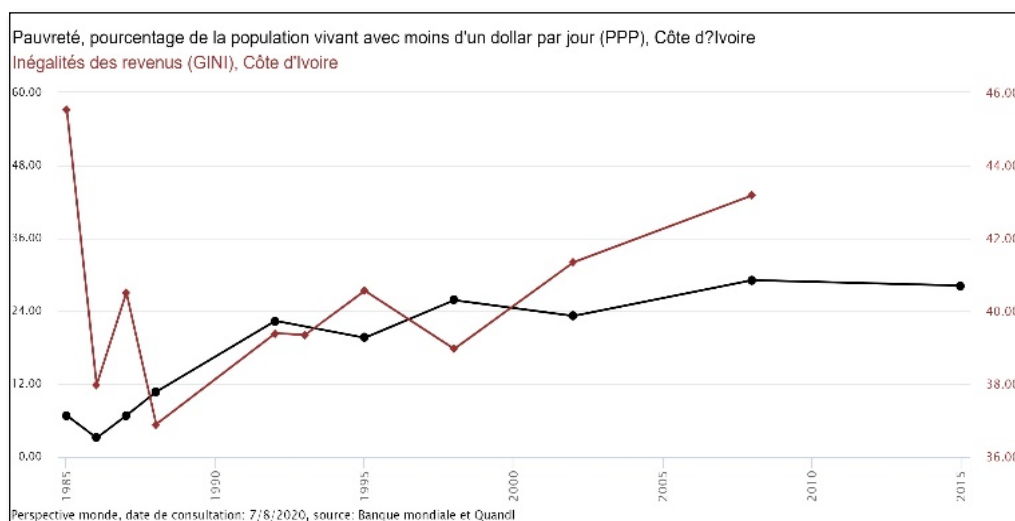
Figure 4: Poverty perception through employment rate



Source : www.ins.ci/demographie, 2014

The reality of this study is that the perception of the poverty rate cannot be measured on the basis of GDP. Unfortunately, the GRP per capita we have chosen does not present data. However, the considerably high unemployment rate in the Abidjan region almost 09% when we know these figures still do represent the reality. Another indicator is the poverty rate in rural areas which is very important as a sign, as there should be no unemployed in agricultural areas. As for the Human Development Index expressed by the Gini index estimated at 43% while the rate of the population living on less than a dollar is 28.50% of the total population. Those are accurate indicators for territorial issues

Figure 5: Income Inequality and Poverty Perception Through Gini Index

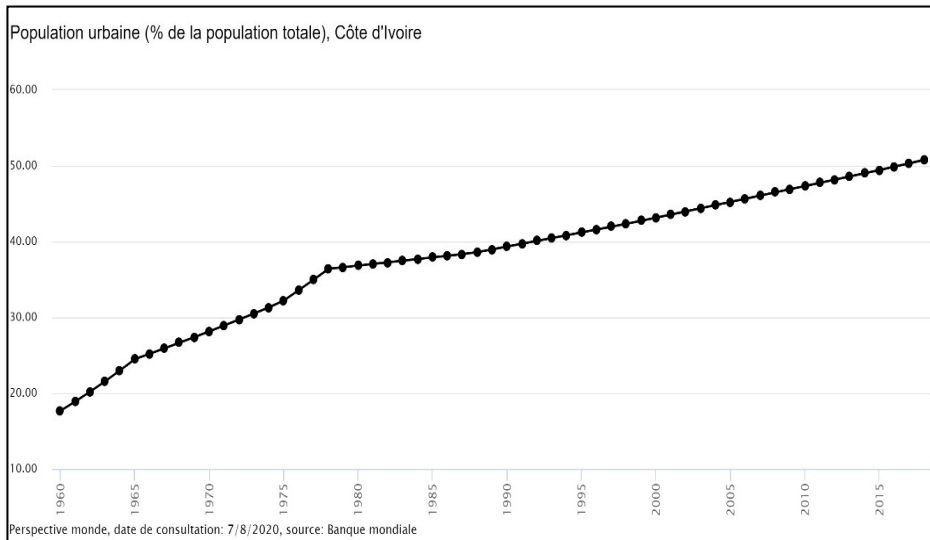


Source: World Bank indicator, 2020

❖ **Demographic structure and Urbanization rate**

Urban development in Côte d'Ivoire is ipso facto linked to the development of important agricultural activities that underpin the economy. The south of Côte d'Ivoire (Forest area 155,430 km², 48.2% of territory) offering a more conducive environment for agriculture engine of economic development of the country, has therefore experienced urbanization with a population mass, a direct collateral effect of the exodus, compared to the north (Savannah area 167,020 km² 51.8%) of the country less favorable to the development of the main raw materials that are cocoa, coffee, cashew. Côte d'Ivoire thus has an unbalanced urban landscape, resulting from a lack of territorial policy and urbanization planning is now 50.78% (Côte d'Ivoire demographic directory, 2018).

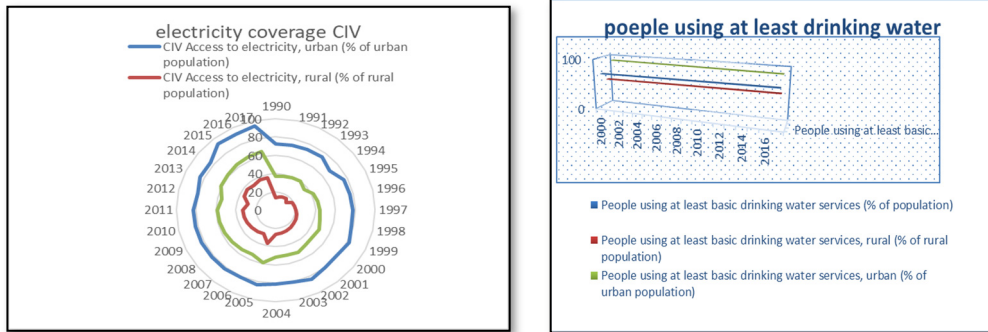
Figure 6: Evolution of Urban Population in Côte d'Ivoire



Source: World Bank Indicators/ Urban population evolution rate, 2020

The paradox linked to the growth of the urban population in Côte d'Ivoire is that the rate of growth of the urban population is asymmetric to the evolution of cities. The city of Abidjan alone occupies nearly 40% of the urban population.

Figure 7: Electricity Coverage in Côte d'Ivoire **Figure 8 : Access to Water Supply Côte d'Ivoire**



Source : National Statistics Institute Côte d'Ivoire, 2016

Both figures respectively relate to electricity coverage rate and the rate of access to drinking water explain much more about territorial distortion. The urban area is covered slightly over 80% in water and electricity while the rural area is covered in electricity by less than 35% according to Ivorian National Statistics Institute. Even if access to drinking water has been one of the priorities of the Ivorian State since 2018 through the creation of a ministry for this purpose, it can still be said that the rural population obtains water by several means that still not modern. Less than 50% of rural population has access to drinking water. This also constitutes a brake for Small and Medium Enterprises, an obstacle to the installation of economic operators in less urbanized areas which represents almost half of the territory of the country. We can, in this extent, find out how lack of water and electricity highlight the socio-economic disparities over the territory.

Furthermore, we analyze other variables such as population, housing, education and health in Abidjan as well as at national level in order to better assess and determine the gap of disparities among different regions. The most remarkable points are at the level of the

population density between urban and rural areas, but also especially at the level of medical services.

Table 3: Population social and economic characteristics

	Location	indicators	2000	2005	2010	2015
Population (Pers/km2)	Abidjan	density	1940,9	1995,9	2110	11 155
	National	density	49,4	57,3	68	80,5
Housing	Abidjan		-	-	-	-
	National		-	-	-	-
Education (%)	Abidjan	illiteracy rate	20	13,2	10	7,2
	National	illiteracy rate (Pers. above 15)	48	40, 98	35	45
Health service	Abidjan	specialized surgical staff /100 000 pers.	1,5	1,5	2	3
	National	nurse and midwife/1000 pers	-	0,2	0,4	0,6

Source: Directory of Demographic and Social Statistics, 2018

With regard to the housing issue for which we do not have exact data at a set date, however, it should be acknowledged that a total of 6970 dwellings were built by real estate developers from 2000 to 2010 (National Statistics Institute, 2012), almost all of which are built in Abidjan. Through the population density in Abidjan and the national population, we can thus realize how much more explained regional disparities are in terms of the distribution of populations between the economic capital and the other localities of the country indicating

80 inhabitants per km² nationally and 11,155 inhabitants per km² in the area of Abidjan. These distortions are also highlighted by the illiteracy rate with a considerable gap between Abidjan (7,2%) and other localities (45%) in the country.

With regard to total public expenditure in the education sector (% of GDP) for the entire period 1970-2018, there is an annual average of 5.07. The change recorded between the first and the last year is 26%. The highest value was recorded in 1979 (8.23) and the lowest value was recorded in 2001 (3.67). We have analyzed results for 36 years. Based on the available data, we can estimate that in 2025 the value should hover around 4.96. This forecast has a relatively high level of reliability since the available values have a rather linear structure, despite notable variations. However, it can be noted that this observed distortion is due to the difficult schooling conditions in rural areas leading to dropouts: direct consequence of territorial disparities.

3.1.4. Summary of the variables analysis: preliminary findings

In view of the variables analysis, it is easy to understand that the development problems of the Ivorian territory are fundamental. First on the level of political stability, the remark is important. The political life of Côte d'Ivoire has been peppered with crisis since the death of its first president Felix Houphouët Boigny in 1993. At the institutional level, which determines the effectiveness of government action, everything indicates that there are very often serious concerns in the coordination of sectoral projects especially due to the lack of Framework Act on Territorial Development. In addition, the distribution of the population is remarkably asymmetric and disproportionate in view of what the demographic landscape of the Abidjan area presents to us (more than 11,155 people / km²) compared to 80.5 people

/ km² in other localities of the country. This has a direct impact on the economy of these localities to the extent that investments are less oriented in these areas where the coverage rates in electricity and access to drinking water are even lower.

We, therefore, retain from this analysis that there is an urgent need for political stability and leadership to create the conditions for regional competitiveness while reducing the centralization of political and administrative decisions. Because the period of political stability from 2011 to 2020 clearly indicated that Côte d'Ivoire has experienced a new economic boom. To this should be added leadership insofar as the construction of basic infrastructures across the country is also the result of the political will of current leaders to make Côte d'Ivoire a strong nation accompanied by balanced development. All those can be summarized in the following table:

Table 4: Summarize of Variable Analysis: Delivery challenge indicators

N°	Indicators	Good	Bad	Not satisfactory	Observation
1	Political stability			✓	iterative political crisis since since 1999
2	Government Effectiveness in Territorial Development issue				No effective TDP, Lack of Framework Act
3	Poverty perception			✓	29% of populations have below 1 dollar, Gini index (Income inequality) is about 43% in general
4	Demographic indicators Pers/Km2				11 155 Abidjan /80, 5 National
5	Housing			✓	6970 Houses and Apartments were built from 2007 to 2010, but only within the area of Abidjan
6	Education			✓	7,5 % (literacy rate in Abidjan) 45 National
7	Electricity Coverage			✓	Around 88% in urban area Less than 35% In rural Area
8	Water supply	✓			More than 90% and around 50% in rural Area
8	Health Service(nurse and midwife/1000 persons			✓	3 in Abidjan City 0,6 in rural Areas and others regions

Source: Researcher Analysis

3.1.5. The fundamentals of the new driving in Land Development Policy

3.1.5.1. National Prospective Studies' Reviews (Côte d'Ivoire 2000, 2010 and 2025)

A National Prospective Study (ENP) is a set of reflections on the possible vision of a country that attempts to build a future that corresponds to the deep aspirations of the people. Foresight is therefore to think of the distant future to act more effectively on the decision-making mechanisms of the short and medium term (National Prospective Study "Côte d'Ivoire 2040", January 2016).

Côte d'Ivoire has carried out three prospective studies since 1973. The first "NPS-Côte d'Ivoire 2000" was developed at that time and then the other two "Côte d'Ivoire-2010" and "Côte d'Ivoire-2025" were carried out successively between 1983 and 1993-1995. The principle of conducting these studies was adopted at the time of the development of the first five-year plan 1970-1975. For the authorities of the time, it was a strategic reflection aimed at obtaining the views of the people on their visions of the future of Côte d'Ivoire. However, even if these three studies are of great importance for the future of Côte d'Ivoire, in this work we will draw on the Prospective Studies Côte d'Ivoire 2000 which defines the fundamentals of the policy of Land Development.

With regard to "National prospective Studies Côte d'Ivoire 2000", it emerged as the result of a large-scale consultation operation whose main themes were: agriculture, industry, tertiary activities, employment, the type of society, education and training and land-use

planning. This first exercise of national consultation or national dialogue on the determination of a common vision of the country's future was necessary to establish a participatory development planning process. As a result, the planning policy of the territory became one of the major concerns of the Ivorian authorities. Land-use planning has been addressed as an essential theme in the country's future development strategy. This is not new as it is a continuation of the reflections carried out in the 1970-1975 five-year plan (ENP 2040, 2016). Indeed, at the end of the 1960s and 1970s, the diagnosis of the land-use planning policy shows of course that Côte d'Ivoire suffers from various ailments, the most important of which are:

- The persistence of regional disparities,
- The misallocation of investment and wealth,
- The "macrocephaly" marked by the excessive growth of Abidjan at the expense of other urban centres.

In addition, the “National Prospective Study Côte d'Ivoire 2000” proposes two types of actions: (1) The creation of development poles, focused mainly on the influence of the country's main cities but also on secondary cities that can play the role of economic engine at the international, national and regional level and (2) the development of economic infrastructure serving as a link between the development centres also mentioned in the “National Prospective Study CI 2025 January 2016”. (PP 19-20).

The results of the diagnosis of the Land Development Policy and the two proposed axes of action thus form the basis for the reflection of the new land use policy begun since

2006 under the responsibility of the Department in charge of Land Development housed in the Ministry of Planning and Development.

3.1.5.2. Stage of implementation of new vision of TDP in Côte d'Ivoire

In postlude to the Regional Economic Program and prior the Competitive Economic Poles program, a monographic study of the country's Districts was carried out in Côte d'Ivoire. The aim of this study is to make a diagnosis in order to control the natural, socio-economic and demographic potential of each region of the country. The completion of the monographic and economic studies of the 14 Districts of Côte d'Ivoire is part of the Regional Economic Program (PER) launched in 2004 by the West African Economic and Monetary Union (UEMOA).

3.1.5.3. Competitive Economic Poles: Opportunities and Challenges

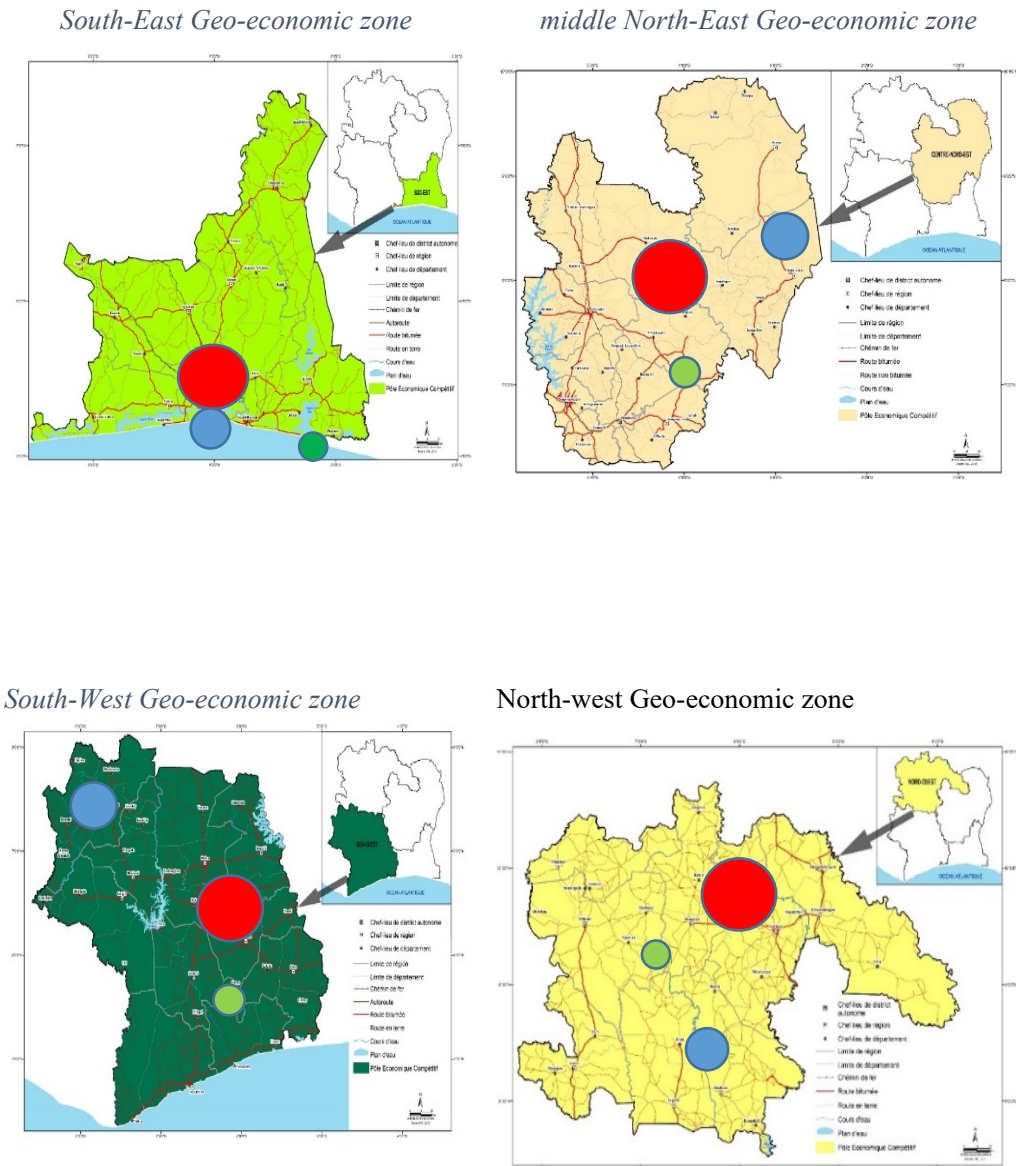
In 2004 at the request of member states and at the instigation of the West African Economic and Monetary Union (WEAMU), was born the Regional Economic Program (REP) which has been materialized by a convention signed in January 2013 between the Republic of Côte d'Ivoire and the Institution. The Regional Economic Program is an instrument for implementing a strategy aimed at deepening regional economic integration. It is composed of regionally selected integrating projects in view of their catalytic effects in achieving the Union's growth and development objectives (PNAT, 2016). The objective is to draw up an

inventory and to identify the potentialities and the constraints specific to each region of the country, with a view to assigning specific developmental functions to it.

In Côte d'Ivoire, as part of this program, the Ivorian government launched, in 2013, the conduct of monographic and economic studies of the 14 Districts of Côte d'Ivoire in order to identify major projects in Côte d'Ivoire basing on natural and economic resources, and cultural potential. As a result of the studies, four (4) geo-economics zones have been identified, that is, the South-East Zone, the North-East Center, the North-West Zone, and the South-West Zone (Monographic study, 2013).

We call geo-economic zone (or production area) a grouping of territories, meshed by a transport network connecting the connectors to each other; the territories of the area have a significant population and consumption pool, share the same natures of production and similar problems (productivity, marketing, logistics, etc.); production in a geo-economic zone is large enough in terms of the critical economic sizes needed to increase local added value (processing); the geo-economic zone is intended to be strong economically: it is the preferred place to stimulate optimal economic development. An analysis of the current state of land use policy shows a divisible Côte d'Ivoire or even divided into four geo-economics zones as mentioned above.

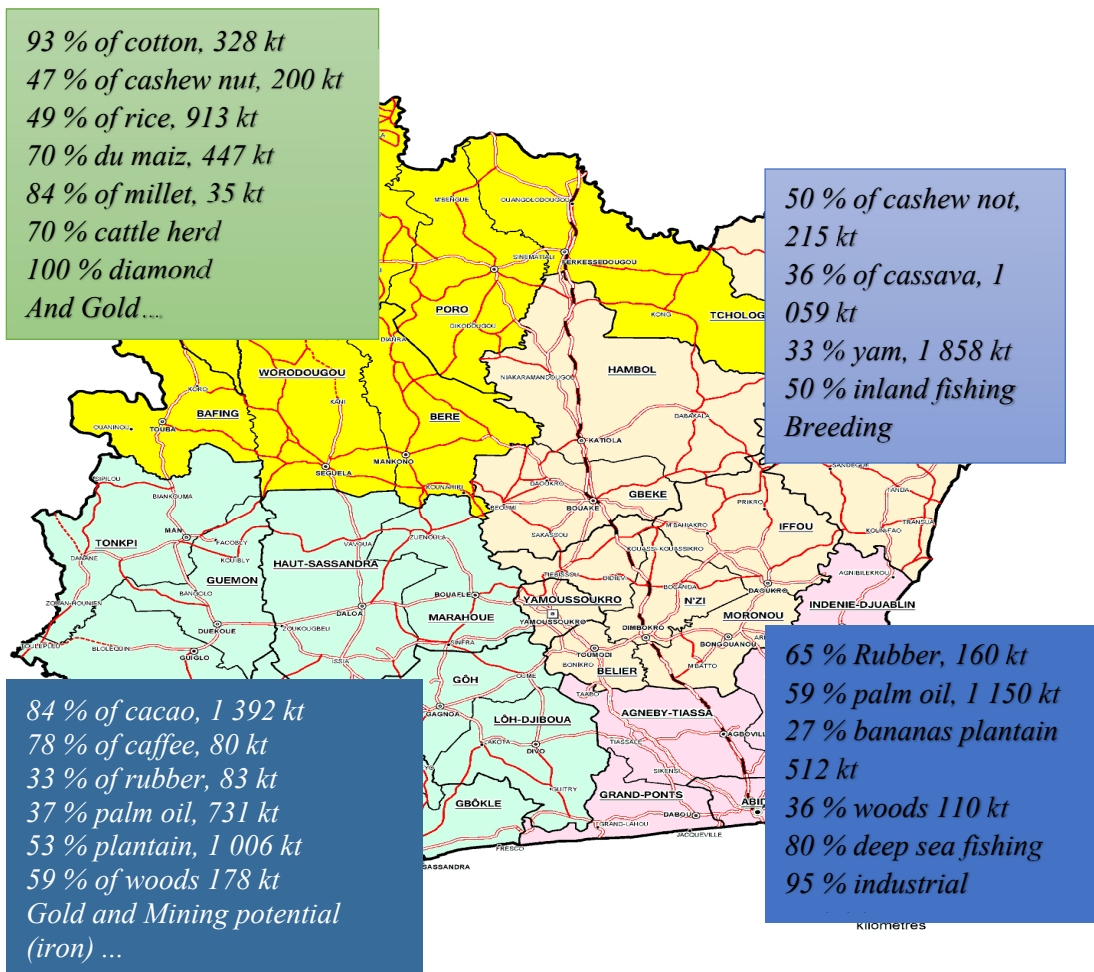
Figure 9: Mapping for Development of Main Connectors (Cities) for territorial balancing



Source: Monographic Studies of Fourteen Districts of Côte d'Ivoire, 2013

As can be seen, each geo-economic zone has natural, cultural and economic specificities that are comparative advantages specific to each of the geo-economic zones. This strategy defines the possibility of creating boosting the development and economic growth of the main and secondary cities as important as Abidjan for the South-East, Bouaké and Yamoussoukro the political capital for the Central-Northeast Zone, Korhogo capital of the northwest zone, and finally Daloa city and San Pedro the second port city to boost the Southwest Zone.

Figure 10: Mapping of Territorial Development Plan Based on Regional Economic Assets



Source: Monographic Studies of the 14 Districts of Côte d'Ivoire, 2013

3.1.6. Objectives of Competitive Economic Poles (CEPs)

The Competitive Economic Poles (CEP) development program is part of a logic of territorial development that fully integrates the concept of sustainable development. As a reminder, territorial development is a transformation towards global well-being, through project development, with the development of local resources, and all this in a long-term vision (CEPs, 2017).

- Its mission is to stimulate, design and animate projects that are part of a territorial sustainable development policy, in a participatory approach.

the objectives are like following:

- Strengthen economic competitiveness, including by accompanying the emergence of competitiveness clusters
- Better anticipate economic changes, supporting the territorial actors who are facing them, in order to develop activity and employment
- Ensuring cohesion and balance between the territories, maintaining real solidarity for the benefit of disadvantaged territories

Thus, the implementation of CEPs is done in strict compliance with the objectives of sustainable development, namely to build territories that are economically competitive and socially Fair and ecologically responsible. The implementation of the CEPs development program will enable the organization and structuring of the national space around the enhancement of territorial specificities.

The approach aims to deploy the conditions for inclusive economic development of the territories. Indeed, based on the basic services needs of the populations; the economic vocations and potential of the territories; of the level of equipment in the country's major cities, a strategic vision is defined and declined into a national bank of programs and projects, which will then be territorialized in each CEP.

The aim of the study's approach is to materialize in space and time the conditions for economic development of the territories through the CEPs. It consists of three phases:

- A first phase of framing that saw the establishment of the institutional framework for the development of the project as well as the definition of the rules of operation of the mission.
- A second phase devoted to strategic diagnosis. It is worth pointing out that this phase was strongly based on the results of the Districts' Monographic and Economic Studies, which resulted in the identification of territorial development issues and opportunities.
- These results of the monographic studies were then deepened in relation to the studies and strategies developed (National Development Plan, the General Census of Population, the National Prospective Study, etc.), systematically asking the question

The question about how to drive inclusive economic development at the territorial level has led us to define a vision of development for each territory. This vision was subsequently developed into portfolios of projects that address all areas, including the productive

component, the social component, the infrastructure and the animation structure of the CEPs. Finally, there was talk of developing a roadmap with an action plan.

❖ **Concepts and vision of CEPs**

Connector: An economic connector is a city that plays a strategic role in a country's economy, concentrating the production of its territory of influence and allowing them to access a larger economic market.

- **Principal Connectors:** Cities that generate the urbanization economies needed for innovation, activities with increasing scales and global competitiveness
- **Secondary Connectors:** Cities that generate the localization savings needed for efficient first valuation, trade and regional transport
- **Local Connectors:** cities that generate the economies of scale needed to bring agricultural potential to market.

In contrast to the 10-year outlook of the 1960s and the various five-year plans that focused more on the development of agricultural activities, the new Land Development Policy places more emphasis on small and medium-sized enterprises, small and medium-sized industries and makes it very clear the primary role of the private sector. However, the take-off of the policy implementation is undermined by some challenges and limitations that would be important to analyze in order to make the spatial planning and territory policy implementation successful.

3.1.7. National Economic Development Plan (NEDP): A Short Terms Development Plan

3.1.7.1. EDP-2012-2015

One of the mechanisms for planning and implementing public policy is the National Economic Development Plan. It defines the vision of the state on a short-term- five years maximum - in order to better respond to the needs of the population. In Côte d'Ivoire it is carried out through the National Development Plan (PND). At the level of the Land Development Policy, the PND is not necessarily focusing on regional balance in terms of investment. It identifies strategic, cross-cutting axis throughout the territory. In Côte d'Ivoire was really implemented from 2012 (PND-2012-2015). The NDP outlines a country's macroeconomic, structural and social policies to support growth and poverty reduction, as well as external financing needs and key sources of funding The 2012-2015 Plan, the second development plan after the 2000 development plan in the military crisis, is based on five strategic outcomes that address the:

- Security and social cohesion;
- Growth and wealth creation;
- Equitable access to quality basic social services for vulnerable populations;
- Creating a healthy environment and an adequate and well-living environment
- Côte d'Ivoire's positioning on the international stage.

Projects registered in the PND normally come the result of extensive inter-ministerial consultation to select emergency, economic, social, cultural, etc. projects that address the most pressing concerns of the population.

3.1.7.2. EDP-2016-2020

After the 2012-2015 PND, there is the 2016-2020 PND. It also revolves around five strategic directions with a greater emphasis on good governance and strengthening the institutions of the Republic (PND-2016-2020). These guidelines are:

- Strengthening The Quality of Institutions and Good Governance
- Accelerating The Development of Human Capital and Promoting Social Well
- Acceleration of Structural Transformations and Industrialization
- Development of Infrastructure Harmoniously Re-Left On the National Territory and Environmental Preservation
- Strengthening Regional Integration and International Cooperation.

As indicated, this plan also mentions the harmonious development of infrastructure throughout the territory. It can be noted that the NDP as planning tools is measurable in the short term. As such it should be a derivative of the Territory Development Policy which is a long-term planning tool (10 years minimum). The fourth EDP 2021-2025 is in the process of being realized.

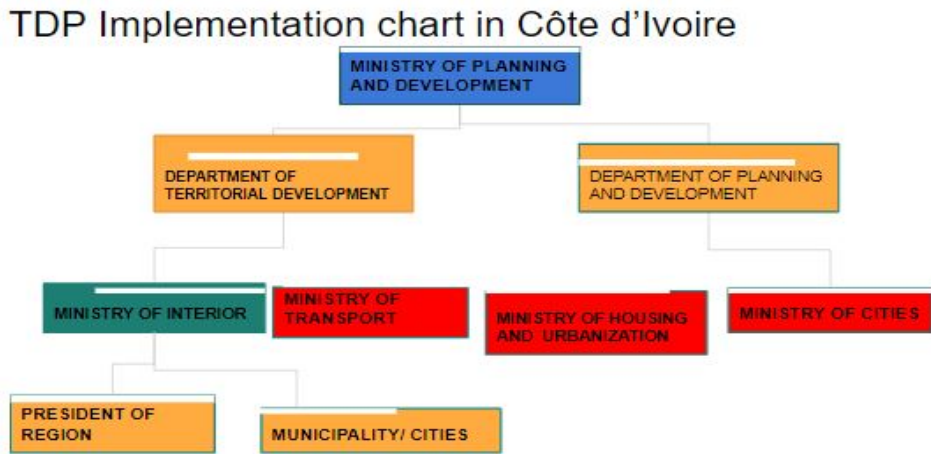
3.1.8. Challenges and Limitations of Current Territorial Development Policy Implementation

The policy of land development and development since its relaunch in the early 2000s is undergoing a trial and error. Although the creation of the institution in charge of the implementation of the policy has enabled the completion of studies in this area, it is important to stress that several challenges remain. Some phone interviews (2020) with Ivorian Government officials in charge of territory development issues reveals several challenges that could be categorized into three mains groups. These challenges are institutional, judicial, economic and above all political.

3.1.8.1. Institutional and legal Challenges

To understand the difficulties associated with the institutional framework, according to collected information from Government servants during the study, it is a good idea to analyze the institutions involved in the implementation of the Land Development and Development Policy as well as all stakeholders. This will help to better understand what constitutes a hindrance to the smooth running of the territory's development policy in Côte d'Ivoire.

Figure 11: Territorial Development Implementation Chart of Côte d’Ivoire



Source: Researcher Analysis, 2020

As can be seen, the institution in charge of territorial policy planning is at the bottom of the scale in terms of prioritization. It is the responsibility of the Ministry of Planning and Development, which is totally separate from the ministries in charge of transport and construction and ministry of cities Development which are supposed to be the essential elements of the development policy of the territory. Thus, this position does not allow the department in charge of the territory to implement its policy efficiently and effectively, as its position does not allow it to coordinate, facilitate the adoption of legislation, but also the effective involvement of other ministers and key players. The State of Côte d'Ivoire will have to give a special place to territorial policy. A reorganization of institutions is also needed to facilitate the coordination of actions to be taken towards balanced growth in the most important sectors.

🚧 At the legal Level (Legislation)

One of the major concerns of the Territorial Development policy in Côte d'Ivoire is the lack of a legal basis characterized by the absence of guidance laws. This argument was raised regularly during our interview in investigating on the territorial policy planning process conducted by videoconference. The framework act had been reportedly drafted since 2006, but has never been discussed in the Ministers council, the important step before its adoption in the National Assembly. Such an important development policy that is not supported by any law cannot truly be successful. To avoid all those problems to occur in implementing corporate projects and policies, it would be worthwhile to better define the institutional framework by giving mandate to all those ministries mentioned above.

3.1.8.2. Economic Challenges

The implementation of the land-use planning policy requires a special budget and efforts to be made for international investors and especially domestic investors who will need financing from the State of Côte d'Ivoire in order to invest in areas strategically defined by the program and key sectors in order to raise the economy (Lederman, 1975). Encouraging and create incentive for investments in certain regions will be conditioned by strengthening economic infrastructure, such as roads, water, electricity, housing. However, the country's economy is still too dependent on raw material costs and development aid.

3.1.8.3. Political challenges

At the political level, Côte d'Ivoire has been greatly shaken by repetitive political crises, critical moments that have upended the institutional order and continue to undermine the implementation of development policies. Since 1999, the country has suffered a

proliferation of political and military events that have slowed down the development process with serious consequences on the implementation of sectoral policies.

After having reviewed the development policy of the Ivorian territory and indicated its serious challenges and difficulties, it is imperative to seek to understand the Korean territorial development process from a certain number of questions: What were the motivations of the implementation of the territorial development policy in Korea, what are the characteristics of this policy? How is its system constituted and what is its mechanism of operation? and finally What is the legal basis for territorial development policy in Korea? To answer these questions, we will seek to analyze the ins and outs of Korean territorial policy from 1972, the date of implementation of the Comprehensive National Territorial Plan (CNTP).

CHAPTER FIVE: KOREA'S TERRITORY MANAGEMENT: EXPERIENCES AND LESSONS

4.0. Historical motivation of Korea's Territorial Development Policy

The 1950s were characterized by an unprecedented fratricidal war (1950-1953) on the Korean peninsula shortly after a long (1910-1945) period of Japanese colonization. The devastating effects of the war, in addition to the extensive plundering of Korean resources through colonization, will raise a collective awareness aimed at restoring the dignity of the Korean people (KRIHS_CNTP, 2013). This awareness will be made not only intellectually, culturally and politically, but also economically by the improvement of the living and

working conditions of all Koreans. This challenge was only made possible by the implementation of economic policies aimed at drastically reducing disparities between regions of the country and especially social inequalities. Indeed, the colonial period was not really characterized by the implementation of territorial development policies. Even if the post-war period did not clearly mention the implementation of the land use planning policy, it did not exclude the construction of infrastructure, the restoration of industries ruined by the war, and above all investments in key sectors of the economy strategically chosen to balance the spatial development process. Like many African countries today, South Korea also experienced significant disparities between its regions yesterday, that have been caught up thanks to the implementation of policies for the efficient management of its territory.

4.1. Metropolitan area's Development and Regional Inequality

The development of metropolitan areas at the expense of other regions is a remarkable identity for almost all nations in early growth. And the Republic of South Korea has not been on the move. In his article on regional development policy in Korea Kim Yoon-Wong (July, 2009) pointed out regional disparities and their collateral effects on people's daily lives between the 1960s and 2005. The rapid urbanization of the city of Seoul and its peripheries and the concentration of an urban population in a few large metropolitan areas have resulted in an unequal regional distribution of the population (P 10). It indicates that the population growth rate in the metropolis was 4.30%, while national statistics were only 1.83 in 2005. This uneven distribution of the population is associated with several other indicators such as unbalanced industrial growth, employability rate and GDP per capita was at the root of the leaders' clear desire to implement a strategy of equitable management of the country's wealth through space planning policy.

Table 5: Evolution of Korean Urban and Rural Population

YEAR	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972
Pop larg. city (%)	34,1	34,8	35,3	35,8	36,5	37,2	37,9	38,5	39,1	39,7	40,5	40,5	40,3
Pop urb. agglo < 1 million (%)	21,8	22,4	23,1	23,8	24,5	25,3	26,2	27,4	28,8	30,3	31,9	33,1	34,2
Rur. Pop. (%)	72,3	71,5	70,5	69,6	68,6	67,6	66,7	65	63,2	61,2	59,3	57,7	56,3
Rur.pop.growth (annual %)	1,96	1,82	1,54	1,43	1,21	1,1	1,03	-0,1	-0,6	-0,8	-1	-0,7	-0,6
Urb. Pop.(% of total pop)	27,7	28,5	29,5	30,4	31,4	32,4	33,3	35	36,8	38,8	40,7	42,3	43,7

Source : <https://databank.worldbank.org> (Sept, 2020)

It can be seen that from 1960 until 1972, the period before the implementation of the Comprehensive Territory Development Policy, the disparities were clearly visible. The population in the largest city Seoul increased by 6.2%. It can also be seen that the number of people in rural areas is in sharp decline towards more urbanized agglomerations. This is due to the lack of opportunities in rural areas, which also result in a mass exodus to cities.

This situation will motivate the implementation of the land-use planning policy from 1972 on known as the Comprehensive National Territory Plan in order to balance the distribution of populations through not only the creation of new industrial zones and economic poles likely to relieve congestion in the city of Seoul, but also the relocation of certain institutions of the Republic to other localities to inspire confidence in the populations of the will of decision-makers to be closer to all.

4.2. Comprehensive National Territorial Plans in South Korea (1972-2014)

From the 1970s, the Republic of Korea decided to implement a genuine policy of economic balance and equitable management of the country's wealth throughout the territory through the Territory's Comprehensive National Plan with clearly defined objectives and action plans. Since that time, four plans have been put in place in total.

4.2.1. First Comprehensive National Territorial Plan (1972-1982)

The first Comprehensive National Territorial Plan was completed in 1972. Indeed, the investment policy put in place before this period had begun to bear fruit, cities were developing, population growth was being noticed. The objective of this first plan was inspired by Albert Hirschman's (1958) vision of unbalanced growth, which encouraged the

realization of Social Overhead Capital (SOC) and Direct Productive Activities (DPA). In this first 10-year plan, the focus is on the SOC through the construction of infrastructure through two methods: Regional Development (construction of socio-economic infrastructure, industries in the region) and the creation of development hubs such as Seoul, Incheon, Busan, and Ulsan. Overall, this Plan has traced the paths of Korea's major development projects through the implementation of:

- An industrial plan for the national territory,
- A strategy to develop urban transport in line with new technology including the urban train,
- The development of main strategic cities that could boost the regional and local economy,

4.2.2. Second Comprehensive National Territory Plan (1982-1992)

The second CNTP, carried out between 1982 and 1991, is a continuation of the first one. The implementation of this plan comes in a particularly different economic context, with the 1980s marked not only by the economic recession in Asia but also by the change in the regions of the International Monetary Fund. However, the stakes are also enormous. A strategy must therefore be found to contain this growing population, as the total Korean population was estimated at more than 40 million people, the majority of whom were in urban areas, putting pressure on infrastructure. Planning for the equitable distribution of this population is needed. The government was forced to develop a first five-year economic development plan (1982-86) and a second (1986-1991) to overcome difficulties in

implementing the second CNTP. The aim is to contribute to the improvement of the living environment of the people while continuing the policy of economic restructuring. At this level, the focus has been on the transition from intensive labor to heavy and chemical industry.

Table 6: Korean Population Structure and Density

Population structure	Population Structure/density			
	1960	1970	1980	1990
Total population (1000 people)	24,989	31,434	37,436	42,918
population density (person/km ²)	254	320	378	441
urban population (1000 people)	8,947	15,652	24,876	31,696

Source: Republic of Korea the revised 2nd CNTDP, 2013

Moreover, one of the most important projects of this second plan is the restructuring of the Seoul region. This phase consisted of establishing connections between Seoul and outlying cities such as Incheon and Geyonggido. This adjustment plan also consisted of a plan to categorize the metropolitan area into five important areas: (1) educational institutions, (2) housing, (3) business areas, (4) urban planning plan in the metropolis and (5) SOC investment.

Indeed, it is easy to understand that a city with more than 10 million people without a plan to readjust cannot make people happy.

Table 7: Seoul Population Growth Rate

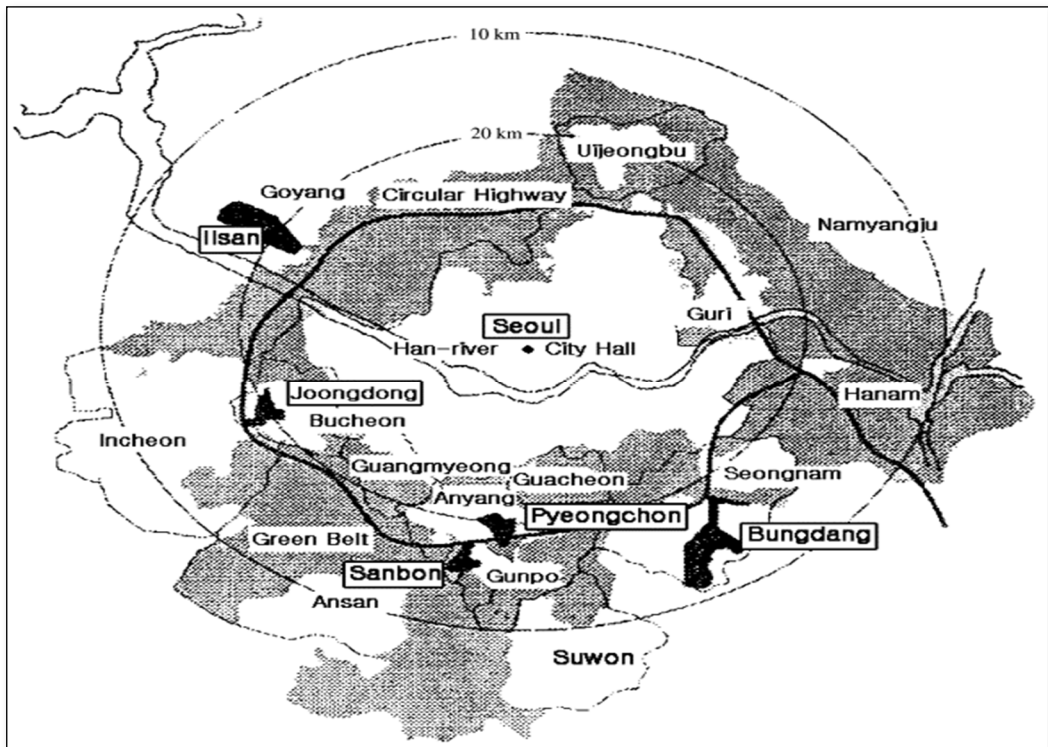
Year	Population	Seoul city population Growth Rate (%)	Growth
1990	10,517,565	2.42%	1,183,891
1985	9,333,674	2.51%	1,089,322
1980	8,244,352	3.90%	1,436,833

Source: worldometers.info, 2020

4.2.3. Third Comprehensive National Territory Plan (1992-2001)

The third Comprehensive National Territory Plan (1992-2001) was an opportunity to define very clearly criteria for reducing regional imbalances, but above all to give the Republic of Korea an international opening. The challenge of transnational trade had to be met in an environment of tense regional competition. In a context, the metropolitan city of Seoul alone cannot serve as an economic hub. The government will therefore set as priority objectives the development of secondary cities through the implementation of major structuring projects such as the construction of the Administrative City, the strengthening of research and development infrastructure mainly located in Daejeon, the improvement of international trade at the Busan level, the boost of local business with the application of high technology in Daegu. It should also be noted that the implementation period of the fourth territorial plan is marked by overcrowding in the metropolitan area. This problem will be solved by a major housing project around the capital by the construction of new cities namely Bundang, Ilsan, Pyeongchon, Sanbon, and Joongdong, a road network to interconnect cities in order to facilitate the movement of people and goods. The Seoul-Busan urban metro will be built during this period as well as the expansion of Incheon Airport.

Map 1: Seoul Metropolitan Development Map



Source: Habitat International, 2005

4.2.4. Fourth Comprehensive National Territory Plan (2002-2010)

The implementation of the fourth Comprehensive National Territory Plan (2002-2010), extended until 2016, aims at a broader objective focused on improving people's living environment, improving working and traffic conditions, and conserving the environment. From the 2000s, Korea is already classified as a developed country, joined the OECD countries three years earlier, became a donor country and left the circle of so-called emerging countries. The country, which now writes its history in the concert of the great nations of the

world, thus imposes a heavy task through the realization of the project Integrated National Territory of the 21st century which emerges in four main axes:

- Having a fully balanced national territory,
- Provide a green environment throughout the territory in connection with the reduction of greenhouse gases;
- Achieving the challenge of opening up to the world through the construction of major road infrastructure projects, especially the construction of coastal roads;
- The reunification and even connectivity of the national territory through the construction and restructuring of the road network and the urban train.

This new challenge of improving the living environment also requires Korea to make large regions competitive in order to make them industrial zones of an economic nature, which passes the specialization of certain cities, the boost of health infrastructure and above all quality education. Overall it can be remembered that the National Land Development Policy that through this fourth Plan offers a development strategy in six main areas: the modernization of the Administration through the construction of the administrative city called "Sejong city" (CNTF, 2013), the environment, quality housing, health, and finally governance through strengthening the decentralization system in order to make the regions more autonomous. The four CPCs can be shown in the table below.

Table 8: Changes of Policy Objectives in the Comprehensive National Land Plan (CNLP)

<i>Time</i>	<i>Economic/social situation</i>	<i>Territorial Plan</i>	<i>Aims of Plan</i>
1960s	Unstable economy	Territorial Plan Law enacted	Modernisation of industrial structure
1970s	Changed industrial structure, increased economic efficiency, social disparities	1st CNLP	Efficient use of national territory, environment conservation and control of population concentration
1980s	Economic growth, population concentration in large cities, unplanned development	2nd CNLP	Expanding development, possibility, dispersing population, environment conservation
1990s	Imbalanced territory, polluted environment, insufficient infrastructure	3rd CNLP	Suppressing the capital region, reducing regional disparities, expanding infrastructure
2000s	Era of knowledge/information/global competitiveness, localisation, energy/resource crisis	4th CNLP, 1st five-year Balanced Development Plan	Responding to to globalisation and localisation, sustainable national territory
<i>Note: The CNLP is the framework territorial plan in Korea.</i>			

Source: KRIHS (2013), National Territorial and Regional Development Policy: Focusing on Comprehensive National Territorial Plan.

In view of the development policy implemented since the 1960s, it can be said that significant changes have been observed in terms of improving the socio-economic conditions of populations. This table below shows the evolution of purchasing power, the rate of GDP by region which gives clear indicators on the impact of this policy on people's lives.

Table 9: Gross Regional Product Per Capita

	1985	1990	1995	2000	2005	2010	2015	2017 p)
Adm.City	GRP-PC (1000) Won							
National	2 214	4 706	9704	13573	19094	25531	30682	33657
Seoul	2 356	4 997	10733	15849	21961	28717	34646	38062
Busan	1 921	3 768	7006	9554	14097	18333	22663	24293
Daegu	1 823	3 762	6672	8953	12262	15558	19795	20605
Incheon	2 706	5 338	9786	11607	17108	22295	26250	28757
Gwangju	-	3 901	7605	9558	13309	17676	21593	23565
Daejeon	-	4 531	7723	10304	13907	18239	22084	24361
Ulsan Metropolitan City	-	-	-	29984	40493	57189	59872	64410
Gyeonggi-do	2 673	5 573	9969	13106	17485	22942	28403	32347
Gangwon-do	2 141	4 502	8524	11510	15821	20572	26088	28703
Chung-cheong bukdo	2 211	4 425	10369	13613	18573	25894	32990	38034
Chungcheongnam-do	1 925	3 751	10242	16972	26746	40030	48733	51491
Jeollabuk do	1 543	3 198	7686	10671	14626	20399	24871	26569
Jeollanam-do	1 722	3 939	10448	15066	23187	33704	36433	39658
Gyeongsangbuk-do	2 296	5 070	10148	15431	23316	30732	35473	38406
Gyeongsangnam-do	2 793	5 956	12754	14133	20386	27172	31228	32479
Jeju	1 631	3 781	8448	10650	15226	19892	25642	28420

Source: kosis.kr/stat. 2018

We can see through this table that the balanced growth policy put in place through the CNTP was a reality in Korea. And this reality is noticeable in all administrative regions of the country, each of which has benefited from specialization on the basis of its natural and cultural potential for some but above all on the desire to make certain regions competitive economic poles.

However, the question is how was the institutional framework organized? What is the mechanism in place to successfully institutionalize the CNTP in Korea?

5.4. Institutionalization of Korean Territorial Development Policy Implementation

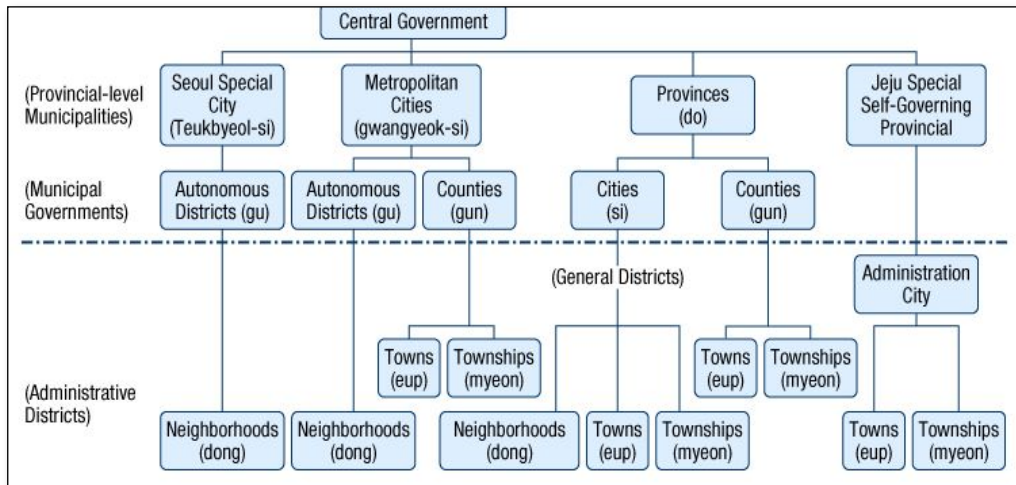
Francis Fukuyama (2011) said of institutions that they are born to face a competitive challenge in a particular environment that can be physical or social and as such they need to

be preserved because of human nature through laws, norms and values. Institutions are in a way the guarantor of societal welfare and must also adapt to its evolution over time and space. Gunnar Myrdal characterizes this as an "upward movement of the whole social system". Thus, it is important to stress that mastering the institutional framework of Korean territorial policy could help to succeed in its applicability in Côte d'Ivoire or any other developing country.

5.4.1. National land development policy in Korea: A state's affair

The implementation of the spatial planning and development policy owes its success in appropriation of a vision brought to the highest level of the Korean state that has encouraged the implementation of what could be called an "economic ethics" whose objective is the balanced growth of the different localities of the country, so that all citizens have the same opportunities throughout the territory. The will is summarized as following: (1) *"The State and local governments shall create such conditions of national land as to make all nationals capable of enjoying a stable and convenient and life, by ensuring that each area can be developed with its originality in pursuance of its peculiarity and equip itself with the self-competitiveness."* (Framework Act On the National LAND, Article 3, paragraph 1). This economic ethic revolves around five main areas including (1) Vitalization of regional living areas, (2) Creation of regional employment, (3) Improvement of educational environment, (4) Flourishing of regional culture, (5) Welfare and medical services without blind spots. The project was initially supervised by the presidency of the republic and followed a logic of prioritization that starts from the national level to the last scale at the local level.

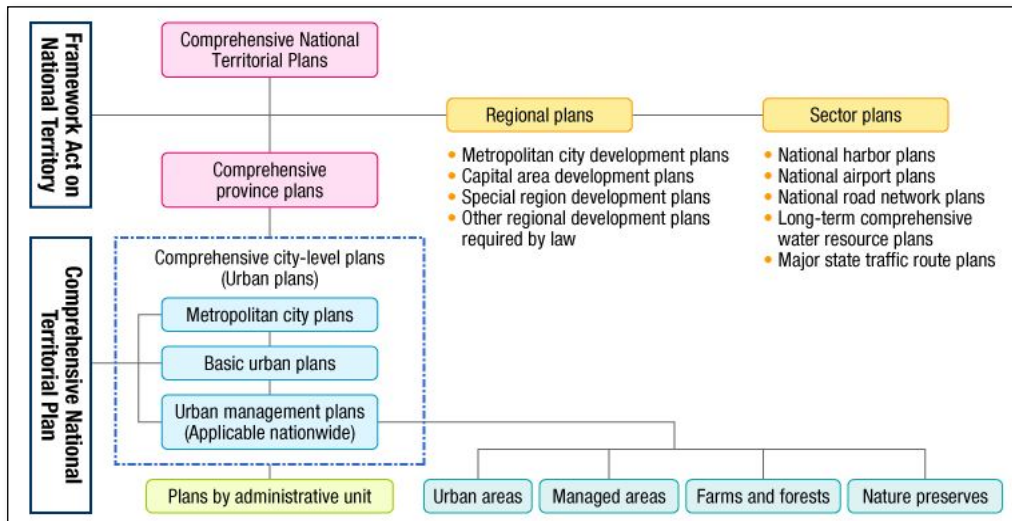
Figure 12: Territorial Development Implementation Chart



Source: "2008 Annual Report on the Planning and Use of National Territory", Ministry of Land, Transport, And Maritime Affairs, Korea.

This effective involvement of the entire administration as illustrated by this figure will help to establish a categorical plan system around the main areas of savings and in selected specific areas in accordance with the resolutions of the national expert committee headed highest state summit through each National Comprehensive Plan of the Territory designed every ten years and subdivided into the National Development Plan in order to better implement. Thus, the blueprint for investment priorities planned at the national, regional, local and above all sectoral level can be schematized in the following way.

Figure 13: Planning and Use of National Territory



Source: "2008 Annual Report on the Planning and Use of National Territory", Ministry of Land, Transport, And Maritime Affairs, Korea

5.4.2. Comprehensive National Territorial Plans: a strong legally based policy

In a more in-depth analysis of the division of labor theorized by Emile Durkheim and discussed by P.W PRESTON (Oxford: Blackwell, 1996), he argues that social differentiation is caused by what he calls repressive and restitutive legal codes that emanate respectively from traditional and modern societies. This reflects the idea that the transition to modernization is at the root of social conflicts that can only be resolved through reforms aimed at overcoming inequalities. This idea of reform will bring out theories like structuralism and functionalism through Parson in the USA that will analyze the actors, the situation, a set of symbols, then laws, norms and values. The analysis issued above on

institutionalization will focus not only on actions, policies, but also on the actors who created the conditions for implementation. To this must be added the reforms supported by norms and laws that constitute the cement of institutions. In the Republic of Korea, the success of the land-use policy is the result of laws and standards in this area that define and frame the fundamentals of this economic and territorial policy in order to ensure its coherence, its compliance with commitments and ensure its implementation while indicating the appropriate frameworks and authorities to intervene, as well as the designation of all stakeholders and key actors of policy making.

However, before the adoption of the framework act on national territory in February 2002, which has been reviewed several times, including the last amendment dated December 2016, the economic development strategy on the balanced growth of the national territory was framed by conventions or orientation laws covering each of the selected realm and the concerned economic sectors. This has helped to develop a number of area-specific activities for zonal specialization. This table below shows the guidance laws of key sectors relates to territory policy implementation.

Table 10: Land use related laws and specified areas/zones

Item	Law	Area/Zone	Year
Territory Development	Framework Act On the National Land	policy implementation area	2002
Agriculture	Farmland Act	Agricultural promotion area	2007
Industry/energy	Industrial Placement Act	Growth management zone	1991
	Atomic Energy Act	Restricted area	2011
Transport/telecoms	Harbour Act	Harbor zone	2009
	Telecommunications Act	Electric line protection zone	1984
Resources/environment	Natural Environment Conservation Act	Natural reservation area	2004
	Water Supply Act	Water-source protection area	2007
Education/culture	Cultural Heritage Protection Act	Protection area	2010
	School Health Act	School sanitation zone	1967
Disaster	Disaster Control Act	Special disaster alert area	2005

Source: MOLIT presentation to the OECD Secretariat during the fact-finding mission, 2017

5.4.3. Korean strategy for Green Growth through the Comprehensive National Territory Plan

One of the most important elements of the Korean territory's development policy is green growth. Indeed, the country's economy relies on exports. In other words, the Republic of Korea has been experiencing a real industrial revolution since the 1990s (MOLIT, 2018). This is not without consequences for the environment and the quality of life of the

populations. For this reason, an action plan as a synergy of actions between economic development and environmental management is needed in order to drastically reduce greenhouse gas emissions. In a country with more than 80% urbanization rates, the responsibility of cities is all the greater because it is urgent that authorities are working to address three major concerns³ namely :

- Slow down climate change;
- Create new engines of economic growth;
- Improve the quality of life of the populations.

According to the OECD report (2011) on the implementation of a green growth strategy in South Korea, carbon emissions almost doubled between 1990 and 2005. Gas production by industrial city had peaked as indicated in the table below.

Table 11: Carbon Emission by Industrial City in Korea

	Thousand tonnes (TOE)					
	1980	1990	2000	2005	2009	% change
Transport	3 721	14 173	30 945	35 559	35 930	866%
(% of total)	9.60%	18.90%	20.70%	20.60%	19.70%	
Industrial	17 506	36 150	83 912	94 366	106 118	506%
(% of total)	44.90%	48.10%	56.00%	54.60%	58.30%	
Residential/commercial	15 836	21 971	32 370	36 861	35 722	126%
(% of total)	40.70%	29.20%	21.60%	21.30%	19.60%	
Public sector	1 889	2 813	2 625	6 068	4 295	127%
(% of total)	4.90%	3.80%	1.80%	3.50%	2.40%	
Total	38 952	75 107	149 852	172 854	182 065	367%

Source: Korean Energy Economics Institute/ Total Energy Consumption by Sector, 2010

The main Strategic objectives of Korea's Five-year Plan for Low-carbon, Green Growth (2009-2013) has been explained in detail in the “The Implementation of the Korean Green Growth Strategy in Urban Areas”, OECD Regional Development Working Papers 2011/02, OECD Publishing, page 37.

These alarming indicators will prompt the implementation of a green growth plan that runs until 2050 and is led by the presidential committee overseen by several experts in the fight against global warming. The goal will transform more than 400,000 hectares of open space into forests, encourage the growth of the green economy, green technology and several other actions in favor of gas reduction. More than 2% of national GDP is invested each year for this purpose. That said, industrialization policy must be accompanied by a green growth strategy to safeguard the environment that guarantees sustainable development. However, all the ten-years TDP have been supported by five years-plans, known as Economics Development Plan.

5.4.4. Economics Development Plan in South Korea

5.4.4.1. A TDP support tool

Although the implementation of the Economic Development Plan was conceived shortly before the implementation of the land development policy, the EDP is now a tool to support and accompany the implementation of CNTP (Jai S. Mah, 2007). As already mentioned above, the EDP represents the effective implementation phase of the policy developed and the projects selected in the CNTP. Thus, it should be noted that from 1960 to 1996 eight EDPs implemented in Korea with defined objectives. Two of them before the implementation phase of CNTP. The EDPs facilitate the materialization of political visions and the effective implementation of national objectives in the short and medium term:

- ◆ First Plan (1962-66): Development of basic industries for import substitution and expansion of SOC's

- ◆ Second Plan (1967-71): Development of labor-intensive manufacturing
- ◆ Heavy and chemical industrialization from the Third Plan (1972-76) and,
- ◆ The Fourth Plan (1977-81); characterized by various social movement such as the second oil shock pushed the Korean economy to harsher standards and in 1980, the Gwangju Democratization Movement, political turmoil, pessimistic foresight
- ◆ The fifth Plan (1982-1986): sought to shift the emphasis away from heavy and chemical industries, to technology-intensive industries:
- ◆ The sixth Plan (1987-1991): emphasize the goals of the previous plan. The government intended to accelerate import liberalization and to remove various types of restrictions and nontariff barriers on imports
- ◆ The seventh Plan (1992-1996): formulated in 1989, was to develop high-technology fields, such as microelectronics, new materials, fine chemicals, bioengineering, optics, and aerospace

As such, EDPs are implemented according to a number of principles or conditions that could achieve the defined objectives. Other EDPs have been implemented after 1996 to date, such as the 1997-2001, 2002-2007, 2008-2013, 2014-2019 (Jai S. Mah, 2007).

5.4.4.2. Conditions of effective EDP

UNDP (2016) suggests an integrated planning frame-work for sustainable development based on five key areas: 1) institutions and governance; 2) evidence-based and empirically backed policy options; 3) development of budgeting and financial system; 4) monitoring and

evaluation (M&E); and 5) capacity development. Each area contains three to four conditions for effective development planning and execution.

Table 12: Conditions for Effective Economics Development Planning and Execution

1. Strengthening institutions and governance systems
1.1. Establishing national vision and strategy, and legal status of plans
1.2. Enhancing coherence and coordination across ministries, civil society, and private sector (partnership and communication)
1.3. Securing political leadership and determination
1.4. Establishing a planning institution with a legal mandate
2. Evidence-based, empirically backed policy options
2.1. Creating reliable and comprehensive data
2.2. Better information sharing with agencies, sectors, and civil society
2.3. Promoting participatory approaches for evidence-based policy making
2.4. Building capacity across government and specialized agencies in the broad range of tools (including statistics department)
2.5. Using forecasting models and statistical tools to formulate specific targets.
3. Development of budgeting and financial systems
3.1. Connecting the development plan with budget
3.2. Effective financing mechanism to meet the costs
3.3. Creating incentives for the private sector
4. Support for monitoring and evaluation
4.1. Establishing a tailored evaluation system
4.2. Capacity building in statistics and data collection
4.3. Coordinating with line ministries (especially statistics department)
4.4. Establishing an iterative feedback process
5. Capacity development
5.1. Better understanding of the necessity of planning, coordination, and appraisal
5.2. Greater support to subnational government agencies and increased coordination with them
5.3. Greater awareness of the benefits and opportunities for the private sector
5.4. Greater awareness of the right to participate and build capacity in civil society

Source: United Nation Development Programmes, 2016

CHAPTER SIX: SYNTHESIS AND POLICY RECOMMENDATION

6.1. Synthesis and findings

To summarize our work consist in reminding the fundamental questions that constitute the pillars of our reflection, namely (1) the reasons for the delay in the development of the territory in Côte d'Ivoire, (2) the current vision of Côte d'Ivoire in the field and the place of institutions, (3) If the understanding of the Territorial Policy can help to implement an efficient and effective strategy in terms of spatial planning, (4) what recommendations can be made to Côte d'Ivoire based on the Korean experience in implementing its territorial policy.

6.1.1. Slowing down reasons of territorial policy implementation in Côte d'Ivoire

With regard to the first concern about the fundamental reasons for economic and territorial disparities in Côte d'Ivoire, the diagnosis revealed a number of direct and underlying causes.

- ✓ The direct causes include:
 - Improvisation in implementation in the policy of Territorial Development in the years after independence;
 - The creation of institutions without legal basis (lack of framework law);
 - A problem of coordination in the implementation of public and sectoral policies;
 - The lack of a policy of planning and development of the territory itself until 2006;

- The express will on the part of the leaders to make Abidjan alone the lung of the economy for lack of means at the request of the World Bank via the SAPs;
- Repeated political-military crises since 1999;

However, there are also indirect reasons for slowing down the implementation of territorial policy:

- The land development policy is not truly institutionalized;
- Lack of political will to implement a balanced territorial policy;

6.1.2. Cote d'Ivoire: current vision and prospects for territorial development

Côte d'Ivoire's current vision for the Territory Development Policy is promising. Since 2006 a Land Development Policy has been developed with a view to making the issue of regional disparities a priority. It will call the attention of the new leaders who will give a special place to space planning through the creation of a General Directorate in charge of land development housed within the Ministry of Planning and Development. In 2013, Côte d'Ivoire carried out the monographic study of the country's 14 districts and regions. The aim is to geo-locate the country's wealth to create competitive economic poles other than the only region of Abidjan, which has hitherto been the country's only economic lung since independence. The Competitive Economic Poles program being developed in Côte d'Ivoire meets the objectives of the study inspired by the theory of unbalanced growth, the main aim of which is the targeting of strategic areas conducive to economic recovery but above all of

certain key sectors of the country's economy. However, it should be noted that the territorial development policy in Côte d'Ivoire compared to that of Korea presents many legal-institutional and financial challenges.

At the jurisdictional level, there is no framework law on land use planning yet, the program has not yet been appropriated by the current leaders, the development of national and regional land development schemes lacks a benchmark and there is no credible coordination in this area. Offices of policy experts are pouring in and local governments have free choice. In other words, no coordination of experts and key actors in the field.

From a fiscal point of view, there is no real budget allocated to the process of developing and implementing the Land Development Policy. We also note a lack of will on the part of the Regional Presidents, who do not express the need to have plans for the development of their constituencies, since all are elected for a period of 5 years and most have a short-term vision of development in relation to their political mandate.

6.1.3. Policy implication from the Korean experiences

6.1.3.1. Effective Conditions of Territorial Development Policy

Responding to the third hypothesis of whether the Korean experience can help in the efficient implementation of development policy in Côte d'Ivoire, we are led to make a plan of comparison between what has been done here and there in order to see clearly the flaws in order to make recommendations in consequence. This comparison plan determines the conditions of effective Land-use policy (Table 11). We set out to make a scoring system, a little subjective but which, however, reflects reality on the basis of our experiences after

reading the Korean political documents (CNTP 4), but also drawing on our personal knowledge of the process of implementing territorial policy in Côte d'Ivoire.

Table 13: Conditions of Effective Territorial Development policy

	CONDITIONS OF EFFECTIVE TDP	Korea	Côte d'Ivoire
1.	Diagnosis of the Territory		
	Define the natural, socio-economic, cultural and demographic assets of the country	5/5	5/5
	Have reliable statistical data on the population, GDP by region, housing, water and electricity, education, health, unemployment rate (SOC), etc.	5/5	3/5
	Define economic perspectives by zone and by region	5/5	5/5
2.	Sitting Goals and Strategies on time		
	Define the a period of time for TDP implementation	5/5	2/5
	Apply both TDP and EDP without any prioritization of one	5/5	3/5
	Achieve a synergistic effect with other sectors	5/5	3/5
	Use economic and social indicators to assess the goals	5/5	2/5
3.	Effective Institutionalization And Systematization		
	Establish efficient Institutions and Administrative system	5/5	3/5
	Apply framework acts on the National Land use	5/5	0/5
	Review the institutionalization and the systematization over time (principle of Adaptability due to social movement and other changes)	5/5	0/5
4.	Appropriate Planning and Implementation		
	Efficient functioning of the administrative enforcement system between the central and local government	5/5	3/5
	Establish a national Expert-support system e.g. KRIHS	5/5	1/5

	Establishment or reinforcement of public corporations in the sectors that require public investments	5/5	3/5
5.	Continuous efforts on social values		
	Adaptation of changes to social values and social needs	5/5	2/5
	Increase and institutionalization of social participation	5/5	1/5
Total		75/75	35/75

Source: Researcher Analysis

In view of this table, it can be said that, if Côte d'Ivoire seriously applies these above principles and requirements, it is very likely that the country will succeed in its egalitarian and balanced growth that takes into account social and environmental issues. This painting inspired by the Korean experience is therefore a reference par excellence for driving and better applying a better policy of Land Development.

However, we stress that this table alone cannot clearly state the conditions for the success of a land development policy. This is why it is necessary, in view of the difficulties raised throughout this study, to propose possible solutions to help Côte d'Ivoire and any other developing country. These solutions are neither definitive nor rigid, their effective applicability lies not only in the ability of leaders of developing countries to contextualize conditions at a less broad and limited level in space, but also the stability and emergence democratic institutions.

6.1.3.2. Five Principles of Effective TDP Implementation

The analysis of the Territorial Development Policy based on the Republic of Korea led to the identification of some recommendations whose implementation would contribute

actively in the reduction of poverty by flattening regional disparities. These recommendations abound, but our work will be focused on the most important ones identified as principles. There are five.

First, it must be remembered that territorial policy cannot and should not be substituted by the National Economic Development Plan and vice versa. In other words, the development of the territory is a broader long-term ambition that an economic development plan must build on in the short term. Thus its success requires its total harmonization by the political and administrative authorities. The implementation of EDP should not undermine that one of TDPs. This method is harmonized dissociation.

Secondly, it is important to stress that any development or development process must be supported by institutional reform. Because institutions must always adapt to change in order to operate effectively and efficiently. To do this, structuring projects need to be framed by standards and values in order to remain in the main objective. These new laws will also determine not only conditions for implementation but also the main actors who need to intervene. Thus the institutionalization of the changes gives a legal guarantee and full power to the decision-makers to drive. This institutionalization must be extended at the financial level, in Korea for example banks have been set up to support the development policy of the territory. Supported in turn by the State, their role was circumscribed and totally devolved to support projects enshrined in politics. This encourages the full participation of the private sector, which is essential for the implementation of such a development strategy. This is about institutionalization and adaptability

Third, there is a strong need to support the participation of people and civil society. No change is possible without the people for whom change is made. The pool of experts must be dominated or even composed exclusively by the nationals. The importation of expertise in the implementation of development projects sometimes violates the principle of inclusive participation and consideration of national opinions and also distorts adaptability. Hence the need to create an Institute of Expertise, not for the occasion but for continuity, insofar as the development of the territory is a process in perpetual continuity that must balance and economic growth and the process of urbanization. The total implication of the top authorities is required as was the case in Korea through the creation of a presidential committee for the implementation of this policy. We will call this phase the phase of appropriation and inclusion.

The fourth recommendation will focus on accountability, through strict monitoring and evaluation of the objectives of the Land Development Policy. The experience of developing countries tells us the gap between the project planning process and their implementation. This is therefore the most important step. For the monitoring quality of the first step of a program determines the level of its success and the continuity or not of that program.

The fifth and last principle is also the most important. It's about the revision of Foreign Direct Investment policy in Côte d'Ivoire. This must be supported by a framework act to guide investors whose projects meet the criteria as determined by national experts in relation to the specific regions chosen for each type of investment. This strategy must also be guided by tax exemptions and other guarantees and administrative facilities to reassure each investor about the opportunities existing in the investment area. In addition, the state must assume its

full responsibility for overseeing private investment through public investment. These are the conditions for facilitating Foreign Direct Investments. Only in that way can be given chance for the establishment of micro-industries and facilitate the transition from the agricultural economy to the industrial economy.

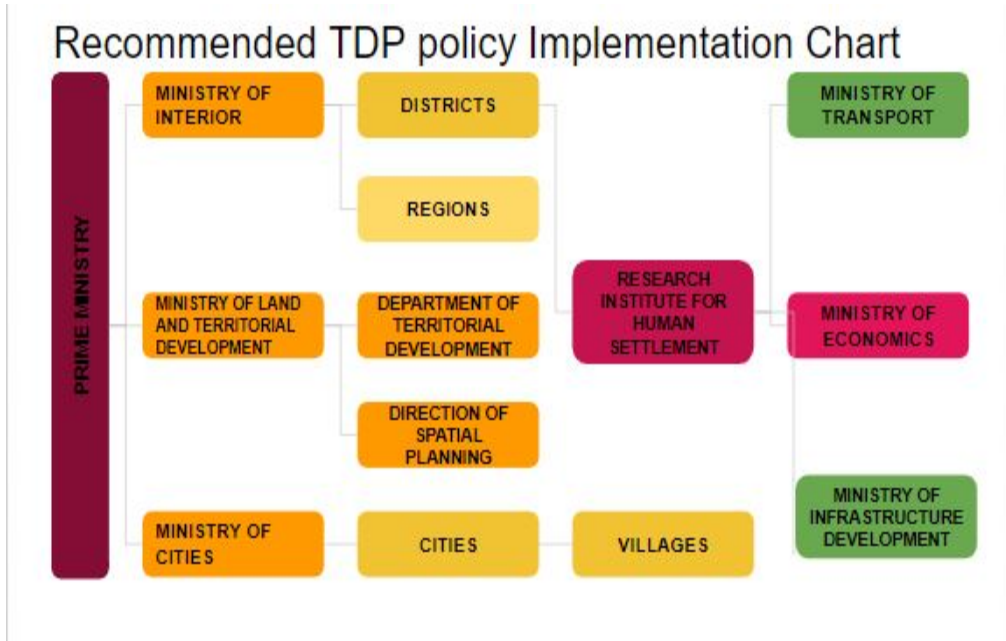
Overall, the five conditions of the above can be taken into question in terms of principles, namely:

- Principe of Harmonized Dissociation;
 - Principe Institutionalization and adaptability;
 - Principe of Appropriation and inclusion;
 - Accountability principle and ;
- FDI Facilitaties Conditions principle

6.1.3.3. Recommended Territorial Development Policy Implementation

Chart

Figure 14: Recommended TDP Implementation Chart



Source: Research Analysis, November 2020

This figure is a proposition for TDP implementation chart. In that particular context ministry in charge of policy is placed under the direct responsibility of the Prime Minister who will have to supervise the actions’ plan, the implementation and the monitoring. It also places all the ministries involved in the same field at the same level and recommend the establishment of a research institute in charge of policy coordination. This could stop the intervention of the external consulting offices which provide services to the Regions and Districts sometimes in a less orderly manner. The Prime Minister, the Research Institute and the Ministry of the Economy must work together to validate the programmes for the respective time period.

6.2. Policy recommendations for future research

This work opens two essential doors in terms of possible research related to territorial policy. One of the factors that has facilitated the achievement of the objectives of Korean territorial policy is the policy of foreign direct investment. Through easing and certain tax exemptions, South Korea has been able to attract multinationals in a great way while directing them to the areas chosen by the CNTP's expert committee. This method is, while applicable to Côte d'Ivoire, however, the notable differences between economic assets in both countries on the one hand and the quality of their respective human capital on the other is a grey area that can undermine the application of FDI policy in Côte d'Ivoire as set up in South Korea, where the targeted localities already had qualified human resources to take part in the industrialization process due to massive investments in education in previous years. This leads us to develop hypotheses, whether the smooth running of the FDI is necessarily dependent on the available human capital, if so how can this gap be bridged without preventing the flow of foreign capital to Côte d'Ivoire?

The second grey area to be illuminated is the effective management of the parity Economic Development Plan and Territorial Development Policy. Indeed, the effective implementation of EDP remains an important challenge for many African countries, including Côte d'Ivoire. To this end, how to implement a land use policy that takes into account all development issues and all sectors of activity without compromising the effectiveness of the National Development Plan. A good understanding of this mechanism could be an important asset in the implementation and success of a better economic policy for a harmonious distribution of wealth and the reduction of poverty caused by regional disparities.

6.3. Conclusion

In closing, we can argue, in view of the objectives achieved by South Korea since the implementation of the CNTP in 1972 and its positive results, that land development policy is an essential planning tool and a strategy for effective and efficient implementation of economic development policies. Focusing on strategic investments, not only in key sectors of the economy, but also in specific areas that may meet the economic resource mobilization challenge to enable neglected areas and communities to make up for themselves economically and give rise to more human-faced development. To do this, we first set out to make a diagnosis of the territorial development policy of Côte d'Ivoire. It has been identified irregularities in the implementation of the first fifteen-year plans that had operated without any real legal and institutional basis. Second, we tried to understand the current functioning and new directions of territorial policy in Côte d'Ivoire while emphasizing the institutional framework. It turns out that the Ivorian Territory Development Policy, as currently presented, faces many problems that are institutional, political and above all legal insofar as this policy is not framed by any guidance law (Framework Act). This makes it difficult to identify key players involved in decision-making. These elements have led us to understand in detail the strategy put in place by South Korea where the land use policy is a program that has been appropriated by all successive governments, whereas in Côte d'Ivoire it is managed only at the lowest end of the scale. This made it clear that the difference in the implementation of land development policy in these two countries lies not only in the level of conception and the comprehension of this policy but also in its appropriation. For South Korea balanced growth is an end and land development is the unique means of achieving this end. This

philosophy has made it possible to prioritize the policy of the territory through its appropriation at the highest peak of the state and the creation of institutions supported by laws. Côte d'Ivoire must thereby give itself the technical, financial but above all the political will to develop a real policy in terms of the development of the territory, finally to truly contain poverty by creating economic poles across the country and promote political stability.

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국문 초록

코트 디부 아르의 영토 개발 정책 실행 : 한국의 경험과 교훈

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· 사회· 문화 발전에 대한 10년 전망은 1962년에 정교화되었고, 1971년부터 1975년까지의 5개년 계획은 영토 개발 정책의 우세를 나타냈다. 이 첫 번째 단계는 1969년 12월 농민 생활 개선의 일환인 산림 지역에 설립된 남서부 지역 계획 당국(ARSO)과 같은 두 가지 중요한 프로그램의 실행으로 성공했습니다. 그리고 1969년 7월 사바나 지역에 설립된 반다마 벨리 계획 당국(AVB)에서 임무는 (1) 일반 및 영구 지역 계획 임무와 (2) 영향을 받은 인구를 국가의 남서쪽. 그러나 1980년대부터 구조 조정 프로그램(SAP)의 출현으로 따라온 정책은 더 이상 토지 사용을 우선시하지 않을 것입니다. 그리고 경제 성장의 원동력으로 아비 장시의 개발을 결정합니다. 따라서 이 결정은 지역 격차의 기초가 되었습니다. 파리 선언문의 도래와 함께 코트 디부 아르주는 이러한 목적을 위한 기관을 설립하고 2013년 14개 지구에 대한 단행본 연구를 완료함으로써 지역 및 지역 개발 정책에 새로운 기회를 제공 할 것입니다. 그러나, 2012년 이후 GDP 성장률이 12~7%인 거시 경제 수준에서 관찰 되었음에도 불구하고, 빈곤은 인구 수준, 특히 농촌 지역에 거주하는 사람들 수준에서 여전히 두드러집니다. 정책의 효과적인 실행은 제도적, 재정적 수준뿐만 아니라 심각한 문제에 직면하고 있습니다. 이번 연구는 국토 종합 계획(CNTP)을 통한 한국의 영토 개발 경험이 코트 디부 아르에 어떻게 적용될 수 있는지 보여주고 자한다.

핵심 단어 : 불평등, 빈곤, 영토 개발, 기관, 균형 성장, 산업

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