



TENURE RESPONSIVE LAND USE PLANNING

A Guide for Country Level Implementation

SECURING LAND AND PROPERTY RIGHTS FOR ALL

TENURE RESPONSIVE LAND USE PLANNING

A Guide for Country Level Implementation

Copyright © United Nations Human Settlements Programme (UN-Habitat), 2016

HS Number: HS/075/16E

DISCLAIMER

The designations employed and the presentation of the material in this publication do not imply the expression of any opinion whatsoever on the part of the Secretariat of the United Nations or the city or area, or of its authorities, or concerning delimitation of its frontiers or boundaries, or regarding its economic system or degree of development. The analysis, conclusions and recommendations of the report do not necessarily reflect the views of the United Nations Human Settlements Programme, the Governing Council of the United Nations Human Settlements Programme or its Member States, or the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) and the Technische Universität München (TUM).

United Nations Human Settlements Programme (UN-Habitat)

PO Box 30030, Nairobi 00100, Kenya

Tel: +254 2 623 120

Fax: +254 20 762 3477

www.unhabitat.org

Cover Photos © UN-Habitat/Uchendu Eugene Chigbu/Olaf Haub

ACKNOWLEDGEMENTS:

Lead Author:	Uchendu Eugene Chigbu
Co-authors:	Olaf Haub, Samuel Mabikke, Danilo Antonio, Jorge Santander Espinoza
Editor:	Victoria Quinlan
Coordinators:	Samuel Mabikke and Danilo Antonio
Technical & Editorial Support:	Hellen-Nyamweru Ndungu, Judith Mulinge
Sponsors:	The Netherlands Government, the Norwegian Government, Swedish International Development Cooperation Agency (SIDA), Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ), Federal Ministry of Economic Cooperation and Development (BMZ) and Technische Universität München.
Printer:	UNON, Publishing Services Section, Nairobi, ISO 14001:2004 certified



TENURE RESPONSIVE LAND USE PLANNING

A Guide for Country Level Implementation



CONTENTS

ACRONYMS.....	v
ACKNOWLEDGEMENTS.....	v
PREFACE	vi
CHAPTER ONE: INFORMATION CONCERNING THE GUIDE.....	1
1.1 Overview.....	1
1.2 What is this Guide about?.....	2
1.3 How to use this Guide: scopes and limitations.....	3
1.4 Structure of the Guide	4
CHAPTER TWO: BACKGROUND TO TENURE RESPONSIVE LUP.....	5
2.1 Overview.....	6
2.2 Basic Concept and Principles of Land Use Planning.....	6
2.3 Dimensions of Tenure Security.....	15
2.4 Major Objectives of Tenure Responsive LUP.....	17
CHAPTER THREE: HOW TO DO TENURE RESPONSIVE LUP.....	21
3.1 Overview.....	22
3.2 Integrating Tenure Aspects in Land Use Planning.....	22
3.3 Objectives, principles, levels and process of Tenure Responsive Land Use Planning.....	27
3.4 A framework for sentizing Tenure Security through LUP.....	32
3.5 Instiutional responsibility and capacity for Tenure Responsive LUP.....	38
CHAPTER FOUR: HOW TO INCORPORATE TENURE RESPONSIVE LUP WITH OTHER LAN TOOS AND APPROACHES.....	39
4.1 Overview.....	40
4.2 How to combine Tenure Responsive LUP with the tool “Pro-Poor Land Recordation”.....	41
4.3 How to combine Tenure Responsive LUP with the tools “Participatory Enumeration” and “PILaR”.....	42
4.4 How to combine Tenure Responsive LUP with the tools “Gender Evaluation Criteria”, “Grassroots Mechanism” and “Land Mediation”	43
4.5 How to combine Tenure Responsive LUP with the tool “STDM”.....	46
CHAPTER FIVE: POSSIBLE FIELDS OF APPLICATION FOR TENURE RESPONSIVE LUP.....	48
5.1 Overview.....	49
5.2 Rural development.....	49
5.3 Peri-urban development.....	50
5.4 Urban development.....	51

5.5	Territorial development.....	52
5.6	Sustainable natural resource management.....	53
5.7	Sustainable agriculture and food security.....	53
5.8	Climate change adaptation and mitigation.....	54
5.9	Coastal area and coastal resource management.....	55
5.10	Post-disaster reconstruction and risk reduction.....	56
CHAPTER SIX: OVERARCHING ISSUES IN TENURE RESPONSIVE LAND USE PLANNING.....		57
6.1	Overview	58
6.2	Capacity building and development.....	58
6.3	Financing	58
6.4	Gender issues.....	60
6.5	Legal and policy issues.....	61
6.6	Environmental concerns.....	61
6.7	Communication	63
6.8	Integrating Tenure Responsive LUP into a general Planning system.....	63
6.9	Important preconditions for Tenure Responsive LUP.....	64
CHAPTER SEVEN: THE WAY FORWARD.....		66
7.1	Overview	67
7.2	Differentiation between Tenure Responsive LUP and participatory LUP.....	67
7.3	Role of Tenure Responsive LUP in achieving the post-2015 SDGs.....	68
7.4	The Dos and Don'ts of Tenure Responsive LUP.....	69
7.5	Quick guide to Tenure Responsive LUP.....	70
7.6	Developing Tenure Responsive LUP further.....	72
CHAPTER EIGHT: CASE STUDIES.....		75
Case Study 1: Land Use Planning Project in peri-urban Ghana.....		75
Case Study 2: Land Use Planning Project in Lao PDR.....		76
Case Study 3: Land Use Planning in a Game Management Area in Zambia.....		78
Case Study 4: Digital Zoning Certificate Program in urban Chile		80
Case Study 5: Applying Tenure Responsive LUP in Squatter Settlements in Ethiopia		82
Case Study 6: Land Use Planning in a forest community of Brazil.....		84
Case Study 7: Land Use Planning in the Coastal Areas of the Philippines.....		86
REFERENCES.....		88
References.....		88
Specific reading list		91



ACRONYMS

AU	African Union
BMZ	Federal Ministry for Economic Cooperation and Development of Germany
CBPU	Urban Parcellary Map (for Chile)
CEDIZ	Digital Zoning Certificate Programme (in Chile)
CIDA	Canadian International Development Agency
CLUP	Comprehensive Land Use Planning
DFID	Department for International Development (UK)
EC	European Commission
EU	European Union
FAO	Food and Agriculture Organization of the United Nations
FIG	International Federation of Surveyors
GIS	Geographic information system
GIZ	Deutsche Gesellschaft für Internationale Zusammenarbeit (formerly GTZ)
GLTN	Global Land Tool Network
GMA	Game Management Area
GMP	Game Management Plan
GPS	Global Positioning System
GTZ	German Technical Cooperation (now GIZ)
IFAD	International Fund for Agricultural Development
ILC	International Land Coalition
ITPA	Instituto Terra de Preservação Ambiental
KfW	Kreditanstalt für Wiederaufbau
LGMA	Lupande Game Management Area (Zambia)
LUP	Land Use Planning
MDG	Millennium Development Goal
MDC	Mambwe District Council (Zambia)
NAFRI	National Agriculture and Forestry Research Institute (Laos)
NDF	Nordic Development Fund
NGO	Non-governmental organization
NORAD	Norwegian Agency for Development Cooperation
OECD	Organization for Economic Cooperation and Development
PDR (Lao)	People's Democratic Republic
PILaR	Participatory and Inclusive Land Readjustment
PRA	Participatory Rural Appraisal
SDF	Spatial Development Framework
SDGs	Sustainable Development Goals
SOLA	Solutions for Open Land Administration
STDM	Social Tenure Domain Module
TS	Tenure security
TUM	Technische Universität München
UNDP	United Nations Development Programme
UNECA	United Nations Economic Commission for Africa
UNECE	United Nations Economic Commission for Europe
UNEP	United Nations Environment Programme
UN-Habitat	United Nations Human Settlements Programme
USAID	United States Agency for International Development
USEPA	United States Environmental Protection Agency
WWF	World Wide Fund for Nature
ZAWA	Zambia Wildlife Association

ACKNOWLEDGEMENT

We would like to acknowledge the support of key individuals from various partner organizations who enriched this guide. The United Nations Human Settlements Programme (UN-Habitat), the Global Land Tool Network (GLTN) Secretariat, the Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) Flacke (University of Twente/ ITC), Anita Hernig (GIZ), and the Technische Universität München (TUM). We gratefully acknowledge the authors who prepared the guide: Uchendu Eugene Chigbu, the lead author (Technical University of Munich), Olaf Haub, of Applied Science), Geoffrey Payne (Independent Consultant), Samuel Mabikke and Danilo Antonio (UN-Habitat/GLTN) and Jorge Santander Espinoza (Deutsche Gesellschaft für Internationale Zusammenarbeit / GIZ).

The guide has benefited from the substantial review and technical inputs from a number of experts including:

Babette Wehrmann (International Consultant, Germany), Walter de Vries (Technical University of Munich), Clarissa Augustinus (UNHabitat/ GLTN), Efreng Saz (Visayas State University, Philippines), Paul Munro (Food and Agriculture Organization of the United Nations), Christian Graefen (GIZ), Nathaniel Don Marquez (ANGOC), Mike Taylor (International Land Coalition), Fahria Masum (Technical University of Munich), and Samuel Mabikke (UN-Habitat/GLTN) for managing and overseeing the overall development of the guide, including the consultation processes. Further thanks to Oumar Sylla, the Leader of the Land and GLTN Unit

预览已结束，完整报告链接和二维码如下：

https://www.yunbaogao.cn/report/index/report?reportId=5_18441

