Integrated Land-Use Management
for Sustainable Development

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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

North America

Western Europe

Japan and South Korea

Per capita in PPP US dollars

- More than 25,000
- 20,000 to 25,000
- 15,000 to 20,000
- 10,000 to 15,000
- 7,000 to 10,000
- 4,000 to 7,000
- 2,000 to 4,000
- Less than 2,000

Value

This square represents 100 billions US dollars
Urban-rural interrelationships
The Marrakech Declaration

Rural

Simi-Urban

Urban

Mega City

migration

sprawl
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 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

Spatial planning systems
- the European perspective

The EU compendium of spatial planning systems and policies

Denmark
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

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

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

(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.
Comprehensive municipal planning

- Objectives and policies for the main structure and development of land-use
- Land-use structure plan (zoning, etc.)
- Framework regulations to be provided in legally binding local/neighbourhood plans
- Strategic planning pointing out efforts and partners
- Large political involvement and public participation strengthen the planning
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