

TENURE-RESPONSIVE LAND-USE PLANNING: A GUIDE FOR COUNTRY LEVEL IMPLEMENTATION

Photo: Erwin, L. Tiamson

Many developing countries are investing in land registration systems and the improvement of land administration systems to reduce land conflicts and attain efficient land markets. These are important initiatives for developing reliable land records and improving the tenure security of those with legitimate interests in land. Despite these initiatives, however, only 30 per cent of the world's population is estimated to have legally registered titles to their land. Additional approaches are therefore required to secure tenure for the majority who fall outside mainstream systems.

Land-use planning (LUP) and land tenure security (or tenure security) are at the heart of the development of all human settlements. LUP establishes where and how land uses occur, and effectively controls their performance. Tenure security is a prerequisite for sustainable livelihoods within human settlements; it is a key element for sustainable agriculture, affordable housing and developing (or sustaining) functional land markets. While LUP initiatives exist in many developing countries, they are not sufficiently linked with tenure security which weakens the capacity of current LUP systems to reflect or capture people's land relationships.

THE NEED FOR CHANGE

The Global Land Tool Network (GLTN) developed the Tenure-Responsive LUP tool to better link LUP initiatives with tenure security improvement to ensure pro-poor development and tenure security in developing countries.

The tool is based (as a concept and in practice) on the premise that there is a relationship between LUP and tenure security in which LUP stimulates tenure security, while tenure security can be an outcome of LUP. On its own, LUP helps to delineate land boundaries, create forums for citizens' engagement and facilitates the production and recordation of land information. These LUP outcomes can have a direct impact on resolving tenure insecurity.

Over the past 50 years, land tenure and land-use challenges in developing countries have evolved into economically, environmentally, technically, culturally and politically complex problems. However, the current systems in some of these countries work against the needs of some groups, especially women, youth, the poor and other disadvantaged groups. Approaches that are capable of meeting these challenges are now imperative. The implementation of GLTN's Tenure-Responsive LUP presents opportunities for mitigating these challenges.

GLTN's Tenure-Responsive LUP tool provides a highly multidisciplinary and locally flexible intervention that answers some of the basic questions that traditional LUP has failed to answer. This approach is necessary to achieve locally suitable land-use plans and tenure security improvements.

IMPLEMENTING THE TENURE-RESPONSIVE LUP

Tenure-Responsive LUP is inclusive in the way that it addresses all relevant land-use related issues. It considers three major aspects:

1. The land-use planning process;
2. Land tenure security in the proposed planning area; and,
3. Local realities in countries or communities where the Tenure-Responsive LUP initiative is being carried out (that is, the contextual conditions).



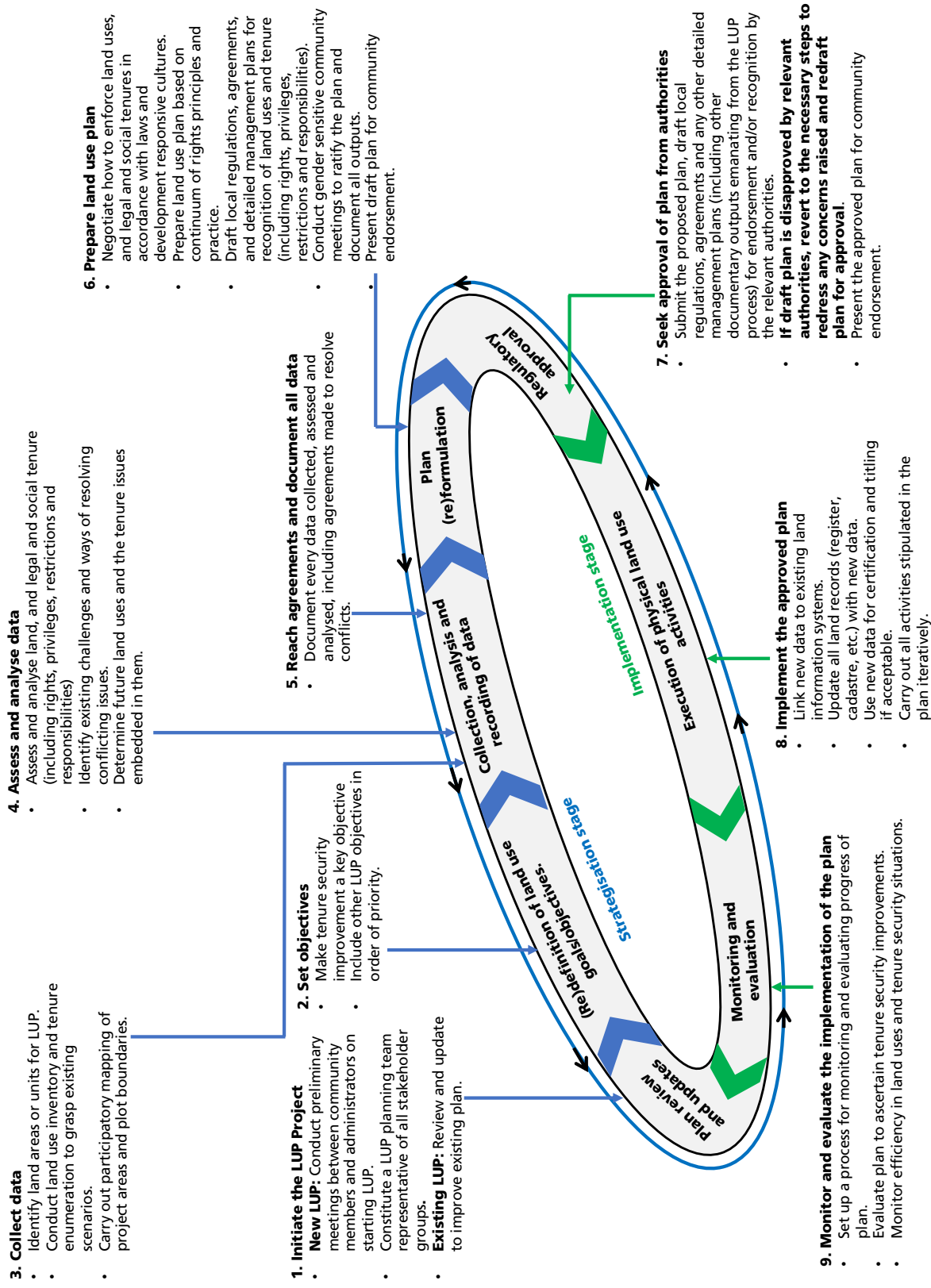
Community data gathering exercise in Kalangala district, Central region of Uganda. Photo ©UN-Habitat/John Gitau

These three considerations frame the activities of an iterative planning process that comprises strategizing and implementation stages. Each of these stages feature various steps which can be adapted in a variety of ways to produce a land-use plan that respects and promotes people's land tenure security.

Tenure-Responsive LUP can be used in two major situations. For example, when:

- i. existing land-use planning is insensitive to the tenure security concerns of community members; and,
- ii. there is no land-use plan and people feel their land tenure is highly insecure.

The initiator and implementer of a Tenure-Responsive LUP project should be the local government or municipality because these authorities usually have the power to deal with land management and urban planning issues. However, implementing organizations may vary from country to country or even within a single city or rural municipality. For instance, an international agency or a non-governmental organization (NGO) can initiate such a project with local people; chiefs of traditional authorities or heads of local communities may be initiators in communal areas. A project may also be implemented by a department of the national or provincial government.



CONCLUSION

GLTN's Tenure-Responsive LUP tool was developed from in-depth exploration and reviews of practitioners' and academic literature on land-use planning and tenure security, with particular awareness of developing countries' situations.

It focuses on identifying the causes of tenure insecurity and addressing them in ways that directly benefit the people whose land is being planned. Details about the tool are available in the GLTN publication, *Tenure-Responsive Land- Use Planning: A guide for country level implementation*.

The document: provides a 'single-source' access to information on land-use planning and tenure security; is a practical guide on how to integrate tenure security improvement into the land use planning process; and, contains case studies and experiences from different developing countries that illustrate how this approach can enhance tenure security through land-use planning.



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