

Integrated Land-Use Management for Sustainable Development

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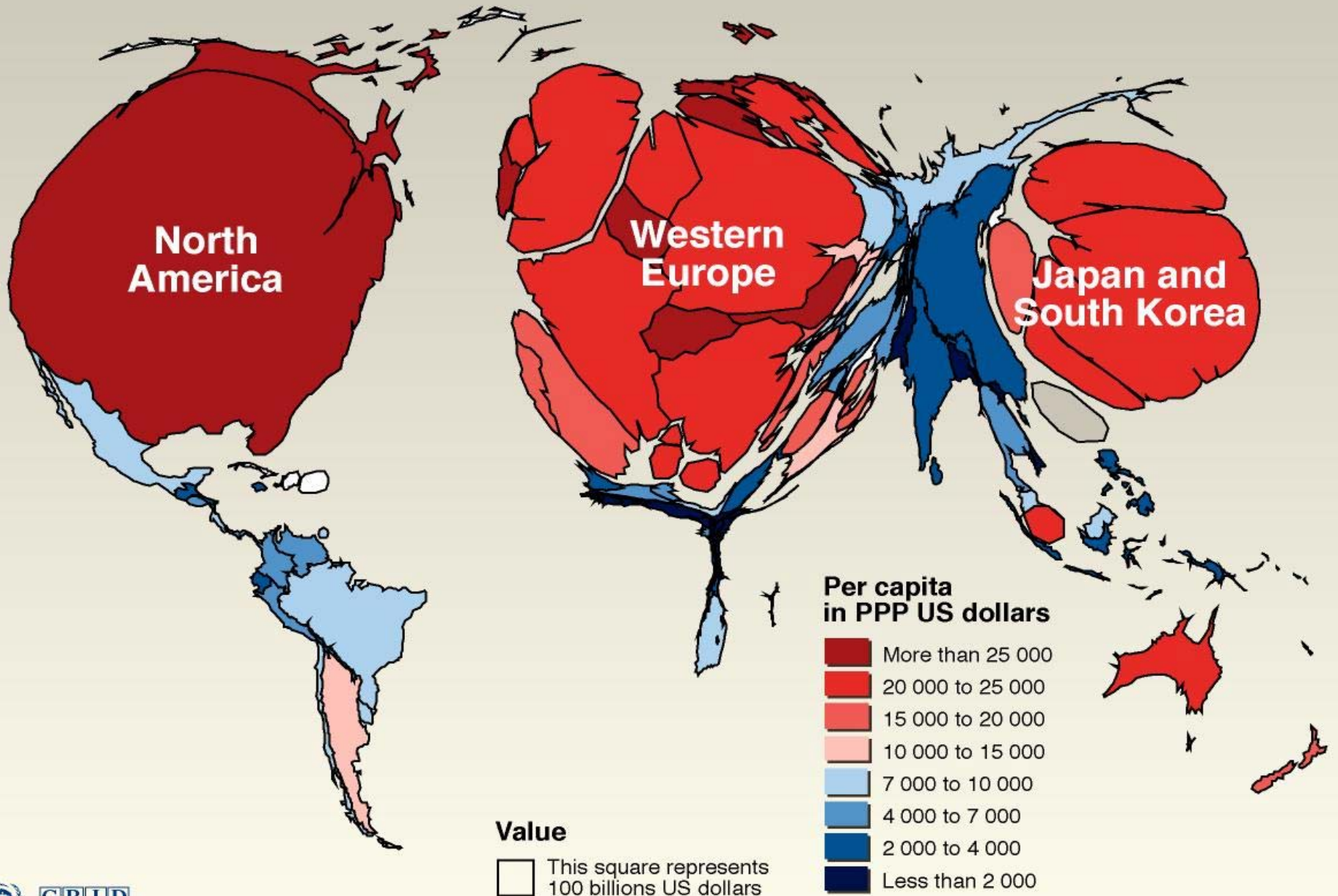
The content

- Informal settlements is a key issue on the UN-agenda for fighting. But it is also an issue for many developed countries in terms of informal urban development.
- The land management paradigm drives systems dealing with land rights, restrictions and responsibilities to support sustainable development.
- Systems of planning control varies between the European countries according to their cultural background.
- The concept of Integrated Land-Use Management attempts to combine land policies, land information and planning control. Key aspects are decentralisation, comprehensive planning and public participation.
- Establishment of such mature systems is also the key to preventing and legalising informal urban development.

The global agenda

- World total population 6.5 billion
Urban living 3.2 billion
Slum dwellers 1.0 billion ; 1.4 billion in 2020
- One of every three city residents live in inadequate housing with no basic services.
- MDGs Goal 7 target 11 states that lives of at least 100 million slum dwellers must be improved by 2020

Gross Domestic Product







Informal Settlements

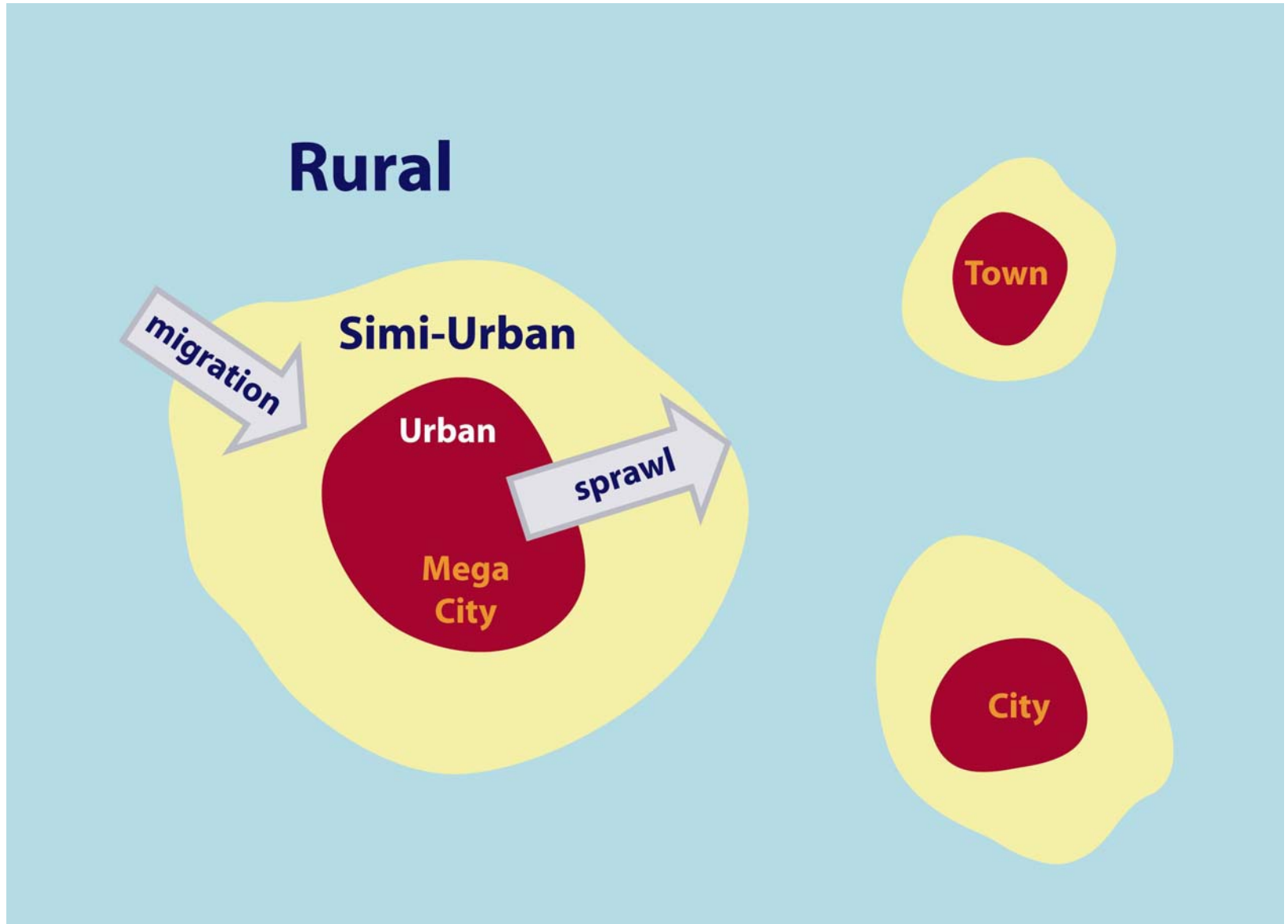
SATMAP SOLUTIONS cc

JOE SLOVO SETTLEMENT
LANGA

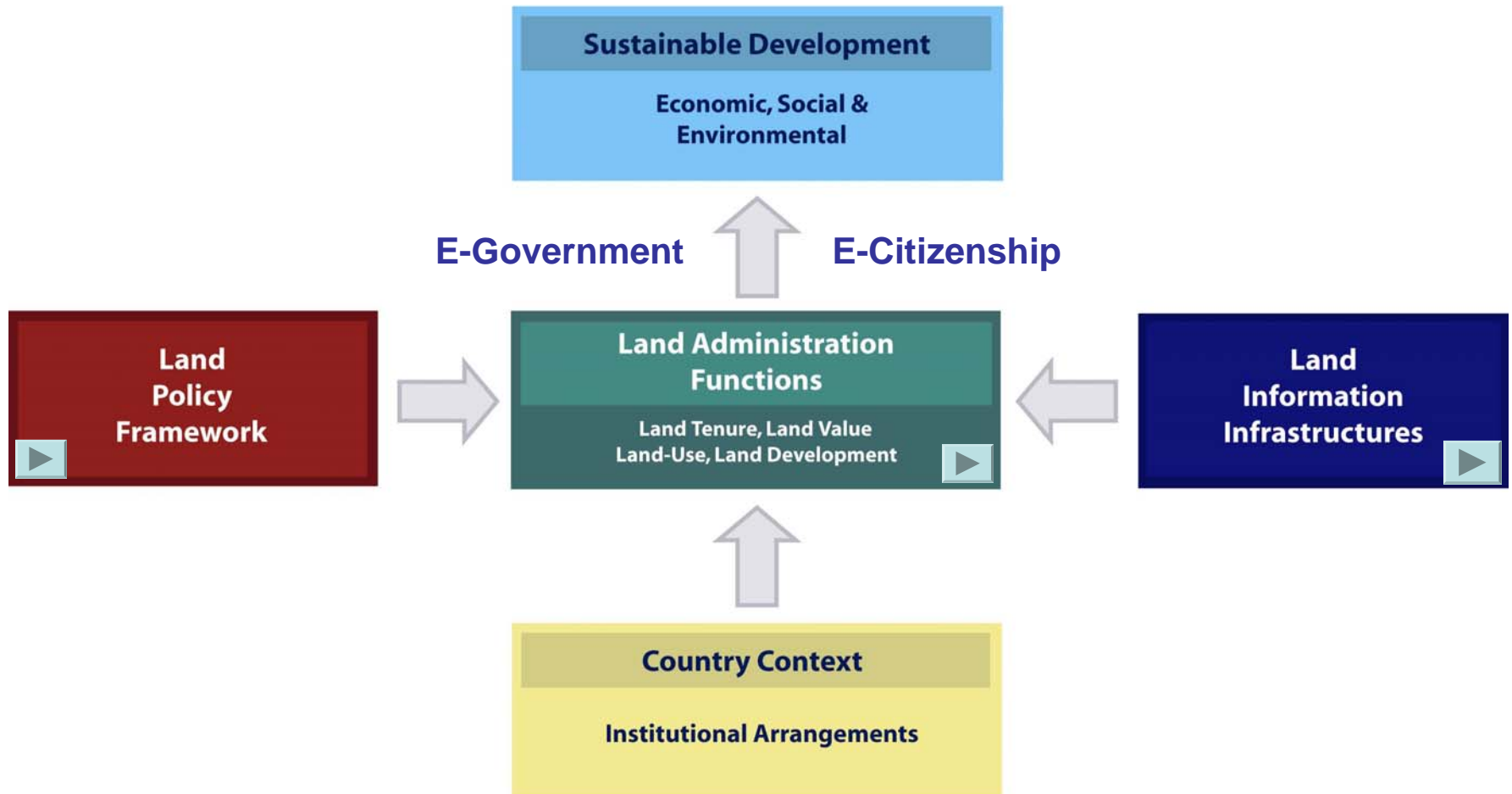


Urban-rural interrelationships

The Marrakech declaration



The land management paradigm



Sound land Management is the operational process of implementing land policies in comprehensive and sustainable ways.

Land Policy

Land policy is part of the national policy on promoting:

- Economic development
- Social justice and equity
- Political stability

Land policies may be associated with:

- Security of tenure
- Land markets – land transactions & access to credit
- Real property taxation
- Sustainable management and control of land use
- Provision of land for the poor, minorities and women
- Measures to prevent land speculation and to manage land disputes



Land Administration Functions

Land administration functions ensure proper management of rights, restrictions, responsibilities and risks in relation to property, land and natural resources

- Land tenure, securing and transferring rights in land and natural resources
- Land value, valuation and taxation of land and properties
- Land use, planning and control of the use of land and natural resources
- Land development, implementing utilities, infrastructure and construction planning



Land Information Infrastructure

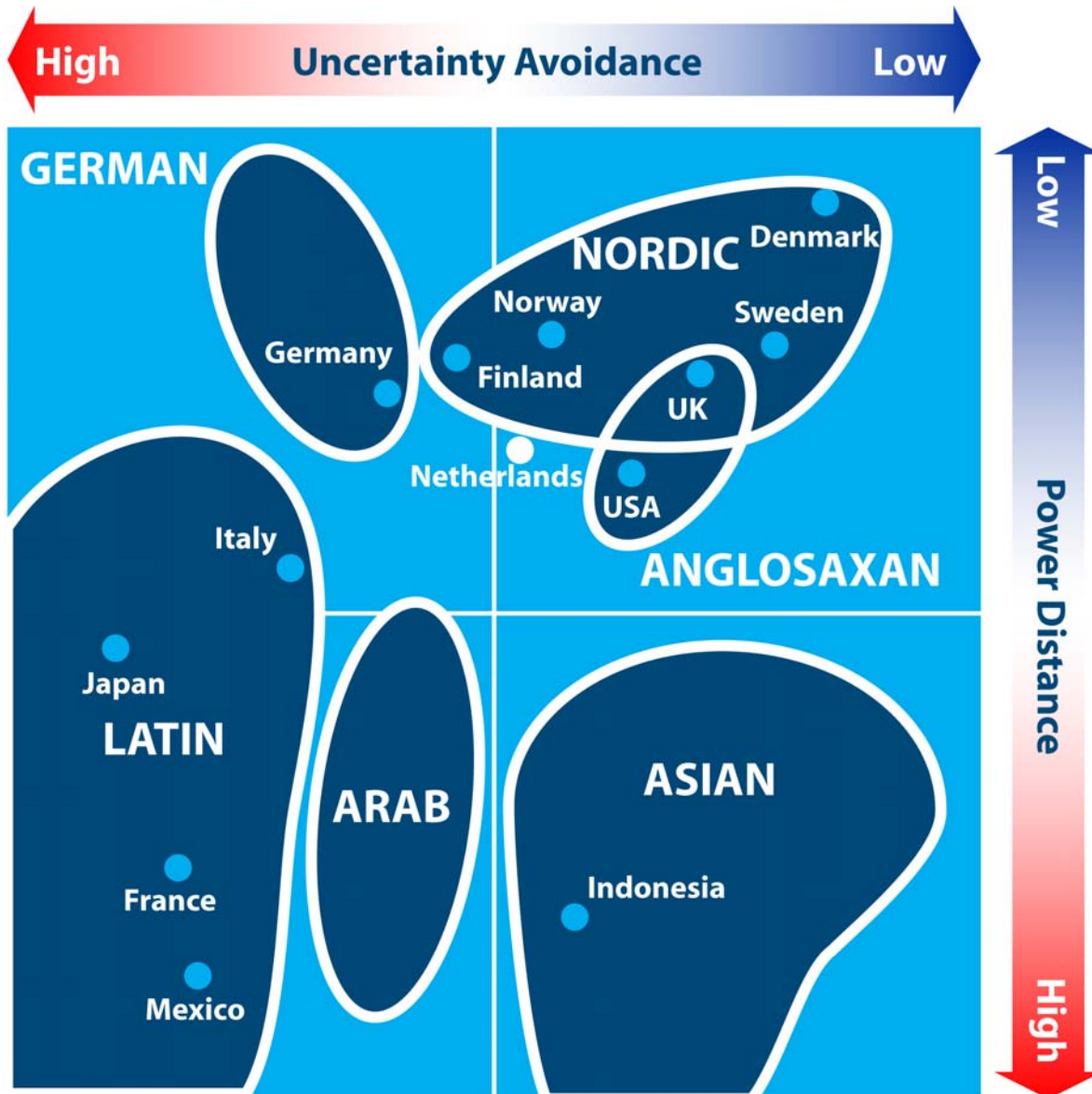
- Cadastral and topographic data
- Spatial data infrastructure (data sharing, cost recovery, access to data, data models and standards)



Lack of an integrated approach

- In many countries there is a tendency to separate land tenure rights from land use rights
- Planning and land use control is not linked with land values and the operation of the land market.
- This may be compounded by poor management procedures that fail to deliver required services.
- This reveals a much deeper problem: the failure to treat land and its resources as a coherent whole.
- Many countries in Europe are facing problems in this regard and with regard to informal urban development.

A cultural map of the world



Uncertainty avoidance:

The preference of structured situations over unstructured or flexible ones

Power distance:

The degree of inequality among people accepted by the population

Geert Hofstede (2001).

Spatial planning systems

- the European perspective

European Union
Regional policy
and cohesion

Regional development studies

The EU compendium
of spatial planning systems
and policies

European Commission

28

The cover features a stylized map of Europe with various regions shaded in different colors (yellow, green, pink, blue) and patterns. The top left corner has the European Union flag and the text 'European Union Regional policy and cohesion'. The title 'The EU compendium of spatial planning systems and policies' is centered. Below the title are three small images: a bunch of carrots, a tram, and a boat. The bottom left corner says 'European Commission' and the bottom right corner has a blue box with the number '28'.

European Union
Regional policy

Regional development studies

The EU compendium
of spatial planning systems
and policies
Denmark

- Belgium
- Denmark
- Germany
- Greece
- Spain
- France
- Ireland
- Italy
- Luxembourg
- The Netherlands
- Austria
- Portugal
- Finland
- Sweden
- United Kingdom

European Commission

28 C

The cover features a stylized map of Europe with various regions shaded in different colors and patterns. The top left corner has the European Union flag and the text 'European Union Regional policy'. The title 'The EU compendium of spatial planning systems and policies' is centered, with 'Denmark' in a larger, bold font below it. Below the title are three small images: a map of Denmark, a person sitting on a rock, and a street scene. The bottom left corner says 'European Commission' and the bottom right corner has a blue box with the number '28 C'.

Major traditions of spatial planning in Europe

The regional economic planning approach

- Spatial planning as a policy tool to pursue wide social and economic objectives, especially in relation to disparities in wealth, employment, and social conditions between different regions of the country (France)

• The comprehensive integrated approach

- Spatial planning is conducted through a systematic and formal hierarchy of plans at central, regional, and local level (Denmark, the Netherlands)

• The land use management approach

- Planning as a technical discipline which a focus on the control of change of use of land (UK - town and country planning)

• The urbanism approach

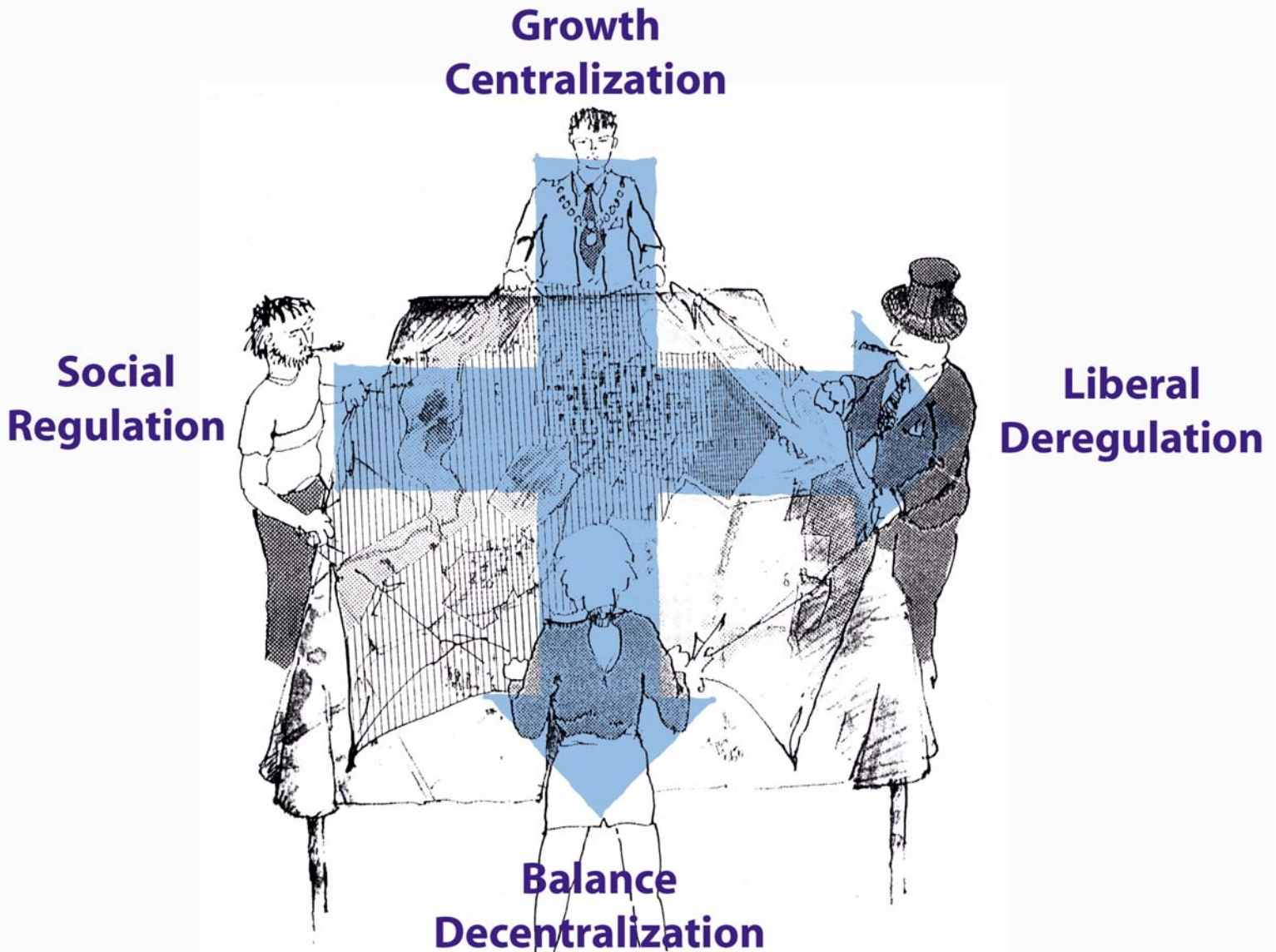
- Key focus on architectural flavour and urban design (Mediterranean countries)

Spatial Planning Systems

- The European Perspective

	Close (there is a close relationship between the objectives of the system and what happens in practice)	Distant (there is a distant relationship between the objectives and the reality of the system)
Discretionary (Departures to plans can be made)	UK	
Moderate (Mechanisms exist for departures to plans to be made)	Denmark Finland Ireland Netherlands	Belgium Portugal
Committed (no discretion for decisions to be made contrary to plans and policies)	Austria France Germany Luxembourg Sweden	Greece Italy Spain

Planning is politics



Three core principles

- **Decentralisation of planning responsibilities**
 - Local representative democracy responsible for local needs
 - Combining responsibility for decision making with accountability for economic, social and environmental consequences.
 - Monitoring and enforcement procedures
- **Comprehensive planning**
 - Combining aim and objectives, land-use structure planning, and land use regulations into one planning document covering the total jurisdiction
- **Public participation**
 - Combining responsibility for decision making with accountability for financial and economic consequences

Diversity of local level authorities in Europe

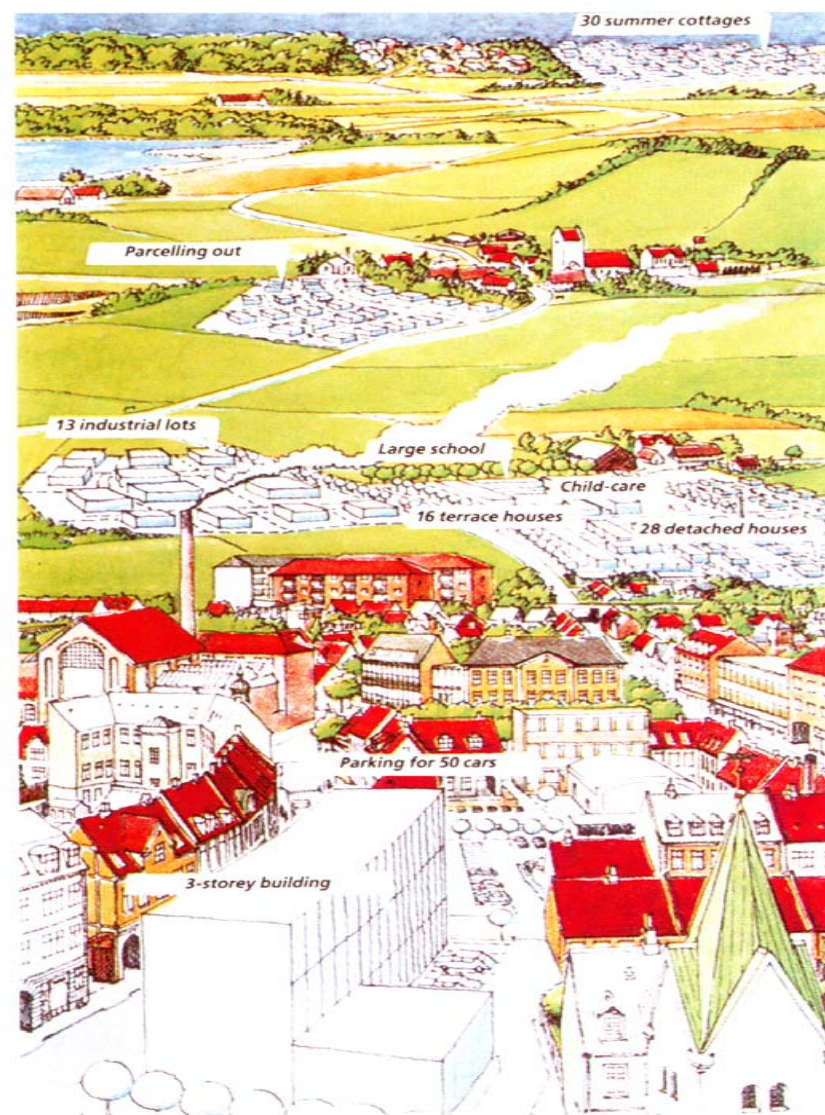
Member State	Type of local authority	Number	Average population
France (Metropole)	<i>Communes</i>	36,558	1,550
Luxembourg	<i>Communes</i>	118	3,300
Österreich	<i>Gemeinden</i>	2,300	3,000
España	<i>Municipalities</i>	8,077	4,800
Deutschland	<i>Gemeinden</i>	16,040	5,000
Italia	<i>Comuni</i>	8,102	7,000
Suomi-Finland	<i>Kunnat/Kommuner</i>	454	11,000
Belgique-België	<i>Gemeente/Communes</i>	589	17,000
Danmark	<i>Municipalities</i>	275	20,000
Nederland	<i>Gemeentes</i>	647	23,000
Sverige	<i>Kommuner</i>	288	30,000
Portugal	<i>Câmaras</i>	305	34,000
Ireland-Éire (2)	<i>Districts</i>	88	40,000
United Kingdom	<i>Districts</i>	483	119,000
Ellas (3)	<i>Prefecture</i>	54	190,000

(1) Where there is more than one level of local authority (for example the UK) the table refers to the level with primary responsibility for local level instruments. The average gives an indication only of the size of units responsible.

(2) There is a significant range in Ireland with 49 urban planning areas having an average population of only 9,100.

(3) Local government in Greece has very limited planning powers. The *prefecture* is the lowest tier to which plan making powers are decentralised although in exceptional cases some powers have been delegated to municipalities.

Local/neighbourhood planning



- Implementing objectives of the municipal plans
- Legally binding for property owners
- Mandatory prior to implementation of major projects or projects having a substantial impact on the existing environment and surroundings
- Public participation is ensured before actual development

Public participation



2 periods of public hearings, 8 weeks:

1th period concerns strategies, ideas and alternatives

2th period concerns the planning proposal

Public participation is ensured at all levels of planning. .

Final remarks

- Understanding the land management paradigm is the key to building integrated and mature systems that link policy making, good governance, land administration systems and land information infrastructures.
- Establishment of such mature systems – that are trusted by the citizens – is also the key to preventing and legalising informal urban development.
- In developing countries this approach must be supplemented by a range of measures that address the issues of poverty, health, education, economic growth, and tenure security – as included in the perspectives of the MDGs.

FIG responses to the global agenda



WWW.FIG.NET

From Cadastre to Holistic and Pro Poor Land Management

- Holding of rights to lands
- Economic aspects of land
- Control of land use and land development

Administering the people to land relationship through

- Land Policy
- Land Management
- Good Governance

and

- Building the capacity to deal with this

It is all about:

People, human rights, engagement and dignity
Politics, land policies and good governance
Places, shelter, land rights, and natural resources
and Power

