

Integrated Land-Use Management for Sustainable Development

Prof. Stig Enemark
President of FIG
Aalborg University, Denmark

JOINT FIG COMMISSION 3, UN-EGE CHLM WPLA WORKSHOP ON INFORMAL SETTLEMENTS
SOUJINO, GREECE, 23-31 MARCH 2007

The content

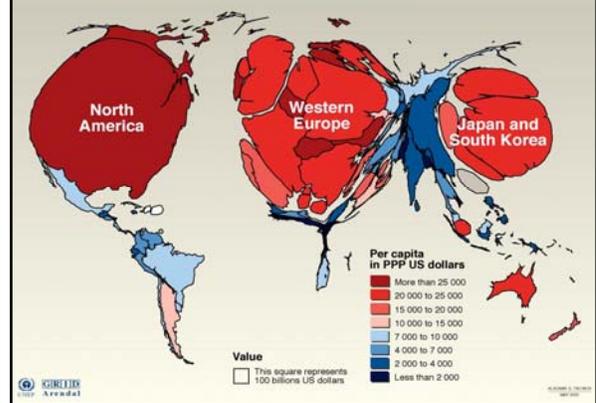


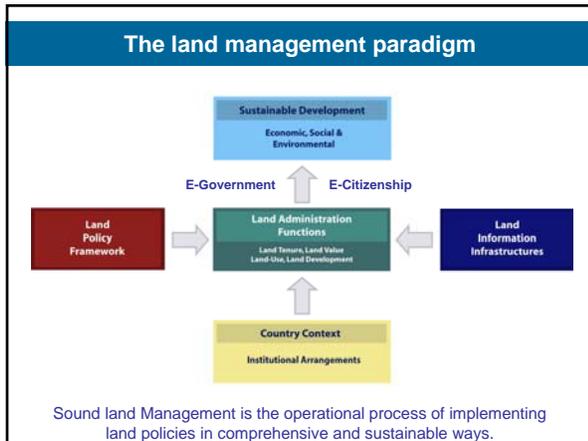
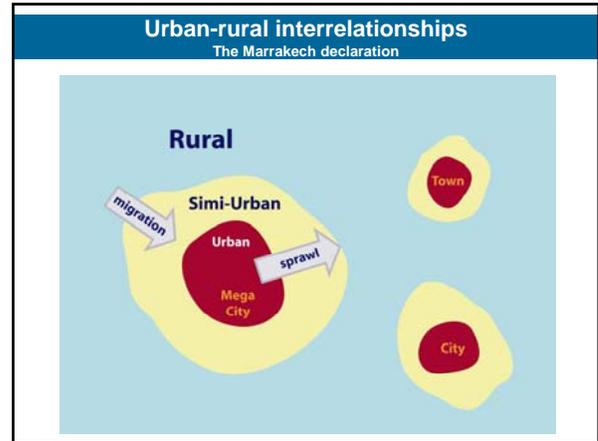
- Informal settlements is a key issue on the UN-agenda for fighting. But it is also an issue for many developed countries in terms of informal urban development.
- The land management paradigm drives systems dealing with land rights, restrictions and responsibilities to support sustainable development.
- 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

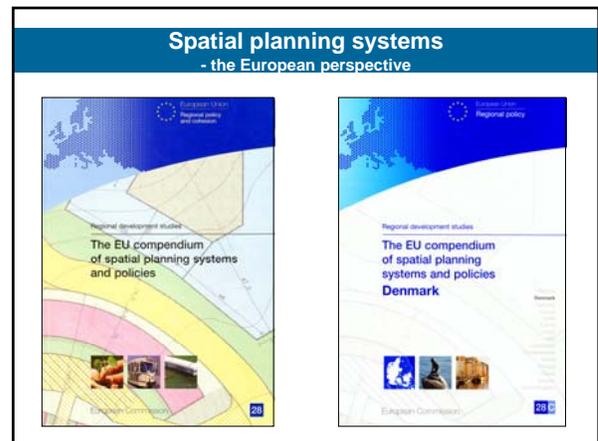
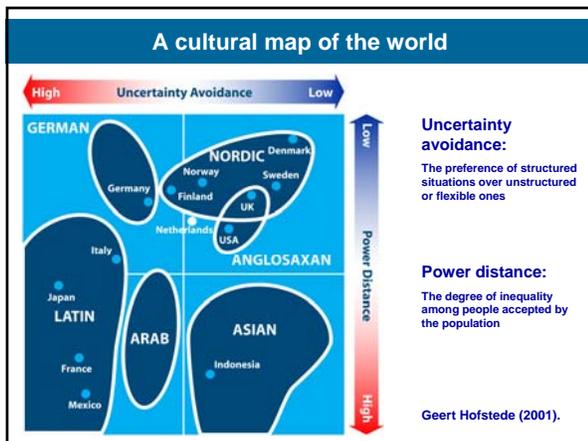
- World total population 6.5 billion
Urban living 3.2 billion
Slum dwellers 1.0 billion ; 1.4 billion in 2020
- One of every three city residents live in inadequate housing with no basic services.
- MDGs Goal 7 target 11 states that lives of at least 100 million slum dwellers must be improved by 2020

Gross Domestic Product





- ### 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.



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).

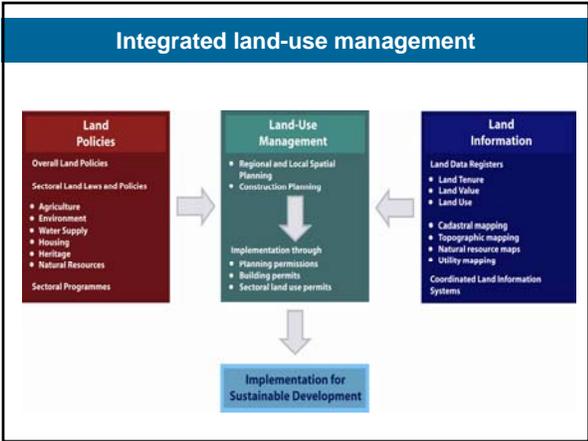
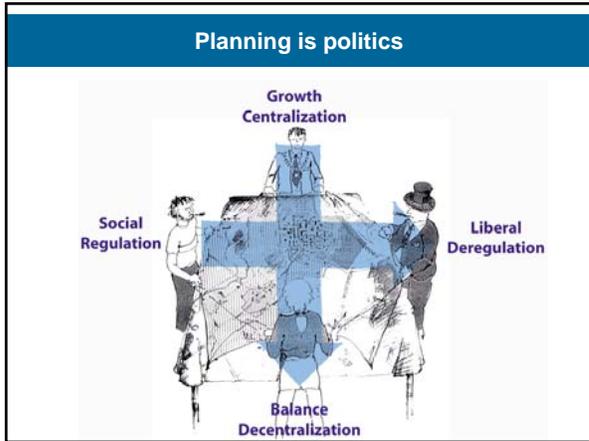
Spatial Planning Systems - The European Perspective

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

Legal means of planning control A plan led system

	Political decision		
Development proposal		Desirable	Undesirable
Conform to adopted planning regulations		Permission	Prohibition
Does not conform to planning regulations		Adjustment	Refusal

It is possible to ensure that undesirable development does not occur; but it can not be ensured that desirable development actually happens at the right place and the right time.
The planning regulations are mainly restrictive – not proactive



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)	Communes	36,558	1,550
Luxembourg	Communes	118	3,300
Osterreich	Gemeinden	2,300	3,000
España	Municipalities	8,077	4,800
Deutschland	Gemeinden	16,040	5,000
Italia	Comuni	8,102	7,000
Suomi-Finland	Kunnat/Kommuner	454	11,000
Belgique-België	Gemeente/Communes	589	17,000
Danmark	Municipalities	278	20,000
Niederland	Gemeentes	647	23,000
Sverige	Kommuner	288	30,000
Portugal	Câmaras	305	34,000
Ireland-Éire (2)	Districts	88	40,000
United Kingdom	Districts	483	119,000
Ellas (3)	Prefecture	54	190,000

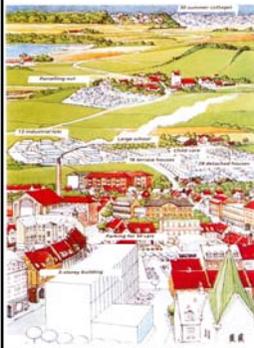
(1) Where there is more than one level of local authority (for example the UK) the table refers to the level with primary responsibility for local level instruments. The average gives an indication only of the size of units responsible.
 (2) There is a significant range in Ireland with 49 urban planning 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.

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

Examples of projects for which a local plan is mandatory.

Public participation



- 2 periods of public hearings, 8 weeks:
- 1st period concerns strategies, ideas and alternatives
 - 2nd 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 will respond very committed to that over the coming years.

FIG responses to the global agenda



**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



**Thank you
for your
attention**