



# LAND USE PLANNING FOR LAND TENURE SECURITY

## DRAFT PROCEEDINGS

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LAND USE PLANNING FOR TENURE SECURITY  
*Draft Proceedings*

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## Acronyms/Abbreviations

ANGOC	Asian NGO Coalition for Agrarian Reform and Rural Development
CSO	Civil Society Organization
GIZ	Deutsche Gesellschaft für Internationale Zusammenarbeit
GLTN	Global Land Tool Network
ILO	International Labour Organization
LTS	Land Tenure Security
LUP	Land Use Planning
TUM	Technische Universität München
UN	United Nations



# BACKGROUND

The Global Land Tool Network (GLTN), as facilitated by UN-Habitat, is an alliance of international partners contributing to poverty alleviation through land reform, improved land management and security of tenure, particularly through the development and dissemination of pro-poor and gender-sensitive land tools and promotion of good land governance and continuum of land rights approach. The network approaches land and related development objectives through consultations and cooperation at the global and national level, while tool development and documentation are realized on the national and local level in various participating countries. The project goals of GLTN focus on the development of pro poor, gendered and large-scale land tools which currently do not exist systematically at country and global level. When identified and sufficiently supported, these land tools may unblock current development obstacles and enhance the achievement of sustainable development.

One of the tools of GLTN is Land Use Planning (LUP). GLTN has already produced related spatial planning tools but with special focus on urban areas. This time, GLTN, GIZ and TUM are collaborating in the development of a land use planning tool intended for rural and urban contexts along with the development of a related training package. The main focus of this tool will be the role of land use planning in strengthening land tenure security.

The two main objectives of the project are:

- i. Building from GIZ's Manual on Land Use Planning (LUP) as starting point, the Project will develop a robust land use planning tool, with special focus on land tenure security and applications in developing countries, incorporating concrete experiences and good practices from other organizations and countries;
- ii. To develop a training package from the enhanced land use planning tool

Land use planning, particularly the one that adheres to participatory processes and community-based practices is critically important for various development objectives including regulation of land uses, reduction of land conflicts, food security, agricultural development and community empowerment. The project will benefit considerably from the experience of GLTN partners on these aspects, including country-specific experiences. The Project will therefore actively incorporate experiences and lessons learned from other partners and known organizations working on this thematic area. This workshop is considered as the main platform for materializing this contribution.

The project will progressively transform the manual to a training package, which will be tested by TUM and other GLTN/TUM academic partners in their respective training programs. Once the course has been tested and enriched as necessary, it will be disseminated for use and application by GLTN partners and other interested stakeholders.

The workshop was part of an on-going consultation to identify and discuss key aspects to be included in the LUP tool, with special focus on land tenure security issues.

## **EXPANDED WORKSHOP SUMMARY**

## WORKSHOP OPENING

The workshop was opened by Jorge Espinoza (TUM). He welcomed everyone to Feldafing, Munich and explained the purpose of the workshop. Fahria Masum (TUM) on behalf of workshop organizing team also welcomed the participants and explained briefly the workshop programme structure. She also introduced Ursula Caser, the facilitator of 2-days workshop. Anita Hernig and Danilo Antonio on behalf of GIZ and GLTN respectively welcomed the participants also. Danilo Antonio briefly talked about project and mentioned the project as a firsthand initiative to bring land tenure security into land use planning. Furthermore, he described 'tenure security', 'rural-urban nexus' and 'level of implementation' as three major focuses of proposed LUP tool. Representatives of 16 countries from 13 different organizations were present in the workshop.

Ursula Caser started the workshop with a brainstorming session on 'land use planning'. She asked the participants to write a single word related to or referring to land use planning. The participants came up with variety of words reflect formulation, implementation and broaden scope of land use planning from theoretical and practical perspective.



Workshop participants gather for a group photo

## SESSION ONE: EXPERT INPUT

Session one consisted of presentations on key aspects to consider in land use planning from urban and rural contexts with special focus on land tenure security. Following the thematic presentations, a questions and discussion session served to clarify issues and to reflect on and develop some of the lessons learned.

The presentations are included in the annex.

### **Presentation: Key aspects to consider in land use planning in the urban context with special focus on land tenure security by Geoffrey Payne, an international consultant**

The presentation addressed the constraints including limited public sector resources and intuitional capability, together with the pervasive influence of market forces for options for meeting land and tenure needs. Referring to the examples from Colombia and Indonesia the presenter made the following major points:

- i. For all new development to minimize the entry costs to formal development and encourage incremental improvement and expansion;
- ii. It is necessary to identify the full range of tenure options (formal and non formal) and encourage diverse tenure and right options in existing and new development; and
- iii. Political economy needs to be addressed.



Geoffrey Payne giving his presentation

### **Presentation: Land use planning as a tool to secure rural tenure security by Anita Hernig, GIZ**

The presentation started with some background information on strategies taken by German Development Cooperation Sector for rural development and food security. Referring to examples from Namibia, the presenter pointed out the following two major problems in rural areas:

- i. Conflicting interests in land uses and
- ii. Compulsory land acquisition

The presentation highlighted the importance of participatory land use planning to avoid land conflicts and ensure tenure security which is the motto of a project undertaken in Laos by GIZ.



Anita Hernig giving her presentation

### **Presentation: UN international guidelines on urban and territorial planning by Remy Sietchiping, UN-Habitat Urban Planning and Design Branch**

The main objective of the presentation was to introduce some of the activities undertaken by UN Habitat with respect to urban and territorial planning. The presentation started with brief explanation of global urban challenges including sprawl, congestion and exposure of

climate change effects. The presenter emphasized the need for a paradigm shift of the 'concept of city' also. Against this background the presentation highlighted UN Habitat's Strategic Plan and its focus areas and development process of UN guidelines on urban and territorial planning. The presentation also covered proposed sustainable development goal 11: make cities and human settlements inclusive, safe, resilient and sustainable.



Remy Sietchiping giving his presentation

### Speech: Key aspects to consider in land use planning from CSO perspective by Nathaniel Don E. Marquez, ANGOC

The speaker delivered a speech on behalf of ANGOC based on their experience on how tenure issues be linked to land use planning. With the reference of ANGOC Policy Discussion Paper on Asian NGO Perspectives on Agrarian Reform and Access to Land he said that land use planning should not be designed to replace agrarian and other asset reforms. But proper land use and good land administration may indeed ensure the efficiency of the land titling system. The speaker also raised the question of how to make land use planning affordable for all.



A video titled 'information is power' was shown to participants during this session also. The video shows examples of slum profiling using Social Tenure Domain Model tools in Uganda. The settings of the profiling process reflect the high rates of rural-urban migration in Uganda, which has led to the proliferation of informal settlements and increase in the number of slum dwellers, contributing to the perpetuation of poverty in the country. In order for the responsible institutions to deal with the challenges posed by these settlements, there is a great need for (land) information. To generate the much needed information on slum settlements, the National Slum Dwellers Federation of Uganda and Actogether Uganda, with support of UN Habitat Global Land Tool Network (GLTN) conducted city-wide slum profiling in Entebbe, Mbale, Masaka and Tororo Municipalities. The video shows the process of profiling and the use of the Social Tenure Domain Model to improve the situation, for example by mobilising and doing capacity building of the local population for data collection and utilisation as part of the solution of long term upgrading of slum areas. The process also includes building up partnerships with municipal councils and the Ministry of Lands, Housing and Urban Development.



## SESSION TWO: POSTER PRESENTATION

The case studies have been selected to illustrate the contents of the LUP tool, particularly the role played by land use planning in strengthening land tenure security. Project staff members in collaboration with local partners conducted the case studies in 6 countries in Africa (Zambia and Ghana), Asia (Bangladesh and Philippines) and South America (Brazil and Chile). The cases cover a wide spectrum of topics related to the main focus mentioned above which will give a chance to the participants of the training course to link the theoretical aspects with real life good practice examples in different countries and conditions.

The authors of all case studies are experts in land issues and have vast experience in empirical research activities. In addition, the authors have access to local networks through their own experience in the respective countries. The study areas are located in developing countries and will attempt to document up-to-date approaches to LUP.

Six poster presentations of the case studies were organized in poster sessions. It allowed the authors to meet and speak informally with participants in small groups.

### **Case Study: Disaster risk reduction through land use planning, the case of Bangladesh presented by Fahria Masum**

The case study highlighted the 'Mainstreaming Disaster Risk Reduction in Urban Planning Practices' under CDMP project in Bangladesh with special focus on Mymensingh strategic development planning Project. The main goal of the project is to prepare an integrated development plan and subsequent training module through the integration of disaster risk

information with the Physical/Structural/Land Use Plan of the township area.

### **Case Study: Water and forest producers, a study from Rio de Janeiro, Brazil presented by Anna Leitmeier**

The case study presents the project "Produtores de Água e Floresta" which started in 2009. the main objectives of the project is the protection of groundwater quality and quantity as well as the reduction of fragmentation of the Atlantic Rainforest through environmental services.

### **Case Study: The digital zoning certificate programme in Chile presented by Jorge Espinoza and Fernando Órdenes**

The case study discusses thoroughly The Digital Zoning Certificate (CEDIZ) programme developed and implemented by the Ministry of Economy with the main goal of fostering small and middle size entrepreneurship by facilitating the establishment of enterprises and supporting modernisation and optimisation of public management processes. This is achieved mainly by introducing new land information technologies, particularly at the local government level (municipalities) incorporating the available Land Use Planning (LUP) instruments.



Jorge Espinoza presenting the poster

**Case Study: Land use planning for securing tenure, study of a land administration project in Awutu Breku, Ghana presented by Anthony M. Ntiador**

This study assessed the use of Land Use Planning as a tool for securing tenure in Ghana, with a focus on the implementation of Land Administration Project in one of the districts in the country. It identifies incidences of Land Tenure Security through LUP.

**Case Study: Securing tenure through land use planning: evidences from Lupande game management area, Zambia by Christopher Mulenga**

The case study of Zambia is about a land use planning project carried out on behalf of Mambwe District Council (MDC) and Zambia Wildlife Association (ZAWA) who are the major enforcers of service provision and wildlife protection respectively. The main purpose of the LUP project was to come up with a land use map which was to be incorporated into the Game Management Plan (GMP) of LGMA.

**Case Study: Tools and initiatives in securing tenure for land and natural resources in the public domain through the formal land use planning process, experiences from Leyte island, the Philippines presented by Efren B. Saz**

The case study from Philippines focused on the integrated management and planning for local government ecosystem (SIMPLE) approach piloted by GIZ in two provinces in the island of Leyte in the Philippines. The two major features of the project discussed were application of participatory approach through bottom up planning and ridge to reef approach.



Efren presenting poster in a small group

## SESSION THREE: BREAKOUT DISCUSSION

Discussions were organized in three groups according to the three thematic areas (i.e. urban, rural and civil society context) and participants were asked to share experiences vis-à-vis the theme, to answer a set of questions provided to them. The participants were allowed to choose the group considering their expertise and interest. These discussions were presented and a synthesis of the results is given in the following.

**Question 1: What are the five key aspects (thematic priority areas) of land use planning from urban/rural/CSO perspective?**

The three groups came up with following answers:

### From Urban Perspective

- Land information for efficient resource management
- Participation for equity and social justice
- Appropriate legal and institutional framework and enforcement
- Budget



Participants discussing thematic areas in a group

### From Rural Perspective

- Economic growth
- Balance between customary and individual tenureship
- Capacity building including awareness raising
- Climate change and disaster management
- Water and forest management
- Balances in land uses



Participants discussing thematic areas in a group

### From CSO Perspective

- Knowledge creation
- Building on local knowledge
- Capacity development, particularly for vulnerable groups
- Mediation/ facilitation/ negotiation/ conflict resolution/ monitoring
- Assessment: Stakeholder analysis
- Resource sustainability
- Governance

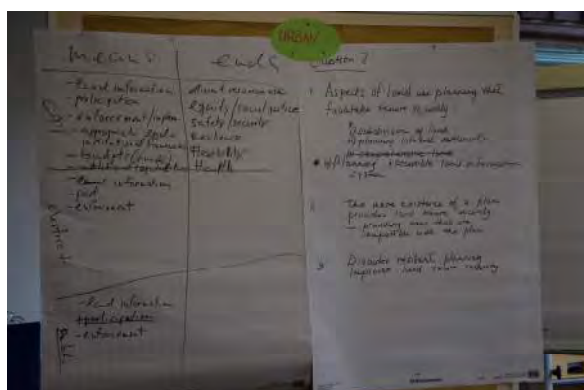
**Question 2: What are the key aspects of land use planning that can improve land tenure security? Please justify how these aspects work.**

### From Urban Perspective

- Aspects that facilitate land use planning
  - Subdivision of land
  - Planning informal settlements
- The mere existing of a plan provides land tenure security
  - providing uses that are compatible with the plan
- Disaster resilient planning improves land tenure security

The group dealing with 'urban perspective' was asked to clarify if sub-division design is really feasible to ensure tenure security with respect to giving land title.

Representative from group responded that providing freehold title is not mandatory. Sub-division can lead to formalization process without giving title.



Presentation from a group work

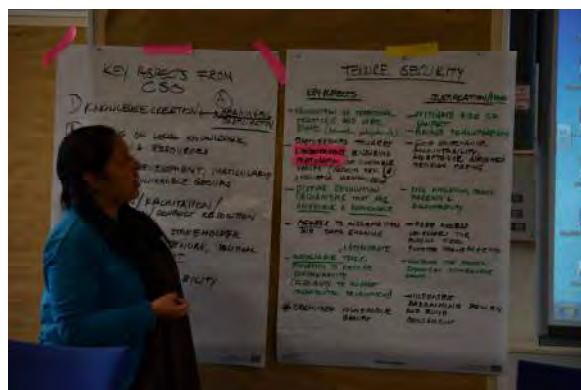
### From Rural Perspective

- Land use planning should not weaken the tenure security
- Identification and recognize all tenure rights
- Encourage mixed land use
- LUP can be linked to land registration system

- People's participation is necessary

Follow up discussion to the group presentation include the following remarks:

One participant felt that land use planning may not recognize always all existing tenure rights. Rather land use planning may need to change tenure pattern, if necessary. Land use planning can change the tenure status underlying entire area if it is in a vulnerable or environmentally sensitive zone.



Susana Rojas Williams giving her presentation

### From CSO perspective

- Recognition traditional practice and user right which will mitigate risk of conflict and bring transparency
- Ensuring participation of vulnerable groups
- Affordable and accessible dispute resolution mechanism
- Access to information and data sharing

## SESSION FOUR: PRESENTATION OF PROPOSED LUP TOOL

The fourth session of the workshop was devoted to presentations and a discussion on proposed land use planning tools (manual and training package). Two presentations, summarized below, were followed by an open discussion. Two presentations are attached in annexure.

Eugene Chigbu provided a presentation with comprehensive outline of a proposed structure of the LUP manual. The proposed structure was strictly presented to enable participants gain an overview of the basic ideas behind the development of the tool. It was to help them make their contributions on how to make the tool applicable in practice.

The second presentation given by Anna Leitmeier provided an update on the status of e-learning modules preparation. The presenter outlined the idea behind the training package and presented proposed structure of the training package as well. The presentation was concluded by Matthias Baume with an overview of key actions and road map for technical implementation of the training package.

In the subsequent discussion, participants raised a number of queries and made some comments:

- To narrow down the central point of land use planning and work on priority basis of the manual;
- Target group of the LUP tool and competencies required to adopt the tool should be figured out. Different modules can be developed for different target groups;
- Working hours of e-learning modules should bring into consideration;
- An interactive design of the training package is most important. The adoption of interactive tools (exercises, films, links, etc.) is necessary;
- Adoption of a glossary of the terms;
- Online discussion forum and links to relevant video clips for training package;
- Institution(s) responsible to modification/enlargement/implementation/taking care of the tool;
- Feasibility of delivering of certificates at the end of e-learning module; and
- Future plan of face to face training on ground as an extension of the LUP.



## SESSION FIVE: THE WAY FORWARD

### Suggestions for LUP development

The main objective of the session was to get feedback from the participants on proposed LUP tools. Participants were divided into three groups and were asked to give answers to a set of questions. Rapporteurs of the three working groups subsequently drafted the workshop agreement that was later presented.

#### Guiding questions for group works

#### Suggestions for development of LUP tool

1. Does the proposed structure of LUP tool (manual and training package) cover all the aspects of land use planning? What are the overlapping and missing aspects in the proposed contents of the manual?
2. How would you address the following aspects in the LUP manual/training package?
  - i. Land tenure security
  - ii. Urban and rural nexus
  - iii. Plan implementation at national and local (community) level
3. To foster the understanding of the concept of land use planning what are your suggestions on how to facilitate e-learning process? What are the relevant tools need to be provided in e-learning modules?
4. What should be the next step(s) in the development and implementation of LUP tool?



Participants discussing in groups

**Rapport on the Discussion:  
Group 1**  
Rapporteur: Babette Wehrmann



Babette Wehrmann giving presentation

**Question 1: Structure**

The groups first agreed that the topic needs to be narrowed down before the structure of the tool can be defined. The group then suggested to focus on those LUP tools that are closely linked to tenure security and not on the entire LUP process. On that base the following structure has been proposed:

Proposed structure

Chapter	Contents of the chapter	Target group issues	Governance issues to be addressed
Reading advice	How to use the book	Target groups: - local government officials and students, - CSO/NGO and farmer associations This would require two different ways of presenting the material.	
1. Relationship between LUP and LTS (Introduction)	Definition of tenure security in the sense of continuum of rights, tenure security in the context of a LUP process is more favourable than simply LTS -> different benefits / synergies, explanation on the mutual benefits/synergies, two ways of doing it: enhancing LTS directly by LUP; combining LUP and LTS activities		Embeddedness in land governance (linkage to land governance principles) Mainstreaming responsible land tenure governance
2. General introduction on LUP - short - for practioners / not academic	What's LUP?  Selected topics: - moderation, negotiation of many diverse interests of varying interest groups - participation - etc.	The way it is written has to reflect the learning capacities of the readers	Refer to governance issues: - Transparency - Participation - Gender equity - Inclusiveness - etc

3. LUP to enhance LTS at national/policy/legal level	<p>General principles:</p> <ul style="list-style-type: none"> <li>- titling requires LUP</li> <li>- Investment planning and state land leasing has to be based on PLUP</li> <li>- LUP classification has to allow for multiple/mixed uses by different users</li> </ul> <p>Technical principles:</p> <ul style="list-style-type: none"> <li>- counter flow principle</li> <li>- Cross sectoral planning</li> </ul> <p>Enforcement/grievance mechanisms</p>	Roles and responsibilities, tasks, possibilities to contribute of different stakeholder groups	
4. LUP to enhance LTS at local level	<p>Components and processes – presented in a more generic manner</p> <p>Distinguish between urban, peri-urban and rural areas</p> <p>List other land management tools that can be relevant such as land consolidation, land readjustment, land sharing... without entering into details</p> <p>Enforcement/ grievance mechanisms</p>	Roles and responsibilities, tasks, possibilities to contribute of different stakeholder groups	
5. A fictive case step by step with references to examples	<p>This chapter should not be redundant to the previous one but support repetitive learning</p> <p>We suggest to work with symbols/icons to highlight where LTS and governance issues come in</p>		
6. Existing GLTN tools to which LUP-for LTS can be linked			
Index Glossary			

## Question 2: How to address....

How to address land tenure security?

- Not only titling, Continuum of rights
- Benefits from LUP-LTS linkage: LUP to provide for family farming; LUP as base for investment planning; increased tenure security through the planning of social and technical infrastructure
- Provide for multiple land use/users
- Enforcement of LUP: secure land tenure rights, grievance mechanisms

- Inventory of all land rights; recognition of traditional structures

How to address the urban and rural nexus?

- Distinguish between urban, peri-urban and rural issues, as they are different, but highlight that changes in land use and/or land tenure in one of these areas has impacts on the other two.
- Urban issues: improving tenure security for the urban poor, housing, increasing tenure security by planning infrastructure in informal settlements
- Rural issues: they vary a lot among regions. Protecting biodiversity, HCV areas... Preventing land grabbing....

How to address plan implementation at national and local level?

- Counter flow principle
- Cross sectoral planning - Min. of Spatial Planning needs to have the legal mandate to coordinate all sector ministries
- Linking LUP with budget planning
- Define concrete projects and assign responsibilities for their implementation (What? By when? By whom? Financed by?)
- Monitoring of LUP: capacities, role of NGOs
- Principles such as subsidiarity, early participation....

### **Question 3: How to facilitate e-learning? What are the relevant tools?**

- Make it attractive:
  - as interactive as possible
  - include videos with real examples – not interviews
  - use „developing figures/graphs/flow charts...“
  - add exercises with answers
  - web mapping
- Consider to develop a smart phone application
- Consider live support / contact for follow up

### **Question 4: What should be the next steps?**

Proposed next steps:

- State of the art analysis:
  - a) what books, manuals, training materials, training packages, e-learning (e.g. the VGGT e-learning will include planning as well)... do already exist
  - b) What concepts, theories etc. do already exist

Manual

1. Prepare a revised draft structure based on the three proposals from the workshop and circulate it; ask for comments and prepare a new draft.

2. Based on the new structure prepare an annotated outline which should respond to regional differences, ask for comments and prepare a new version.
3. Send around the revised annotated outline and ask WS participants (and others) to contribute material (articles, power points, studies etc.) that they have already done on issues included in the annotated outline and that could be used by the drafting team.
4. Draft the manual chapter by chapter.
5. Ask individual participants to peer review sections they are familiar with.
6. Organize an editorial meeting with fewer participants (could be a virtual meeting)

#### E-learning tool

- In parallel to the work on the manual, you can already collect case studies and visual material. Case studies should be presented in a fixed format prepared by you and to be filled in by those being familiar with the cases.
- Once you have the manual finalized, the development of the e-learning tool can start.
- Think again about who will use the e-learning tool. It may mainly be used by trainers/professors. In that case, you could focus on providing material that can be used in face-to-face training, e.g. any type of cases (good practices, bad practices, partially good ones... as every case is good to be used for discussion in training sessions), resource material such as laws, court cases etc.



## Rapport on the Discussion: Group 2 Rapporteur: Fabian Thiel



Fabian Thiel giving presentation

### Question 1 : Key aspects of land use planning

The Group considers the following five key aspects of land use planning: climate change, food security, (sub-) urbanization, rural development, gender aspects, new tools for land conflict resolution of LUP/LTS

Regarding the formalities to be cleared in advance, the group discussed the following issues:

- Which language to be used would be wise for the printed Operational Guide: English; French or Spanish?
- It is recommended to start with a glossary; a template should be delivered to the members for a drafted law/legislation model for land tenure security with special focus on land use planning, with a strong focus on the learning outcomes and competencies.
- Background information is needed: which are the define users (academic and/versus implementers; both beneficiaries require different thematic depths, style, grammar; which limitations of the tool could be expected?

In addition, the group identified the following deficits:

- Chapter 1: institutional approaches are missing; planning, legal and institutional aspects should be put in chapter 1. The chapter should also include disaster risk reduction issues as an environmental thematic “umbrella”. Its wise to start with a background information on the varieties of land tenure(s) – “the land question today” – with focus on regions and differences between land tenure and (land) property (see G. Payne’s contribution/rapport). It is suggested to use of simple, non-technical terms here.
- Chapter 2: should include case-studies (not chapter 3)
- Chapter 3: should consist of a SWOT-analysis;
- Chapters 3 and 5: combine both chapters, since they seem to be overlapping; combine; and: insert chapter 3 after chapter 7
- Chapter 4: should include stakeholder analyses
- Chapter 7: The group considered chapter 7 as the “heart”, the “bridge” and ‘as the “core” chapter of the publication/training package; this chapter should appear earlier within the structure and should be more highlighted and pin-pointed from the very start of the publication.

## **Question 2: Address the following aspects in the LUP manual:**

### **i. Land Tenure Security**

- Definition of “land tenure security” in the context of land use planning; separate the discussion of LTS from the (existing) discourse on LTS in other land management contexts; guiding questions: how to build local knowledge on land tenure security by land use planning, processes and resources.
- The publication should also include with respect of LTS: : provisions of clear meaning of the term by providing examples and case-studies; forms of land classification including land tenure security, planning and the concern about food security; national and local-level responsibilities; an outline of different land tenure systems prevailing in country context; moreover: Urban and rural sustainable development; clear linkages between urban and rural areas; National spatial framework to guide urbanization processes with respect on LTS, and policy directions; the nexus of land use planning and tenure security; involve different levels of planning;
- What is “Land tenure security” from a global and – more important – multidisciplinary perspective (legal, economy, planning, social sciences, environmental sciences etc.); addressing land conflicts; enforcement of land use planning (beside the enforcement of all other laws); build-up LTS-capacity development

### **ii. Urban and rural nexus**

Interesting point: the urban/rural nexus: should address the poor in informal settlements; LTS in urban and rural areas; aspects of affordable homes for urban and rural population; clear policy directions on the priorities of growth in urban and rural areas; demarcation of economic development activities between urban and rural areas; coordination between government institutions and civil society organizations; clear policy directions on the priority of growth in urban and rural areas, and institutional coordination

We, the group considered the following advice: start here with LTS, with emphasize on urban-rural nexus (migration; infrastructure; landscape planning; how pays the suburbanization costs?), with the difficulty of defining urban-rural linkages, missing points, and junctions; include the urban-rural linkages into the spatial framework

Maybe further to be integrated: address the poor's needs; conversion of agriculture into urban lands; enforce institutional coordination.

### **iii. Plan implementation**

Most important/critical:

- transparency & accountability in implementation of the Operational Guide on LUP for LTS; and: sanction/incentives mechanisms to ensure compliance; coordinating body (for penalties and incentives); representatives from various stakeholders; enforceability of the legal basis; bottom-up/top-down approaches; monitoring and evaluation; keep LUP in simple and understandable language; involvement private and licensed partners to implement the training packages; compliance with existence international agreements (Voluntary Guidelines; ILO etc.)

- Encourage local government to participate;
- give incentives to ensure mechanisms to ensure compliance
- consider capacity development on local level
- involve all levels of society in plan implementation process;
- promote effective participation and compliance
- harmonize the LTS/LUP-continuum of land rights with the existing (legal and institutional) planning framework)
- involve civil society in all plan measurement; provide data and information resources based on the “open data”-principle

### **Question 3: How to facilitate the e-learning process?**

The group 2 gives the following advice:

- Clarify in advance: How to customize modules; clear: copyright issue; setting up of twinning programs with other universities and institutions to broaden the basis of knowledge?
- Form mentors pool of experts at country level;
- Consider resource constraints; guarantee monitoring and evaluation
- Best: Mixed module between online and “fac-to-face”; use GLTN-partners to disseminate and implement the results; clarify the “copyright issue” if information and case-studies are delivered to the online-platform by the experts/scientists/development partners/NGO staff;
- strong need for clarification: the information distribution strategy; the (testing-)website needs “good design” (who is responsible for the updating?); clarify further: fee structure; consider: “certification awarding bodies and “handing-over”-ceremonies at the end of the workshops/trainings;” responsible for the certification;
- Create possible learning tools: video conferences; resources constraints; write and compose “feature stories” on how the newly created land use planning tool was used for land tenure security, for conflict resolution, food security, climate change mitigation etc.

### **Question 4: next step in development and implementation of LUP tool**

The group 2 came up with following suggestions

#### **For manual**

- Prepare annotated outline of LUP tool
- Circulate draft report of the workshop
- Formulate work plan for LUP tool development
- Put guidance for author
- To include additional case studies as good practices
- Call for cases and tools with clear guidance
- Peer review of the draft

#### **For training package**

- Incorporate workshop comments
- Testing e-learning platform
- Adopt updating strategy

Rapporteur: Geoffrey Payne



The need for land use planning is increasing as a result of several factors. These include population growth, large scale land based investments (land grabbing), food insecurity, gender imbalance and poor land investment, migration to urban areas due to climate change and economic motives. All of these factors are increasing pressure on rural land, but particularly in urban and peri-urban areas and exposing vulnerable groups to tenure insecurity. Women and ethnic minorities suffer particularly. Within urban and peri-urban areas, market driven displacement and evictions exacerbate these problems.

## Need for the Guide

## Structure of the LUP/LTS Guide

The structure of the Guide needs to include the following sections:

- The participatory processes by which the LUP is prepared
- Gender aspects
- Cultural context

## 2: Capacity:

- Human resources
- Financial resources (scale, source, terms and conditions)
- Institutional responsibilities and relationships.

## 3: Implementation:

- Mapping
- Transparency arrangements
- Pilot testing
- Need for flexibility

## 4: Monitoring and Evaluation:

- Periodic reviews

### **Links to other guides and existing GLTN tools:**

The Guide is intended to be used in conjunction with a range of existing GLTN and other conceptual and methodological tools. These include:

- Land readjustment
- Gender Evaluation Criteria
- STDM
- Citywide Slum Upgrading
- Urban Planning for City Leaders.
- LGAF

### **Next steps:**

Developing the Guide this involves:

- Defining the principles that the Guide will promote.
- Refining the methodology for using the Guide
- Review and evaluate the existing case studies to assess the impact of LUP on LTS.
- Obtaining and including international additional case studies of good practice.
- Determine structure of the Guide based on two possible user needs: 1) a general training resource in which participants would be guided through the full process of LUP and links to LTS and; 2) specific issues that practitioners may need help with.
- Check proposals are consistent with SDGs.
- Include a series of Do's and Don'ts!
- Pilot test the Guide to a review panel before finalising.

For academics, help could be gained by access to case studies and principles based on international good practice showing how LUP has improved LSP.



## What are our contributions?

Participants were asked if they are willing to collaborate in future for the development and implementation of LUP tools. The present LUP tool developing team received overwhelmingly positive replies from participants in respect to their future contribution.

	NAME/ ORGANIZATION	CONTRIBUTIONS
1.	Purushotam Subedi	- Contribute to policy level
2.	GLTN	- Provide videos and photos
3.	Geoffrey Payne	- Reviewing drafts
4.	Johannes Flacke	- Help with testing - Review prototype
5.	Ainul Jaria BT. Maidin	- Case studies from Malaysia - Writing a section on legal and institutional aspects - Editing of final work relating to policies, law and institutions
6.	Shahnaz Zuriati Sabri	- Commenting on the legal framework and Malaysian context
7.	Asad Mohammed	- Review materials - Proceedings of the meeting in Feldafing - Chapter on integrated LUP
8.	Anthony Ntiador	- Review of the tool - Help with testing (LUP-LTS guide)
9.	Remy Sietchiping	- Linking to broader guidelines in related areas.
10.	ANGOC	- Contribute cases, tools (if necessary) - Dissemination of information/publicity
11.	Susana Rojas Williams	- Pilot testing feedback and recommendations
12.	Efren Saz	- Contribute ideas along the way by e-mail etc. - Share more local examples - Generate academic interest among colleagues in the University - Validate new tool with practitioners (local) - Pilot test the tool

Cont.

	NAME/ ORGANIZATION	CONTRIBUTIONS
13.	Fernando Órdenes	<ul style="list-style-type: none"> <li>- Coordinate with the municipalities about Chilean case study</li> <li>- Organize an discussion group in the Ministry of Economy (Chile) about LUP</li> </ul>
14.	Babette Wehrmann	<ul style="list-style-type: none"> <li>- Provide feedback on future drafts of the structure, outline, annotated outline, draft manual, draft e-learning material</li> <li>- Serving as a spearing partner on what to do and how to do it in regard to developing and drafting the material</li> <li>- Connect you to some people who have real practical experience on LUP in developing countries and countries in transition</li> </ul>
15.	Fabian Thiel	<ul style="list-style-type: none"> <li>- Help with testing (e-learning platform)</li> </ul>
16.	Christopher Mulenga	<ul style="list-style-type: none"> <li>- Dissimination of information/ publicity</li> </ul>
17.	Masseme-Kouvodou Komla gagnon	<ul style="list-style-type: none"> <li>- Contribute to the review of the draft</li> <li>- Furnish case studies from Niger</li> </ul>

## Closing remarks

The workshop officially closed with the remarks from Fahria Masum (TUM) on behalf of the organizing committee (TUM, GIZ and GLTN). She extended their gratitude to the participants for their fruitful contributions and generating a 'wealth of information'. She appreciated the support from the participants and reiterated their commitment to the development and implementation of the LUP tool. She acknowledged that LUP tool (manual and training package) development needs more adjustment and suggestions from participants will be explored in this context.

## Workshop evaluation

The workshop was evaluated at the end through open ended questionnaires. The participants gave overwhelmingly positive feedback, especially on amount of positive learning and sharing of experiences during breakout discussions. They were pleased by the way different breakout sessions covered the issue of land tenure security through land use planning. The participants highly appreciated the overall structure, organization and content of the workshop.

**ANNEXES**

## International Consultative Workshop on Land Use Planning

GIZ International Training Centre Feldafing  
Wielinger Strasse 52, 82340 Feldafing, Germany  
25 – 26 of September 2014

### Workshop Programme

<b>09.00 – 09.30</b>	<b>Registration</b>
<b>09.30 – 10.00</b>	<b>Welcome &amp; Opening from project partners</b> Presentation of workshop schedule, aims, moderator and participants (GIZ, TUM and GLTN)
<b>10.00 – 11.00</b>	<b>Expert Input – Block 1 (Urban+ Rural Contexts)</b> Key aspects to consider in Land Use Planning: Urban and Rural Context - with special focus on Land Tenure Security (to be mirrored in the training package) By Geoffrey Payne, Christian Gräfen and Anita Hernig
<b>11.00 – 11.30</b>	<b>Coffee Break and Group Foto</b>
<b>11.30 – 12.30</b>	<b>Expert Input – Block 2 (CSO + UN Habitat International Guidelines on Urban and Territorial Planning)</b>  Key aspects to consider in Land Use Planning from the perspectives of the Civil Society with special focus on Land Tenure Security (to be mirrored in the training package) By Katia Araujo (presentation was cancelled as presenter could not join the workshop)  UN-Habitat International Guidelines on Urban and Territorial Planning With additional comments on the urban planning and design perspectives and objectives of the UN-Habitat strategic plan, and with brief references to planning capacity development in the SDG-11 framework By Remy Sietchiping  Key aspects to consider in Land Use Planning from the perspectives of the Civil Society with special focus on Land Tenure Security By Nathaniel Don E. Marquez
<b>12.30 – 13.30</b>	<b>Lunch</b>
<b>13.30 – 14.30</b>	<b>Posters Session</b> Presentation of preliminary case studies to be included in LUP Tool
<b>14.30 – 15.30</b>	<b>Working groups on key aspects to consider in Land Use Planning</b> Elaboration of key aspects to consider on land use planning from the different perspectives presented during the morning session, with special focus on land tenure security.
<b>15:30 – 16:00</b>	<b>Coffee Break</b>
<b>16.00 – 17.40</b>	<b>Working groups on key aspects to consider in Land Use Planning – Presentation + Discussion</b> Presentation and discussion of key aspects to be considered in Land Use Planning, with special focus on land tenure security
<b>17:40 – 18:00</b>	<b>Closure</b> Synthesis of the day
<b>19:00</b>	<b>Dinner and drinks</b>

<b>Day 2: Friday 26th of September 2014</b>	
<b>9.00 – 10.00</b>	<b>Presentation of the Proposed LUP Tool (Manual and Training Package)</b> Including structure, target groups, delivery methods, tools (e.g. manual, case studies, online training tool) as a basis for consultation and discussion By Uchendu Eugene Chigbu, Anna Leitmeier and Matthias Baume
<b>10.00 – 10.30</b>	<b>Group Work – Suggestions for LUP tool</b> Discussion of key aspects to incorporate in the LUP tool based on the results of the previous day
<b>10.30 – 10.45</b>	<b>Coffee break</b>
<b>10.45 – 13.00</b>	<b>Group Work (cont.) – Suggestions for LUP tool</b> Discussion of key aspects to incorporate in the LUP tool based on the results of the previous day
<b>13.00 – 14.00</b>	<b>Lunch</b>
<b>14.00 – 15.30</b>	<b>Group Work – Suggestions for LUP tool – Presentation and Discussion</b> Key aspects to incorporate in the LUP tool based on the results of the previous day, from the perspective of the participants
<b>15.30 – 16.30</b>	<b>Closing words and evaluation of Workshop</b>
<b>From 16.30</b>	<b>Departure</b>

## International Consultative Workshop on Land Use Planning

GIZ International Training Centre Feldafing  
Wielinger Strasse 52, 82340 Feldafing, Germany  
25 – 26 of September 2014

### List of Participants

	NAME	ORGANIZATION
1.	Purushotam Subedi	Government of Nepal, Under Secretary Ministry of Land Reform and Management
2.	Anita Hernig	German International Cooperation GIZ
3.	Danilo Antonio	UN-Habitat / GLTN
4.	Samuel Mabikke	UN-Habitat / GLTN
5.	Geoffrey Payne	International Consultant
6.	Johannes Flacke	ITC / University of Twente
7.	Ainul Jaria BT. Maidin	International Islamic University of Malaysia
8.	Shahnaz Zuriati Sabri	International Islamic University of Malaysia
9.	Asad Mohammed	University of West Indies
10.	Anthony Ntiador	Geospatial Intelligence Service and Local Governance Observatory, Ghana
11.	Remy Sietchiping	UN-Habitat Urban Planning and Design Branch
12.	Nathaniel Don E. Marquez	Asian NGO Coalition for Agrarian Reform and Rural Development (ANGOC)
13.	Ursula Caser	Professional Moderator
14.	Susana Rojas Williams	International Shelter Initiatives - Global Programs, Habitat for Humanity International
15.	Ramona Bunkus	German International Cooperation GIZ
16.	Efren Saz	Visayas State University, Philippines
17.	Fernando Órdenes	Ministry of Economy, Chile
18.	Babette Wehrmann	International Consultant
19.	Fabian Thiel	Frankfurt University of Applied Sciences, Fac. Architecture, Civil Engineering and Geomatics
20.	Uchendu Eugene Chigbu	Technische Universitaet Muenchen (TUM), Responsible for LUP manual
21.	Anna Leitmeier	Technische Universitaet Muenchen (TUM), Responsible for LUP Training Package
22.	Matthias Baume	Technische Universitaet Muenchen (TUM), Media Department, Advisor
23.	Fahria Masum	Technische Universitaet Muenchen (TUM), Responsible for Workshop Proceedings
24.	Jorge Espinoza	Technische Universitaet Muenchen (TUM), Responsible for Workshop organisation
25.	Christopher Mulenga	Technische Universitaet Muenchen (TUM), Representative Zambia
26.	Stefanie Lumnitz	Technische Universitaet Muenchen (TUM), Assistant
27.	Masseme-Kouvodou Komla Gagnon	GIZ Niger, Programme de Promotion de l'Agriculture Productive (PromAP)

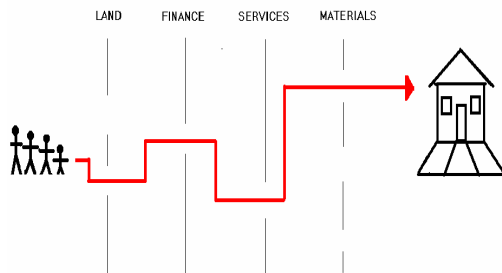
## Key aspects to consider in Land Use Planning in the Urban Context with special focus on Land Tenure Security

Presentation by Geoffrey Payne  
at the International Consultative Workshop on  
Land Use Planning  
25<sup>th</sup> and 26<sup>th</sup> September 2014  
in Feldafing, Germany

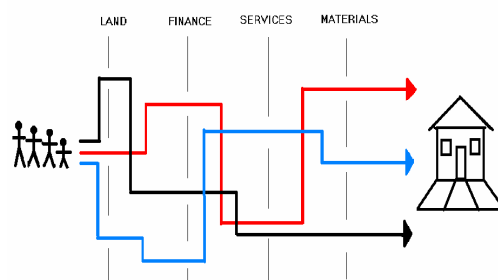
## The context

- Options for meeting land and tenure needs are constrained by limited public sector resources and institutional capability, together with the pervasive influence of market forces.
- Managing land and housing markets in the public interest requires the state to adopt a regulatory role rather than one of provider. Few governments can so far claim success in achieving this.

CLOSED OR RESTRICTED HOUSING SUPPLY SYSTEM



OPEN HOUSING SUPPLY SYSTEM



## Key objectives

- Expand urban areas to ensure land supply matches demand and do this in ways that encourage poly-centric development rather than satellite towns (Shanghai not a good example despite UN-Habitat 'Urban Planning for City Leaders' p27).
- Encourage mixed land use. UN-Habitat (2013:28) recommends at least 40% of urban land should be for mixed use (unlike the Ulan Bataar master plan which allocates only 1.7%).
- Need for the regulatory framework specifying planning standards to facilitate the efficient use of land.

... Not as in Port Vila, Vanuatu, where a legal minimum plot size of 600m<sup>2</sup> would require that the urban area expand substantially, reducing access to livelihood opportunities and increasing the costs of utilities provision.





**Better to improve access to livelihoods & amenities for existing areas, as in Medellin**



**.. And improving services in Indonesia**



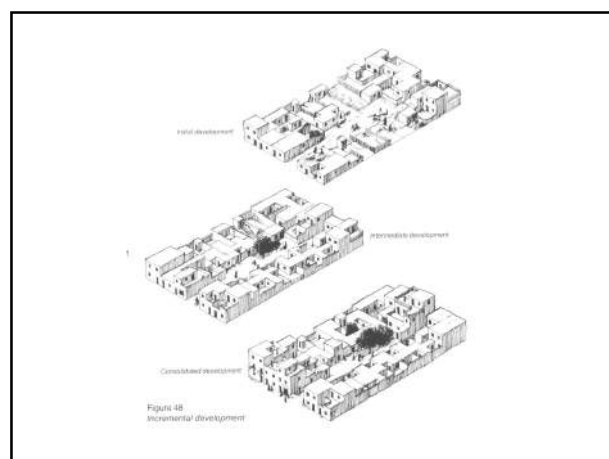
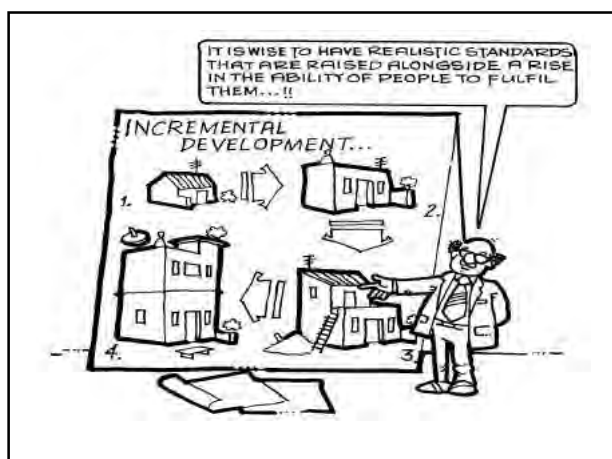


## Creating new infill and peri-urban developments

- All new urban developments should be based on standards that minimise entry costs to formal development and encourage incremental improvement and expansion – as in sites and services in the Dandora project in Nairobi (1972!) and the Rohini project in New Delhi.
- Land pooling/readjustment can help create efficient land development in areas of high private peri-urban land ownership.
- Requests for Proposals can be effective in developing publicly owned land.

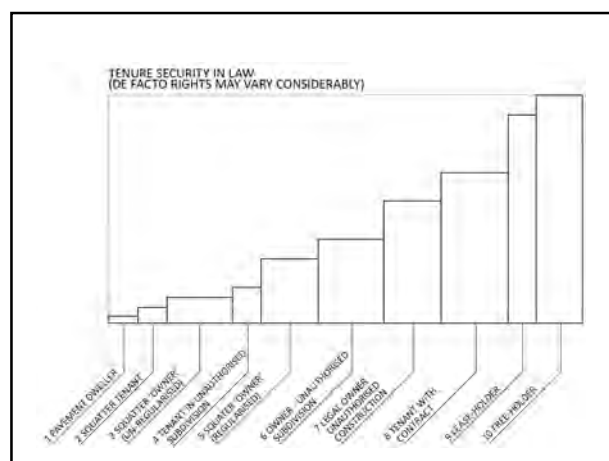




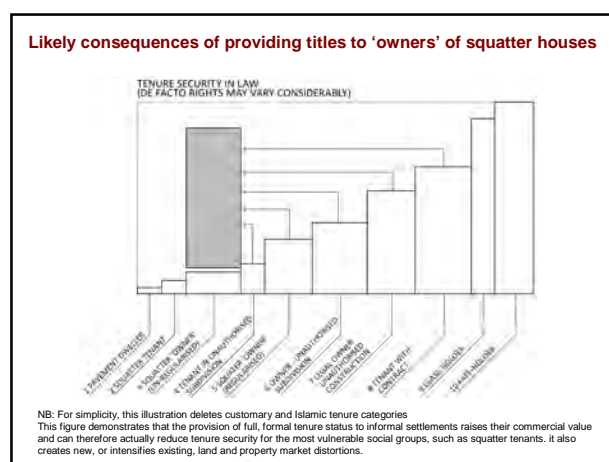


## Tenure options

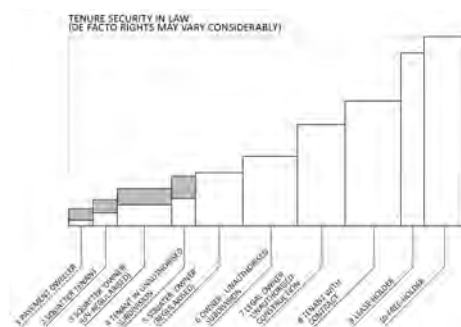
- Identify the full range (formal and non-formal) that exists at present and assess those settlements that can remain for the medium term
- Assist those needing to move to new developments relocate near their existing settlements with adequate compensation
- Grant medium term tenure security and adequate rights to those able to remain (as in India)
- Encourage diverse tenure and rights options in existing and new developments order to meet diverse and changing needs.



Tenure category	Street dweller/ no fixed address	Squatter/ shack owner/ unrecognised settlement	Unauthorised settlement, not recognised	Unauthorised settlement, officially recognised	Permit to Occupy, Tol., CoR, etc.	Leasehold	Freehold			
Property rights	N o r m a l	B a s i c	T e n a n t	O w n e r	T e n a n t	P e r m i t holder	S u b - l e a s e holder	H e a d l e a s e holder	G r o u p c o m m u n a l	I n d i v i d u a l
Use										
Occupy										
Restrict others										
Dispose, buy, transfer										
Inherit										
Develop/improve						X*				
Cultivate/produce						/	/			
Sublet										
Access services										
Access formal credit										
High level										
Degree of security in practice (repeat for level of other rights, eg. access to formal credit, investment in improvements, etc.)										
Low level										



### Likely consequences of improving tenure rights in unauthorised settlements



NB: For simplicity, this illustration deletes customary and Islamic tenure categories

The figure suggests that a rights base approach increases tenure security for the most vulnerable social groups. It also increases social equity without distorting land or property markets.

### Address constraints to progress

- Political
- Institutional
- Legal
- Financial
- Attitudinal (including professionals!)
- Naming and shaming opponents to change and building constituencies of support through social media and other channels.

***Thank you!***

**Further information on these and related issues is available at:  
[www.gpa.org.uk](http://www.gpa.org.uk)**

**Land Use Planning as a tool to secure rural tenure security**

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German development cooperation sector strategy "Rural development and its contribution to food security"

1. Development of the rural economy
2. Sustainable management of natural resources
3. Provision of social services and technical infrastructure
4. Improving the policy and institutional environment

Since the 1990s land use planning is an important topic in the context of German development cooperation in rural development.

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**Conflicting land uses in rural areas**

- Increasing pressure on land from different land users (family farmers, large-scale agricultural investors, pastoralists)
- Conflicting land uses:
  - Agricultural vs. industrial, residential, mining
  - Environmental protection vs. agricultural production
  - Industrial production vs. nature protection
  - Cash-crop production vs. family farming

24.10.2014 Division "Rural Development and Agriculture" Page 3

**Example from Namibia**

- Increasing pressure on land and different priorities on how to use the land have led to (often violent) land conflicts
- Land uses that are in conflict with agricultural use:



Protected wildlife areas



Urban sprawl



Cattle farming

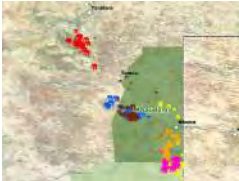


Mining

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**Example from Namibia (cont.)**

- Conflicting land uses resulting from isolated sector planning
- Potential wildlife conflicts with Small Scale Commercial Farming Scheme (Kavango Region)



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**Phenomenon of land grabbing**

- Purchase or lease of large areas of land by either domestic or foreign private, parastatal or state companies
- Land matrix has recorded ca. 36 Mio ha since 2000 (~ area of Germany)

→ land loss and forced resettlement in rural areas



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## Phenomenon of land grabbing (cont.)

- Motives behind land acquisitions:
  - Outsourcing food production: (e.g. Japan, South Korea, China, Singapore)
  - Extreme water scarcity but availability of capital (e.g. Saudi Arabia and other oil-based economies)
  - Use comparative advantages in agric. technologies and tap market potentials of food, biofuels, etc. (companies from OECD countries, Brazil, India, South Africa)
  - Investment opportunities with promising rates of return (Pension funds from China, India, EU, Brazil)



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## Land use planning as tool to avoid land conflicts

- Participatory land use planning is a tool that helps negotiating future land and resource uses by all relevant stakeholders.
- Land use planning is a central prerequisite for any (spatial) development that aims at social, ecological and economic sustainability.
- Sector coordination and integrated regional planning to avoid isolated and top-down sector planning



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## Potentials of land use planning for tenure security

- Land use planning processes can be used to inventory ownership and formal and informal user rights
- Participatory multi-stakeholder approaches to reduce land conflicts
- Promotion of good land governance: transparent and corruption-free land management and land administration e.g. through capacity building and institutional strengthening
- Binding land use plans and agreements provide legal basis for titling processes



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## Potentials of land use planning for tenure security (cont.)

- Enforcement of land use rules prevents the risk of land speculation and illegal land development
- Improvement of cooperation between different authorities and institutions and between different sectors
- Improved availability of spatial and statistical data



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## Laos: securing tenure of land

### Initial Situation

- Rural population of Laos has very limited formalized land rights.
- Land titles have been issued only in urban and peri-urban areas.
- Cash crop production, commercial plantations and other large-scale investments in land are affecting traditional land rights of the rural population and especially of ethnic minorities.



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## Laos: securing tenure of land (cont.)

### Objectives:

- Improve land and natural resource management
- By zoning the land, prepare for surveying and issuing of land titles as a prerequisite to increased land tenure security in rural villages of Laos.



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## Laos: securing tenure of land (cont.)

**Main principles:**

- Participation of local population and all gender groups;
- Recognition of village rights;
- Land use by ethnic minorities must be respected.








24.10.2014

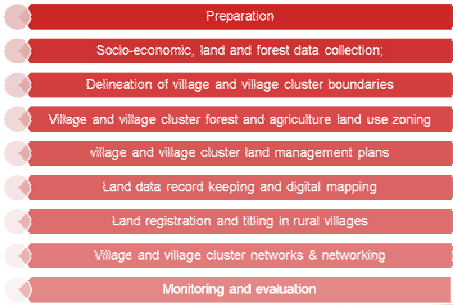
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## Main stages of process:





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## Thank you very much for your attention!



10/24/2014

Division "Rural Development and Agriculture"

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## UN International Guidelines on Urban and Territorial Planning

Remy Sietchiping  
remy.sietchiping@unhabitat.org

Feldafing, Germany, 25 September 2014

## Overview

**A. Urban Planning and Design, UN-Habitat Strategic Plan 2014-2019**

**B. UN International Guidelines on Urban and Territorial Planning**

**C. Planning capacity development in the SDG-11 Framework**

### A.1 Context and Rationale

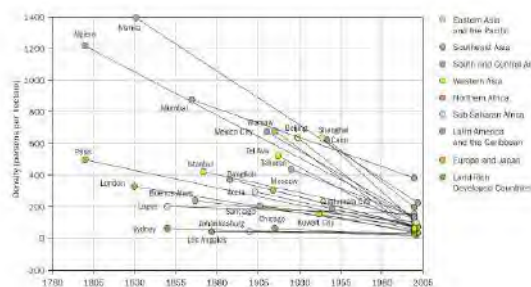
- **Cities in all regions of the world are expanding spatially faster than their populations.**
- **Most cities are forfeiting the sustainability advantages of agglomeration.**
- **The causes are many, ranging from overly rigid or nonexistent zoning (often both in different areas), to unregulated land speculation to poor to nonexistent coordination between different local authorities whose jurisdictions cut across functional urban and natural spaces.**
- **For the fastest-growing cities, the results are frequently the same: simultaneous sprawl, congestion, fragmentation and exposure to climate change effects.**

### A.1 Context and Rationale

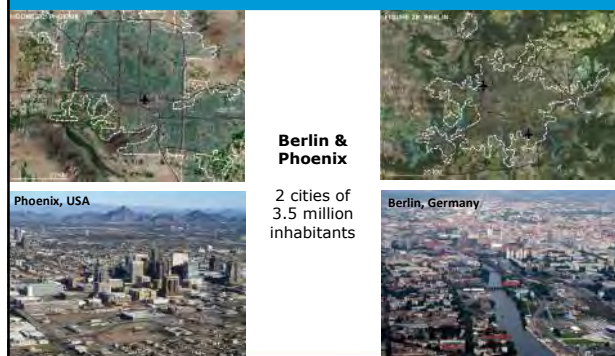
**Urban and Territorial planning** has a key role to play in making consumption patterns more sustainable while improving livelihoods and including marginalised groups, through:

- promotion of compact cities to reduce mobility demand and consequently lower resource use and GHG emissions;
- Promotion of connected cities, making shared/public infrastructure feasible, which generally lowers per-capita resource use, congestions and emissions;
- preservation of larger patches of green areas in the periphery to preserve biodiversity and enhance food security;
- making shared infrastructure and services feasible, which generally lowers per-capita resource use and emissions;
- better inclusion of local population and peri-urban areas stakeholders in the planning process.

### A.2 Declining Densities as a Global Trend



### A3. An illustration: Berlin, Germany and Phoenix, USA



#### A.4 The 20<sup>th</sup> Century Urban Model

- Car orientation: The highway as the **backbone** of the city
- The **super-super block**
- High levels of **zoning**
- High levels of **zoning**, leading to division of usages and mono-functional urban form.
- Unbalanced **density**
- High use of **Green** as a *decorative* tool of the model
- The **emergence** of urban marketing/city branding
- Well supported by all **political tendencies**



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#### A.5 Urgent need for a Paradigm Shift

The Concept of City is broken...

- High **energy** consumption
- Exponential growth of **mobility** demand
- Speculative **land and housing** markets
- Youth **unemployment**
- **Social segregation** and proliferation of **slums**

=> Unhappiness about the city

... There is a urgent need for a Paradigm Shift



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#### A.6 Urban Planning and Design, Strategy 2014-2019

**Overall objective:** To improve policies, plans and designs for more **compact**, socially **inclusive**, better **integrated** and **connected** cities and regions that foster sustainable development and are **resilient** to climate change (Strategic Plan 2014-2019) + **human rights** and **youth/gender sensitiveness**.



Business As Usual Vs Sustainable Urban Development

Urban Sprawl -> **Compactness**

Segregation -> **Integration**

Congestion -> **Connectivity**



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#### A.7 The 21<sup>st</sup> Century Urban Model

- **High quality of Public Space** (50% of the land, including 30% for streets)
- **Adequate Densities** (at least 150 people/ha)
- **Mix Land-use** (at least 40% of floor space allocated to economic uses)
- **Social Mix** (20-50% of residential space for low income residents)
- **Limited Land-use Specialization** (less than 10% of any neighborhood)
- **Efficient Mobility** (emphasis on walking distances and public transport)
- **Sustainable Energy** (energy efficiency and reduction of future GHG emissions)



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#### A.8 The 3 Avenues for Change

1. National Urban Policies and Spatial Frameworks
2. City Transformation and Planned City Extensions
3. New and Better Urban Design



Selected relevant publications available online: [www.unhabitat.org](http://www.unhabitat.org)



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#### B.1 UN Guidelines on Urban and Territorial Planning

##### Why?

Need for **simple and universally agreed principles** to guide decision makers towards sustainable urban development.

##### Overall objective

**Global framework for improving policies, plans and designs for more compact, socially inclusive, better integrated and connected cities and territories that foster sustainable urban development and are resilient to climate change.**



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## B.2 Mandate and Linkages to Global Agendas

### Rio+20 Outcomes

- 10 YFP on Sustainable Consumption and Production
- Sustainable Development Goals

### UN-Habitat's priorities

- International Guidelines on Urban and Territorial Planning
- “Beyond Urban Sprawl Programme”

### GLTN Tool-kit on “Pro-poor Land Use Planning for Tenure Security”

### Resolution 24/3 of UN-Habitat Governing Council

**OP4.** “Requests the Executive Director of UN-Habitat in consultation with the Committee of Permanent Representatives to initiate the elaboration of international guidelines on urban and territorial planning [...]”

**OP8.** “Requests the Executive Director of the UN-Habitat, in consultation with the Committee of Permanent Representatives, in the drafting of international guidelines on urban and territorial planning to engage in an inclusive consultative process [...]”

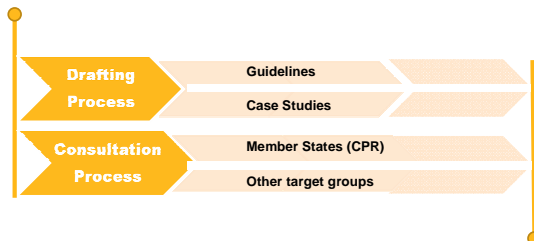
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UN-HABITAT  
FOR A BETTER URBAN FUTURE

## B.3 Overview of the Guidelines development process

### GC 24 (April 2013)

Resolution 24/3 mandating the development of IG-UTP



GC 25 (April 2015)  
Submission of the IG-UTP for approval

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## B.4 From National Experiences to Universal Principles

UN-Habitat established a Group of Experts to support and guide the IG-UTP drafting process.

Inputs from Experts represent Africa, Asia, Europe and America and include nominees from:

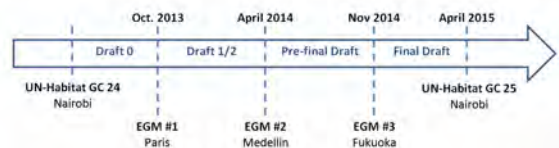
- national governments;
- local authorities (eg: UCLG);
- development partners (eg: World Bank, OECD, UN agencies);
- associations of planners (eg: ISOCARP);
- research and academia;
- civil society organizations;
- UN-Habitat regional offices.

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## B.5 Drafting Process

### Guidelines



### Case Studies

- EGM #1 : decision to develop illustrative case studies
- EGM #2 : discussion on tentative list of case studies
- EGM #3 : endorsement of the case studies report

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## B.6 Consultation Process

### Member States - Committee of Permanent Representatives (CPR)

- Aug. 2013: CPR information session and nominations of experts
- May 2014: CPR information session and presentation of structure
- Nov. 2014 (tbc): CPR discussion of guidelines and resolution

### Other target groups

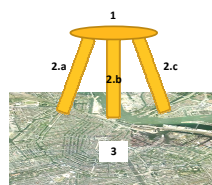
- Continuous internal consultations within UN-Habitat
- April 2014 : WUF7 - UN High Level Inter-Agency Meeting (27 agencies)
- May 2014: EcoSoc Integration Segment – Side Event
- June-October 2014 : Ad-hoc consultations

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## B.7 Structure of the Guidelines (as of Sept. 2014)

Promote key Urban and Territorial Planning (UTP) principles organized along 4 main pillars:



1. URBAN POLICY AND GOVERNANCE
2. UTP FOR SUSTAINABLE DEVELOPMENT
  - 2.a UTP and Social Development
  - 2.b UTP and Sustained Economic Growth
  - 2.c UTP and the Environment
3. UTP COMPONENTS
4. IMPLEMENTATION OF UTP

Include action-oriented recommendations for stakeholders involved in urban and territorial planning (national and local authorities, CSOs, professionals...)

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## B.8 The Guidelines and Land Use Planning (1/4)

### Selected quotes/recommendations

*“Develop an enabling Legal and Institutional Framework for urban and territorial planning that contributes to the **regulation of land and property markets** and the protection of the built and natural environment.”*

*“Ensure that urban regulations are effectively enforced and take action to **avoid and mitigate speculative urban land developments**, with special attention to areas at risk and with historical, environmental or agricultural value.”*

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## B.8 The Guidelines and Land Use Planning (2/4)

### Selected quotes/recommendations

*“Regulations that encourage **social mix and mixed land-use** through instruments such as form-based code or performance-based zoning, with a view to offering an attractive and affordable spectrum of services as well as housing and working opportunities for a wide range of the population.”*

*“A legal framework that encourages plot divisions of an adequate and affordable size”.*

*“Ensure the respect of the rule of law by all inhabitants, land and real estate developers and service providers.”*

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## B.9 The Guidelines and Land Use Planning (3/4)

### Selected quotes/recommendations

*“Land-use planning and regulations promote, **inter alia, social and spatial inclusiveness, appropriate densification, mixed-use of land and related zoning rules, sufficient and accessible public spaces, protection of agricultural land and cultural heritage** as well as progressive measures related to **land tenure, land registration systems, land transactions and land-based financing**.”*

*“Land-use plans can contribute to the **protection of environmentally sensitive areas and to the regulation of land markets**.”*

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## B.9 The Guidelines and Land Use Planning (4/4)

### Selected quotes/recommendations

*“Urban and Territorial Planning must support and facilitate sustained and inclusive economic growth through the **regulation of land markets** and the provision of adequate infrastructure, the development of which should follow rather than precede the adoption of UT plans.”*

*“Land-use and infrastructure planning and implementation are geographically associated and coordinated as infrastructure **require land for their development and have a direct impact on land values**.”*

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## B.10 What's next?

- Contribute to the preparatory process of the **Habitat III Conference in 2016**.
- Once adopted, UN-Habitat and other development partners may be called upon to support countries and cities which would consider using the guidelines in their **national and local contexts**, draft corresponding regulations and by-laws, and test such normative tools in concrete planning exercises.
- A set of **tools** and **case studies** would be designed to support the IG-UTP **implementation and adaptation** which will have to be monitored and documented.



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## C.1 Proposed SDG 11 – Selected relevant targets

**Make cities and human settlements inclusive, safe, resilient and sustainable**

- 11.1: by 2030, ensure **access for all to adequate, safe and affordable housing and basic services, and upgrade slums**
- 11.3: by 2030 enhance inclusive and sustainable urbanization and capacities for participatory, integrated and sustainable **human settlement planning and management in all countries**
- 11.4: strengthen efforts to protect and safeguard the world's **cultural and natural heritage**
- 11.5: by 2030 significantly reduce the number of deaths and the number of affected people and decrease by Y% the economic losses relative to GDP caused by **disasters**, including water-related disasters, with the focus on protecting the poor and people in **vulnerable situations**

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**International Consultative Workshop on Land Use Planning  
GIZ International Training Centre Feldafing  
Feldafing, Germany  
25-26 September 2014**

***ANGOC's inputs on CSO Perspectives on Key Aspects to Consider in Land Use Planning<sup>1</sup>***

First of all, ANGOC would like to thank the organizers for inviting us in this workshop and providing an opportunity to provide our perspectives on land use planning. We do not claim to represent the civil society movement. What we would like to share though is our perspective based on our experience on how tenure issues be linked to land use planning.

The GIZ Briefing Note on Land Use Planning mentions that “land use planning is done primarily to anticipate conflicts which could arise from differing land use interests.” It contributes to sustainable management and utilization of land, a finite resource. The Briefing Note further mentions that “land use aims to provide concurrent support during implementation of measures.”

Hence in the rural context, land use planning should not be designed to replace agrarian and other asset reforms. While proper land use and good land administration may indeed ensure the efficiency of the land titling system, the system, however should not determine ownership or propriety rights. In fact, if done hastily and without genuine participation, it can run the risk of legitimizing historical injustices. (ANGOC Policy Discussion Paper: Asian NGO Perspectives on Agrarian Reform and Access to Land). Land use is a management tool, and not a reform measure.

As in the case in the Philippines,” land use planning and zoning are not comprehensive and usually do not embrace the whole territory of the local government unit. Likewise, most of the existing land use plans are largely outdated and zoning ordinances suffer from poor implementation. Irrational planning coupled with poor implementation of plans have resulted in disasters.” (A Briefer on the Land Use Bill No. 4382, CLUP NOW!)

In certain areas though when land tenure are not yet addressed but there are initiatives of participatory land use planning, the co-management responsibility can contribute towards improving tenure relations among the rural poor. However, this is based on the premise that a good land use planning process should be conscious and should address power-relations and respect diverse perspectives of the planners. Gender equity in the planning process also poses a challenge. After all, land use planning should be seen as a confidence building process among various stakeholders.

Another point on land use planning is how to make the process affordable.

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<sup>1</sup> ANGOC (Asian NGO Coalition for Agrarian Reform and Rural Development) is a regional network of NGOs working on food security, land and agrarian reform, sustainable agriculture and rural development. ANGOC has members and partners in Bangladesh, Cambodia, China, Indonesia, India, Laos, Myanmar, Pakistan, Philippines, Sri Lanka and Vietnam. ANGOC is the regional convenor of Land Watch Asia, a founding member of the International Land Coalition, and a member of the Global Land Tool Network.

Land use planning should be seen in the national context as to how it relates to other policies on food security, agriculture, investments, trade, environment, tourism, rural development, disaster management, among others. As such, a national land use planning framework is essential but the actual planning, capacity and institutional development, implementation, monitoring are best done at the municipal level.

ANGOC is interested to pursue this initiative of providing more opportunities at the regional level to share and learn from the experiences of land use planning of various groups.

At the end of the day, what matter is how the land use plans are implemented and enforced to meet its objectives of addressing tenurial and food security, sustainable management and utilization of resources, addressing land conflicts and mitigating the impact of climate change.

Thank you very much.



## Few comments/questions about the Draft Executive Summary

- ! *Defining objectives and principles (broadening existent principles) that guide Land Use Planning practice – What are the principles? Is/will gender equality and justice be a basic principle for LUP and a pre-condition for tenure security?*
- ! *Defining the different tools – what are the tools? – applied by whom and how?*
- ! *Exploring the relationship between land use planning and land tenure security – planning what and for whom? How women will be positioned in that process, considering that they are the poorest (in rural and urban areas) and who most experience land insecurity?*



## KEY ASPECTS TO CONSIDER IN LAND USE PLANNING: A GENDER PERSPECTIVE

*Katia Araujo and Patricia Chaves*

International Consultation Workshop on Land Use Planning

Feldafing, Germany

September 26, 2014

[www.huairou.org](http://www.huairou.org)



## How to promote Land Use Planning Processes and Products to Improve Security of Tenure that works for all?



## Key component for LUP

**Gender analysis of land use planning process** - Demands the adoption of concepts, methods and practices that permeate all phases of the land use planning process (preparation, plan formulation, negotiations and decisions, implementation and monitoring).

Considering all the factors already mentioned and the opportunity to make a contribution towards the discussion/initiative.

www.huairou.org



## Key Challenges

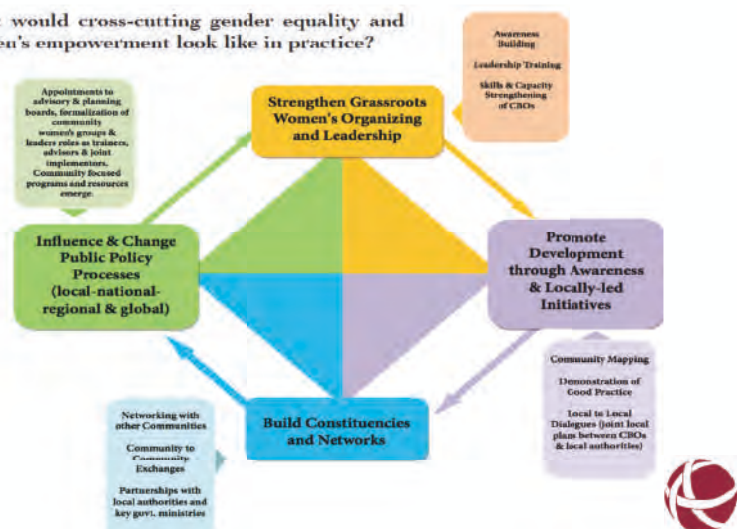
1. Rapid and unplanned urbanization;
2. Perverse process of land grabbing;
3. Increasing violence and conflicts over evictions and displacement;
4. Lack of Legal frameworks and enforcement that specifically address women's rights over land, housing and other productive assets;
5. The impact of climate change and disasters.

www.huairou.org



## Women's Empowerment Diamond

What would cross-cutting gender equality and women's empowerment look like in practice?



www.huairou.org



## Nothing for us without us!

Considering that LUP is *critical for various development objectives including regulation of land uses, reduction of land conflicts, food security, agricultural development and community empowerment*.

Grassroots women need to be at the forefront of such process since they are: the poorest, most affected by land insecurity, in the center of most land conflict (including intra-familiar land/housing disputes and dispossession), co-responsible for food security and they represent the core of community life.

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## Grassroots Women's Strategies

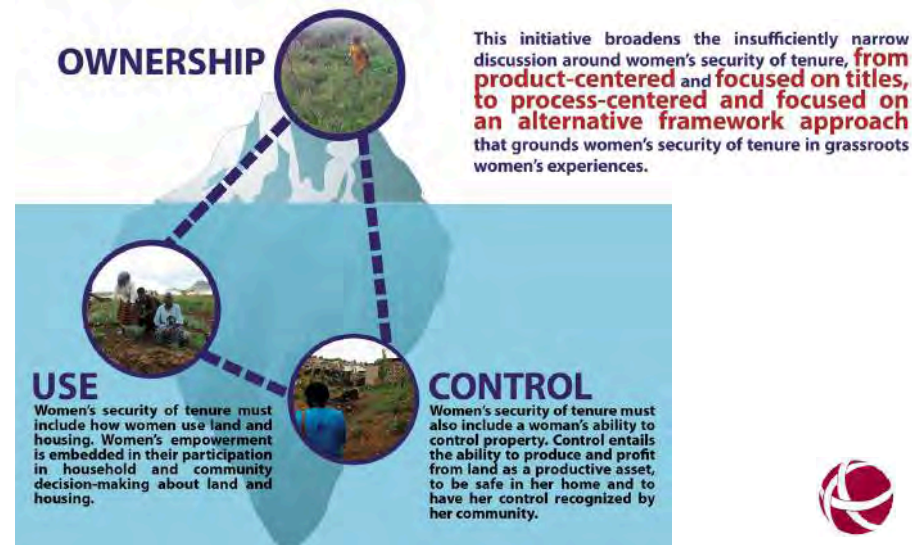
Implemented to protect women's rights to access, use and control land:

- ! **Community mapping:** Grassroots women's groups in Huairou Commission network use Community mapping to analyze their communities' situation and their own priorities;
- ! **Community sensitization and Training:** in diverse areas and issues;
- ! **Watchdog Groups and Community Paralegals:** Where existing justice fail to secure tenure for women, grassroots women across Africa have developed interventions to secure land and housing;
- ! **Peer-to-Peer Exchanges:** a strong tool for exchanging knowledge and skills;
- ! **Local to Local Dialogues:** locally designed strategies whereby grassroots women's groups initiate and engage in dialogues with local authorities to negotiate a range of development issues to influence policies, plans and programs in a way that address women's priorities.

[www.huairou.org](http://www.huairou.org)



## Global Initiative on Women's Security of Tenure



## Land Tools applied by women's groups

- ! **Gender Evaluation Criteria** – tested and applied in different countries and contexts;
- ! **Social Tenure Domain Mechanism** – Engendered instruments developed to test SDTM in customary tenure system, incorporating the gender components of the Gender Evaluation Criteria;
- ! **Participatory Action-Researches** – Carried out in different countries and contexts, some in partnership with research institutions;
- ! **Partnership with Key Stakeholders** – Well established process of partnership building with different stake holders at all levels from community to global level.



## HUAIROU COMMISSION'S TOOLS AND STRATEGIES

[www.huairou.org](http://www.huairou.org)



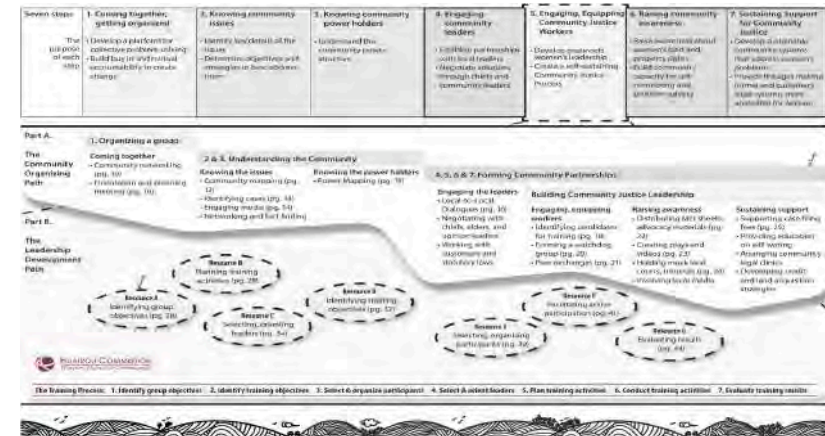
## Securing Women's Land and Property Rights and Sustainable Livelihoods

- ! 800 plots of village land for Maasai women's groups in Tanzania
- ! 446 Community Paralegals trained across Africa to negotiate land and property acquisition
- ! Over 250 community Watch Dog Groups formed to save guard widows and orphan's property rights in Africa.
- ! Improved livelihood through increased income and skill development
- ! 120 acres of land obtained for block farming by seven women's groups in Ghana
- ! Development of non-conventional tools (e.g. community justice guide and gender evaluation criteria)
- ! Approximately 50 hectares settlement that houses 8,000 families going under regularization with gender equality in Ponte do Maduro, Recife, Brazil
- ! Negotiated a settlement to support income and livelihoods for 3,500 relocated families in Manila.

[www.huairou.org](http://www.huairou.org)



## Community Justice Process



[www.huairou.org](http://www.huairou.org)



Thank You!

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## Highlights and Advancement of Our Successful Partnerships

[www.huairou.org](http://www.huairou.org)







# Disaster Risk Reduction through Land Use Planning: The Case of Bangladesh

Fahria Masum & Washim Akhter

**Project: “Development of a Land Use Planning Tool and Training Package”**

## Bangladesh: Fifth most natural disaster prone country in the world

Bangladesh is one of the world's most vulnerable countries to natural hazards and disasters. Approximately 80 per cent of the country consists of flood plains and wetlands and often affected by cyclone, drought, riverbank erosion and floods. Over the 30-year period between 1980 and 2010, Bangladesh suffered losses as following table.

Total number of disaster events	234
<b>Human losses</b>	
Total people killed	191.836
Average killed per year	6188
Total people affected	323
Average affected per year	10.4
<b>Economic damage (USD)</b>	
Total damage	17 billion
Average damage per year	0.5 billion

Source: EM-DAT, 2013



Pedestrians attempt to stay dry in Dhaka, Bangladesh, during flooding on 28 July 2009 (credit: BBC, adopted from AFP/Getty Images)

## Conventional Land Use Planning Approach in Bangladesh

Land use planning in Bangladesh produces a package of planning outputs which addresses long term strategies and short term implementation guidelines with spatial planning proposals. The package includes a structure plan, an urban area plan and detailed area plans.



Though land use planning is an important management tool for reducing impacts of natural hazards on land use activities, in Bangladesh the conventional land use planning does not incorporate risk reduction in existing planning and management practices. If land use planning is formulated based on systematic process of risk assessment and mitigation, it has the potential to reduce existing vulnerabilities and future risks.

## Disaster Risk Reduction Through Land Use Planning

### COMPREHENSIVE DISASTER MANAGEMENT PROGRAMME



CDMP is a five year initiative running from 2004 to 2009 with the overall aim to contributing to poverty alleviation in Bangladesh through institutionalising disaster risk reduction approaches and framework development.

CDMP-II (2010-2014) is a vertical and horizontal expansion of its Phase-I. The Phase II is designed to further scale up and mainstream the Disaster Risk Reduction (DRR) and Climate Change Adaptation (CCA) into all sectors. It aims to strengthen the national disaster management capacities to reduce risks and to improve response recovery through comprehensive project.

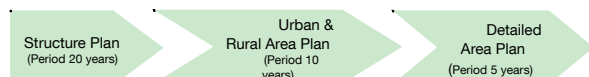
### PILOT PROJECT ON LAND USE PLANNING

Under CDMP-II framework, on the theme “Mainstreaming Disaster Risk Reduction in Urban Planning Practices” a pilot project on preparing a module for mainstreaming disaster risk preventive measures into Comprehensive Land Use Development Planning and Management for Mymensingh (Municipality) Strategic Development Planning (MSDP) Area for twenty years (2011-2031) time-span has been formed between CDMP-II and Urban Development Directorate (UDD).

### Goal of MSDP Project

To prepare an **integrated development plan** and **subsequent training module** through the integration of disaster risk information with the Physical/Structural/Land Use Plan of the township area.

### Basic Planning Structure

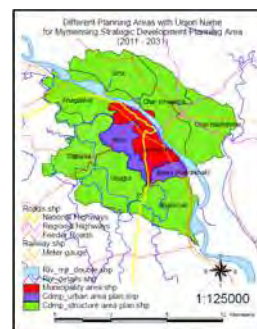


\* Information, figures, map and photos are taken from CDMP and MSDP project reports and website

Considering the importance of a set of guidelines for disaster responsive land use planning, **Guidelines for Mainstreaming Disaster Risk Reduction into Land Use Planning for Upazilas and Municipalities in Bangladesh** was developed recently. The guidelines are intended to promote the establishment of a common and participatory land use planning process at local level, as well as promote the use of disaster risk information and disaster risk reduction strategies at planning level.



### Methodology for preparation of development plan



### The key achievement is Peoples Participation





# Water and Forest Producers

## A Case Study from Rio de Janeiro, Brazil

Mag. Anna Leitmeier

This case study is part of the project “Development of a Land Use Planning Tool and Training Package” evolved in cooperation with Technische Universität München (TUM), UN Habitat Global Land Tool Network (GLTN) and Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ).

### The project “Produtores de Água e Floresta”

**Basic facts.** The project started in 2009. Project partners are the Instituto Terra de Preservação Ambiental (ITPA), the government, the municipality and 58 land owners. The 5227 ha large project area Tinguá-Bocaina covers the Rio Guandu basin, which provides water supply for 80% of the population and for 25% of electricity in the metropolitan area of Rio de Janeiro.

**Objective** is the protection of groundwater quality and quantity as well as the reduction of fragmentation of the Atlantic Rainforest through environmental services. These objectives should be achieved through the „Provider-recipient model“:



Prerequisite for **participation** is that landowners own potential areas for groundwater protection and documents that prove this ownership. ITPA is responsible for the project management and restoration works, for which the institute also involves local farmers.



The **financing** of the project is based on three different sources:

- The Comitê da Bacia is responsible for the compensation payments.
- The Development Bank funds the monitoring.
- The ministry of environment finances the renaturation of the area.

Landowners are receiving compensation payments for two measures: the restoration and conservation of the forest. Thereby smaller landowners are taken into special consideration through a higher percentage of payment.

The **contract** is concluded between the landowner and the municipality and lasts at least 3 years. It can be extended by the land owners.

### Impact on people and country

#### Economic impact:

- Qualified jobs and education in a rural area
- Safe working places
- Sustainable agriculture
- Secure income and support of smaller landowners
- Property registration

#### Environmental impact:

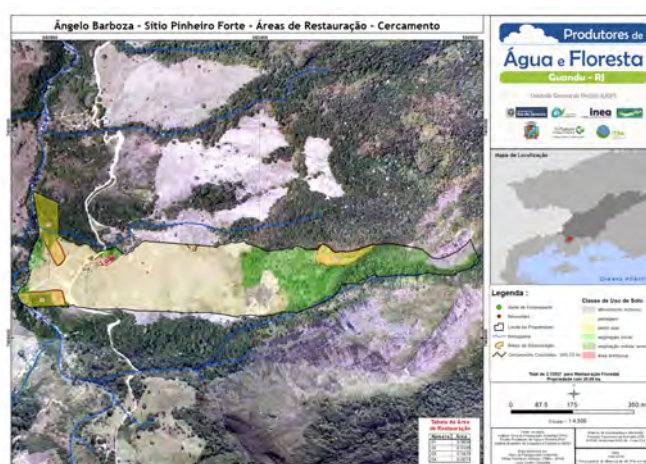
- Improvement of water supply
- Reduction of rainforest fragmentation

#### Social impact:

- Strengthening of the community

### Influence on land tenure security

**Property registration:** Different documents are accepted by ITPA, which must not necessarily be accepted by the state for legal property proof. Therefore it is difficult to transfer the data about ownership to an official legal cadaster for property registration. Nevertheless property is often documented for the first time by the project. This documentation can help landowners to verify their property in a later registration process and therefore support owners with a faster registration proceeding.



**Equality:** All landowners within the Tinguá-Bocaina can equally join the project. People receive a secure income that corresponds with an average amount of money, they would get through farming. Smaller land owners receive special support, which makes their existence toward bigger landowners easier.

**Land conflicts:** Conflicts between cultivation and protection of rainforest are defused as well as conflicts between smaller and bigger landowners. Through land registration and permanent controlling, smaller landowners are protected from land grabbing.

**Economic security:** The project supports economic security through a secured additional income, education and quality jobs.

The project could possibly provide a bigger potential for tenure security, if it were more efficiently linked to other cadasters and legal property registration. However, if land registration is still very complicated in a country, also smaller registration projects deliver an important support to preserve livelihoods, maintain social stability and increase incentives for investment and for sustainable, productive land use.

### Outlook

The projects “provider - recipient model” is not only in Brazil but also in other countries successful. An extension of the project area in the Tinguá Bocaina corridor is planned.

Meanwhile the project must not be promoted any more. Several landowners have shown interest to participate in the project.

In future, project data will also be provided for the rural environmental cadaster that will be implemented in Brazil during the next 2 years. That leads first time to a nationwide registration of property for the first time.



# The Digital Zoning Certificate Programme

## Government of Chile

Juan Fernando Acuña, Fernando Órdenes and Jorge Espinoza

The Digital Zoning Certificate (CEDIZ) programme has been developed and implemented by the Ministry of Economy with the main goal of fostering small and middle size entrepreneurship by facilitating the establishment of enterprises and supporting modernisation and optimisation of public management processes. This is achieved mainly by introducing new land information technologies, particularly at the local government level (municipalities) incorporating the available Land Use Planning (LUP) instruments. The system combines a set of tools which strengthens transparency of land use management, which leads to an improved administration and protection of the rights vested on land.

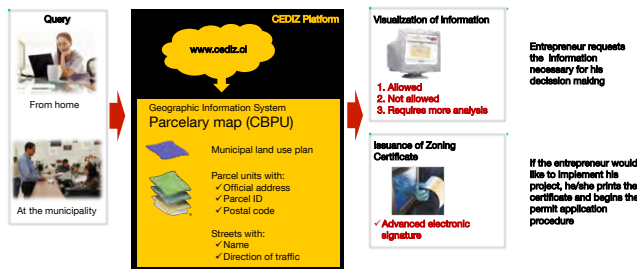
### Motivation

The reality shows that a large proportion of the urban areas in Chile are not covered by a municipal land use plan or are covered by one that is evidently out-dated. In fact, only 25% of the municipalities have a land use plan that can be considered up-to-date. In addition, the coverage and quality of digital geographic information concerning land use and the instruments for land use planning are also quite variable among the different municipalities. The logical consequence of this situation is, on the one hand, that most municipalities don't have this important instruments for managing their territory and, on the other, that citizens and entrepreneurs lack information on the land uses that are permitted in a particular area of their communes. This is a major holdback for the establishment of new businesses that consequently hinders economic development.

### What are main the objectives of the project?

- To implement an ICT platform to support entrepreneurs in the establishment of new businesses and foster entrepreneurship by reducing the time needed for obtaining a zoning certificate, which is required for obtaining the business permit.
- To facilitate that entrepreneurs determine the feasibility of establishing a new business in a determined location (parcel)
- To improve land management at the municipal level through the development of a parcelary map which can be used for multiple purposes and by various institutions
- To promote the standardisation of parcelary mapping across all municipalities towards the establishment of a cadastre system

### The CEDIZ Solution



CEDIZ consists of an online platform, which allows for a natural or juridical person to find out whether a particular use is allowed in a specific land parcel in order to obtain the Zoning Certificate, digitally signed by the Municipal Land Development Authority. This document is required for applying to a provisional permit, in accordance with Law N° 20.494.

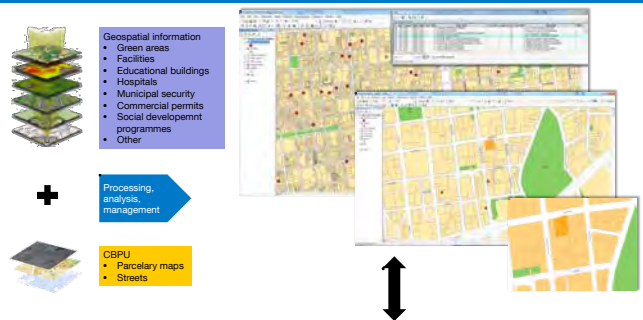
The basis for operation of CEDIZ is the urban parcelary map (CBPU) – which is essentially a cadastre index map – that is being developed by the municipalities with the advice of the CEDIZ programme. So far, Chile doesn't have a cadastre and, therefore, the CBPU is the first attempt to establish such a system. Currently, the legal basis for a cadastre doesn't exist, but it is to be expected that the policy makers will further develop this idea.

### Why is this project important?

The CEDIZ programme is currently working with 84 municipalities, which accounts for a 25% of the total. It is expected that all municipalities of the country will join this initiative in upcoming years. The case shows that in order for the state to promote economic development, there was a need for introducing new technologies that allowed for management and dissemination of information in a more efficient and effective manner. Naturally, this depends heavily on the capacities that the local government units have as collectors and maintainers of relevant land information. This is the reason why CEDIZ also carries out numerous capacity development activities at the municipalities with the aim of empowering the professionals responsible for these activities. As a consequence of the increase in transparency with regard to the rights and restrictions vested on land, an evident strengthening of the land tenure system has been observed. In fact, the tools developed by the CEDIZ programme are not only a contribution to land use planning and economic development, but also for other land management tasks, such as strengthening land tenure security. Integration with the land registry has not yet taken place, but is technically possible.



### Which opportunities does CEDIZ offer for municipal land management?



### Make land use regulation transparent

### Reduce land conflicts and fosters investment

### Promote protection of rights, restriction and responsibilities

### Empower local government units

### Improve land management and land administration

The benefits of CEDIZ go beyond the promotion of small and middle size entrepreneurship. In fact, the system increases transparency in land management dramatically. As mentioned in section 20 of FAO's Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security, "Regulated spatial planning affects tenure rights by legally constraining their use. States should conduct regulated spatial planning, and monitor and enforce compliance with those plans, including balanced and sustainable territorial development..." (FAO 2012).

As a consequence of systematizing land information at the parcel level, the rights and restrictions vested on every parcel are now displayed and enforced by the system, thus making this information available for any governmental and private institution or individual.

In terms of planning, CEDIZ allows for a better management of land use by the municipalities. For example, the system allows also for identifying areas of different levels of economic activity thus providing the decision makers with a clearer view of the areas that need promotion of certain kinds of development.



### Final Remarks

Before the implementation of CEDIZ, the processing time for the establishment of new businesses was 27 days in average (Ranking Doing Business 2010), which was far beyond the standards of the OECD. The process was too long, too complicated and costly. CEDIZ has reduced this time to just a few minutes and has increased tremendously the transparency of the land management system at the municipal level.

As mentioned before, integration with the land registry has not taken place yet, but is technically possible. The land registration system has been working for over two centuries and has thus proved to be effective on its own. This doesn't mean, however, that a cadastre system would not be a remarkable addition to the current public administration. A cadastre would strengthen land management tremendously, for example, by increasing transparency on land tenure and land use issues across the country. In the meantime, the information collected to build up the parcelary maps certainly leads to an improved knowledge on the status of land tenure and land use (formal or informal), and strengthens therefore land management tasks carried by the local authorities.





# Land Use Planning For Securing Tenure

## The Land Administration Project in Awutu Breku, Ghana.

**Project: “Development of a Land Use Planning Tool and Training Package”**

International Consultative Workshop on Land Use Planning, 25th - 26th September 2014, Feldafing, Germany.

### Introduction

In Ghana, the administration and management of land-uses is not yet efficient enough for upholding the required standards for sustainable development. The implication is that there is weakness in land tenure security (LTS) in the country.

### Rationale for the Study

The development of land use planning (LUP) under Land Administration Project (LAP) was to facilitate effective LUP LTS for all users and owners in Ghana. This study assessed the use of LUP as a tool for securing tenure in Ghana, with a focus on the implementation of LAP in one of the districts in the country. It identifies incidences of LTS through LUP.

### Methods

Primary and secondary data collected through face-to-face interviews and documentary evidences were used. Data was collected at all levels of the LAP (i.e. from national to local). It involved studying the before-and-after aspects of the project. It adopted purposive selection for respondents. Criteria for selection depended on respondents' involvement in the LAP.

### The Land Administration Project

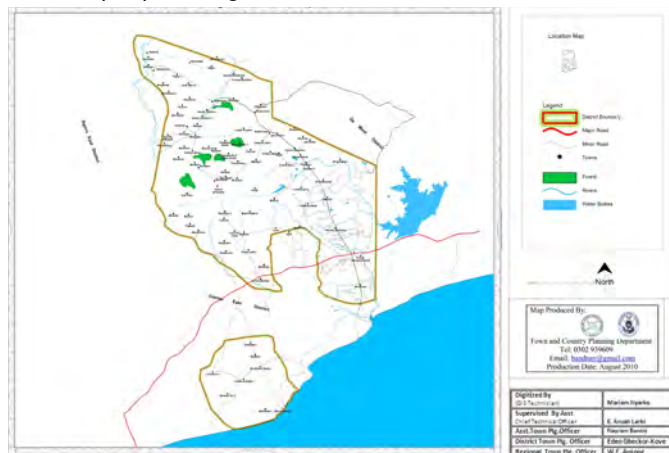
One of the four components of LAP is to improve land titling, registration, valuation and information systems. The sponsors of LAP are CIDA, DFID, KFW, NDF and The World Bank.

### Limitations

A major limitation to the study was that it was conducted within a short timeframe in order to contribute to the LUP studies of the GLTN, GIZ and TUM.

### Case Study Area

The study area is Awutu Breku. It is within a District of 170000 people living in an area of 402.93 km<sup>2</sup>, and 40 km



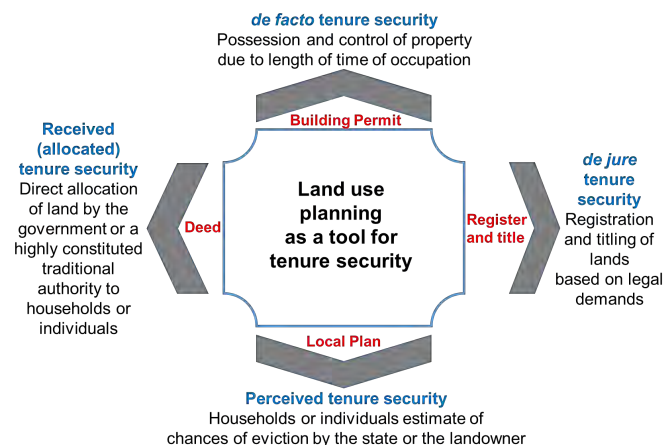
Its main challenges are weak LTS (under customary laws, institutions and disputes over land), among others. Project

area involved 987 parcels owned by 3 landowning families. The photo shows landscape of Awutu Breku, situated in the horticultural belt of Ghana. It is a peri-urban area.



### Findings

- Peri-urbanisation emerged from the introduction of an “unusual” land use – the siting of a refugee camp.
- Peri-urbanisation led to a weakening of the LTS of rural landowners.
- LUP served as a tool for formalising tenure of informal developments.
- The LUP had no link to other projects within the LAP.
- The LUP opened a four-pronged door to tenure security.



### Conclusion and Recommendations

LUP played a quadripartite role in securing tenure. It can serve as alternative tenure options for LTS. However, the study found rooms for improvement. We recommend that:

- Subsequent phases of LUP consider conscious delivery of LTS in harmonious form (with linkages to other projects).
- LUP should serve as a tool for infrastructural improvement of the formal sectors and to attract private investments..

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2. Uchendu E. Chigbu – Chair of Land Management, Technische Universität München, Germany.



TOOLS AND INITIATIVES IN SECURING TENURE FOR LAND AND  
NATURAL RESOURCES IN THE PUBLIC DOMAIN THROUGH THE FORMAL LAND USE  
PLANNING PROCESSES: EXPERIENCES FROM LEYTE ISLAND, THE PHILIPPINES

**EFREN B. SAZ**  
Visayas State University  
Baybay City, The Philippines

## Resources Tenure

**Coastal area:**

- Mangrove Area Dev.: FLMA, Coastal Area Special Use Agreement (CASUA)
- Fishpond/aquaculture development: (FLA); Fishpond Lease Agreement (FLA)
- Aquaculture/ marine resources protection: Marine Protected Area (MPA); Fish Sanctuary (Local Ordinance)
- Residential/other purposes: Foreshore Lease Agreement (FLA)

## The Integrated Management and Planning for Local Government Ecosystems (SIMPLE) Approach

SIMPLE is an approach to local land use planning piloted by the German development agency GIZ in two provinces in the Island of Leyte in the Philippines. Its major features are as follows:

- Village and municipal/city-level bottom-up planning.
- Participatory.
- Ridge-to-Reef (R2R).

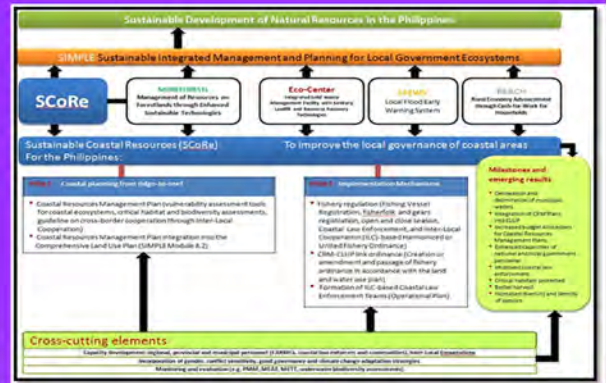


Figure 3. The SCoRe Scheme

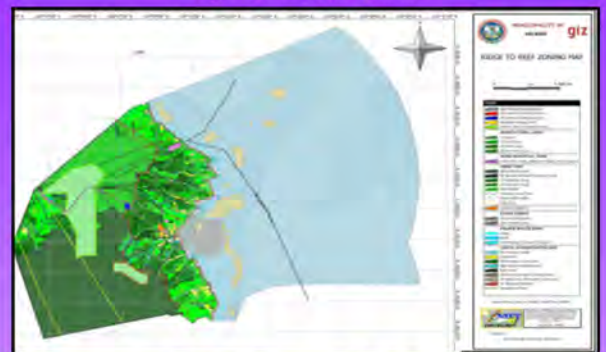


Figure 4. The general R2R zoning map

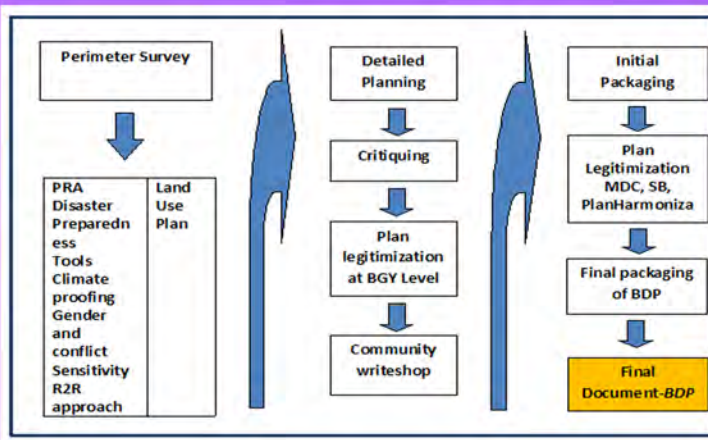


Figure 1. The "SIMPLIFIED" CLUP Methodology

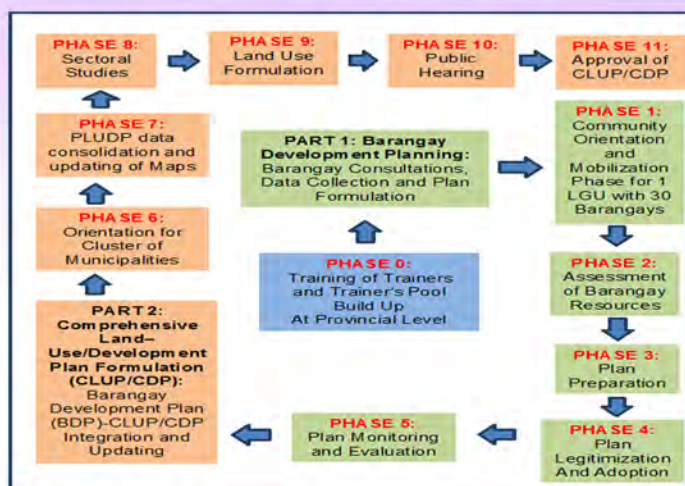


Figure 2. CLUP Process flow following the SIMPLE approach

### Consequences of the CLUP using SIMPLE on Tenure Security

- a. Participation of the affected sector (fisherfolk) in the planning process has led to greater awareness of fisherfolks of the resources available and their rights to use these.
  - Municipal and barangay sea boundaries delineation;
  - Resource conservation projects: MPAs, sanctuaries, mangrove reforestation
  - Protection activities and organizations (Bantay Dagat—Sea Watch)
  - LGU support: budgets and moral support
  - Local fishery ordinances and harmonization of all fishery ordinances in the province.
- b. The clear delineation of marine zones help insure that local fisherfolks are entitled to use resources in designated areas
- c. Capacity building of local populations is integral to the process so that they become more capable not only in asserting their rights but also enhancing their capacities to protect these rights.
- d. The CLUP also provided for designated and secure areas for resettlement of vulnerable coastal communities.
- e. The establishment of marine protected areas and fish sanctuaries means that a more sustainable resource base is available to the fisherfolks.
- f. The use of accurate data and new mapping tools has improved the planning process and increased the capacity of the local people and planners in identifying resources.
- g. The legitimization of the CRMP-CLUP by local legislatures will ensure that resources are provided to protect the tenure of fisherfolks on the marine resources.

## Conclusion

The enhancement of tenure through the formal land use planning processes are best seen after the plans are translated into programs, projects and activities that ensure that local people are trained and organized, projects and activities are given budgetary and other logistical support, co-management agreements are implemented and local ordinances are enforced. Some of these have been started and hopefully, with sustained organized action and political will of the local leaders, access to local resources by the local people will be enhanced.

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# Securing tenure through land use planning: Evidences from Lupande Game Management Area, Zambia

Christopher Mulenga

## Introduction

The competing interests over natural resources which constitute a threat to availability and access, and thus to livelihood security requires a land use plan (LUP) that balances the distribution of space and protection of wildlife in Game Management Areas (GMA's). It was in this vain that during the period 2001 to 2005, the LUP project funded by Norwegian Agency for Development Co-operation (NORAD) was initiated by World Wide Fund For Nature (WWF) in Lupande Game Management Area (LGMA) of Zambia (WWF-Norway, 2004). This LUP project was carried out on behalf of Mambwe District Council (MDC) and Zambia Wildlife Association (ZAWA) who are the major enforcers of service provision and wildlife protection respectively.

The main purpose of the LUP project was to come up with a land use map which was to be incorporated into the Game Management Plan (GMP) of LGMA. The GMP was authenticated by the Minister of Tourism in 2013 to cover a 10 year period up to 2023. However, the six local chiefs of LGMA have not appended their signatures to legitimize this document citing zoning irregularities because the GMP seems to be giving more juridical powers to ZAWA than them in the allocation of land in their chiefdoms. MDC the other major stakeholder in the LUP project by WWF has never been given any mandate to administer land allocation in any chiefdom apart from Mambwe District which falls under Chief Jumbe's chiefdom.

## Objectives

This case study approach of Lupande Game Management Area in Zambia aimed to:

Establish a relationship between land use planning and tenure security in Game Management Areas?

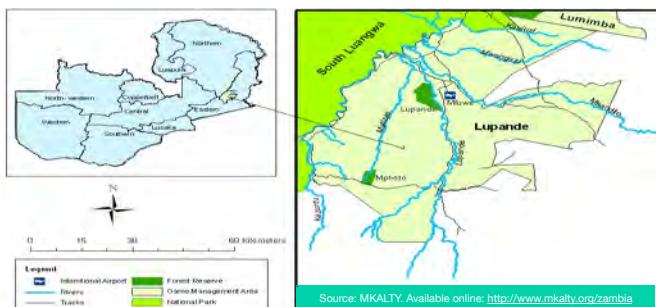
Identify the effect of Game Management Areas land use planning on the tenure security of property owners?

Analyze ways in which the link between land use planning and tenure security can improve livelihoods in Game Management Areas?

## Methodology

The study adopted a qualitative case study of Lupande Game Management Area which is one of the five GMAs that form a buffer zone for the South Luangwa National Park located at the tail end of the Great Rift Valley in Zambia covering a total area of 4,840 km<sup>2</sup> and lies between Latitude 13° 30' North South and Longitude 14° 45' South East. The total population of LGMA is 71, 074 (CSO, 2010). Primary data was collected at household level through the administration of 40 structured questionnaires (35 men and 5 women). The households of property/land owners were drawn from three chiefdoms of Kakumbi, Mnkhanya and Jumbe (i.e. 15 from Chief Kakumbi, 11 from Chief Jumbe and 14 from Chief Mnkhanya). In addition 34 key informant interviews were conducted with various officials at ZAWA, COMACO, CRBs, MDC, SLCS, Thorncroft Tour Operators and local communities.

Secondary data involved the review of government documents, WWF LUP project assessment report, draft GMP and other relevant articles.



## Findings

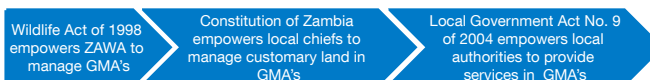
### Strengths and weaknesses of LUP project by WWF

The main advantage of the LUP project by WWF was the involvement of various stakeholders and the participatory approach of sensitizing the local people. However, research findings reveal that the majority of the local people currently interviewed do not know about the existence of LUP or the current GMP in LGMA. The only people who acknowledged the existence of LUP (now GMP) in the area are officials from ZAWA who claim that the LUP project now incorporated into the GMP of LGMA is been implemented.

Due to passage of time in implementing LUP, a lot of spatial/physical changes have taken place in LGMA. For instance, some local people have built homesteads in areas which the LUP designated as migratory corridors for wildlife animals. This is exacerbated by rapid human population increase which has led to land uses not compatible with wildlife conservation such as extensive agriculture and livestock farming. This has often led to human wildlife land conflicts.

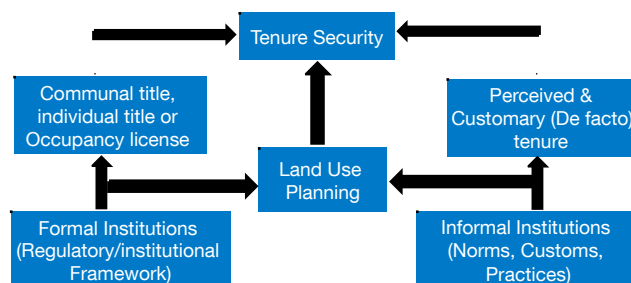
### Overlapping legal/institutional mandates

It is evident that overlapping mandates of three institutions exist in LGMA. This scenario hampers the effective implementation of land use planning which can enhance tenure security.



### Linking land use planning to tenure security in order to improve peoples livelihoods

The study has established that about 70% of the total population do not see any link between land use planning and tenure security. The eleven different property rights existing in LGMA have got nothing to do with LUP.



People exercise the right to use, manage, derive an income, transfer Property only to their children or spouses. However, they do not possess the right to compensation and exclusion of others on their land/property. The property/land owners have a high perceived tenure security and this is evidenced through the construction of solid permanent housing structures.

The regularized area of Mambwe district in Chief Jumbe's chiefdom has seen a well planned developed estate with proper services provided by Mambwe District Council. Land/property owners are able to access credit loan facilities because they possess occupancy license property documents.

## Conclusion and Recommendations

The study shows that a link between LUP and tenure security exist. Tenure security can lead to improved livelihoods in LGMA.

- Zoning issues to be addressed. ZAWA not to drive GMP implementation.
- The synergy between formal and informal institutions should be enhanced for effective implementation of LUP that promotes tenure security.
- Industries compatible with wildlife conservation to be established.
- Local communities to be co-opted as shareholders in the management and conservation of natural resources.

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# The Land Use Planning Tool

Uchendu Eugene Chigbu

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## Agenda

- ◆ The proposed Land Use Planning (LUP) Tool
- ◆ Main idea behind the LUP Tool
- ◆ Key questions the tool will answer
- ◆ Proposed structure
- ◆ Where your opinions are important

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## The Land Use Planning Tool

Publication on LUP for Tenure Security

Training Package

Land Use Planning Tool

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## General idea behind of the Tool?

**Land use planning**

- Concept
- Procedure
- Application

**Spatial context**

- Urban areas
- Peri-urban areas
- Rural areas, etc.

**Land tenure security**

- Social impact
- Economic impacts
- Environmental impacts, etc.

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## Key Questions

Is there a relationship between LUP and LTS? How can LUP serve as a tool for securing tenure? What cases exist (primary case studies)?

How is LUP implemented? What processes are involved in it? What good examples exist (secondary case studies)?

How can LUP be integrated with other Tools to enhance tenure security?

What is LUP? What objectives, principles and types of LUP exist? What are the emerging contexts of land use planning?

How can LUP, LTS and their associated issues be addressed in the context of the post-2015 development (SDGs) agenda?

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## Proposed Structure

Concepts concerning LUP and tenure security

1

Survey key LUP issues at different levels

2

Investigate scope of LUP in improving LTS

3

Outline activities involved in LUP process

4

Identify aspects of LUP that can enhance tenure

5

LUP for LTS within the urban-rural continuum

6

Guidance for integration into other land tools

7

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## What would you call it?



## Do we really need such a publication?

- ◆ Many literatures and experts affirm that LUP provides opportunity for effective, efficient and pro-poor (responsible) development.
- ◆ The publication will link LUP and LTS directly.
- ◆ It will contribute in providing concepts and applications for alternative tenure options.

## In what areas do we need your opinions?

ANY <sup>DO</sup> EVERY  
where

Thanks for listening and  
for your expected contributions

## A Training Package for Land Use Planning

An Interactive Learning Module for Developing Countries

26.10.2014  
Lehrstuhl für Bodenordnung und Landentwicklung  
Mag. Anna Leitmeier, Dr. phil. Matthias Baume



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### Idea behind the training package

The development of a training package based on the manual for land use planning.

Target groups are officials, organizations, leaders and professionals that work in land management and related disciplines.

The training package should sensitize trainers and trainees to land use planning, to increase their capacity and to address key-factors for its successful development.

The tool can be used as an independent e-learning tool as well as a basis for academic education or programs.

Access to the training package could be through USB, CD and Online platforms

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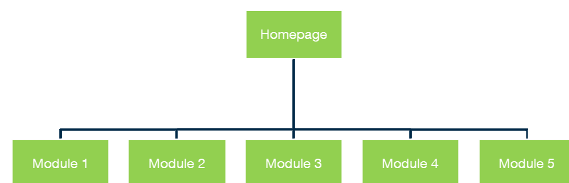


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### Structure of the training package



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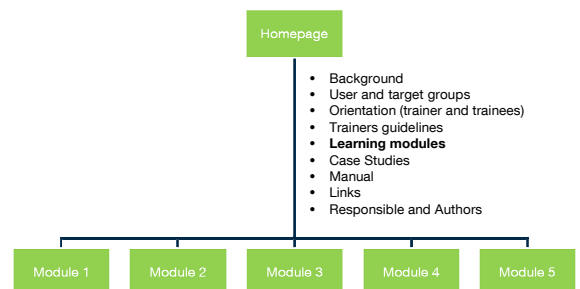


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### Structure of the training package



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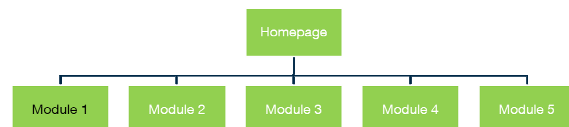


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### Structure of the training package



- Teaching-module include
  - expert input
  - exercises for individual learning or workshops and training programs,
  - references to case studies
  - Trainers guidelines (timetable, additional information to the content, detailed explanations for group works)
  - Summary
  - Additional reading and PDF download

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### Content of the module



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### Implementation of the training package

Authoring Tool Creyoco

Website SCORM package CD/DVD USB stick

#### Features of a learning module

- Expected total size of one learning module: < 10 MB (without videos)
- Access for users with slow internet connection
- Distribution: online, CD, USB stick
- Only browser required

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### Next Steps

What do we plan for the next weeks/months?

1. Collection of ideas in the workshop
2. Development of a learning module prototype
3. Testing of the prototyp learning module
4. Improved version of the learning module

We would be glad, if you would support our tests!

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## Thank you for listening!

## Questions?

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