

Preventing Informal Development through means of sustainable land use control



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Informal Settlement



Kenya



Areas where groups of housing units have been constructed on land that the occupants have no legal claim to, or occupy illegally.

Informal Development



Mexico



Unplanned settlements and areas where housing is not in compliance with current planning and building regulations (unauthorized housing).

OECD Definition

Informal Development Size of Problem

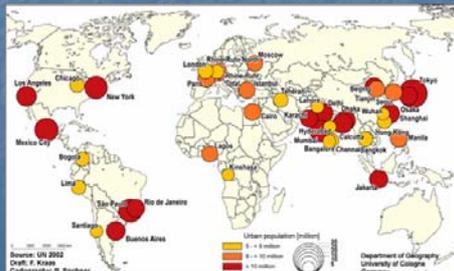
The scale of the problem is significant as highlighted during the FIG Com 3 and UNECE/WPLA workshop in Sounio, Greece, March 2007 and restrains the growth of and confidence in the formal land market.



In Albania the illegal developments contain up to 25% of the population and 40% of the built-up area of major cities in which they are located.

The 21st century is the century of cities and urbanisation

- World-wide, around 3.3 billion people currently live in cities (>50% of world-wide population).
- Dar es Salaam in Tanzania has a growth rate of 6% per annum, a doubling of the population every 13 years.

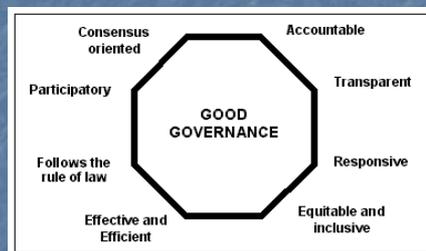


Major Causes of Informal Development

- Inadequate planning & building control systems.
- Low level of social and economic capital in society.
- Historical relationship and lack of trust between citizens and government.
- Attitudes towards land and property ownership.
- Corruption.
- Implications of social and economic institutions in society.

Governance

- Many of these issues result from the lack of good, robust governance.
- World Bank currently sponsoring a project to define and measure compliance with good governance in Land Administration.

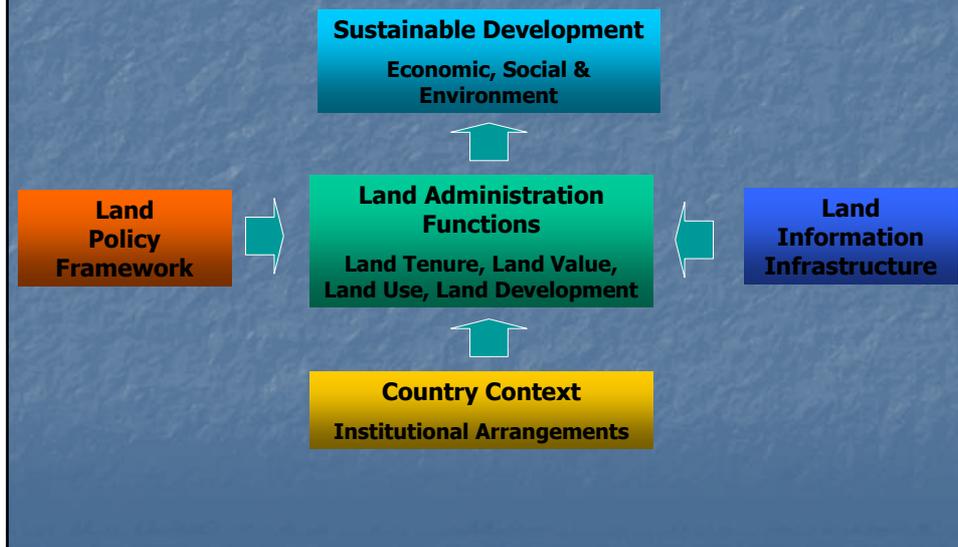


Source: UN ESACP

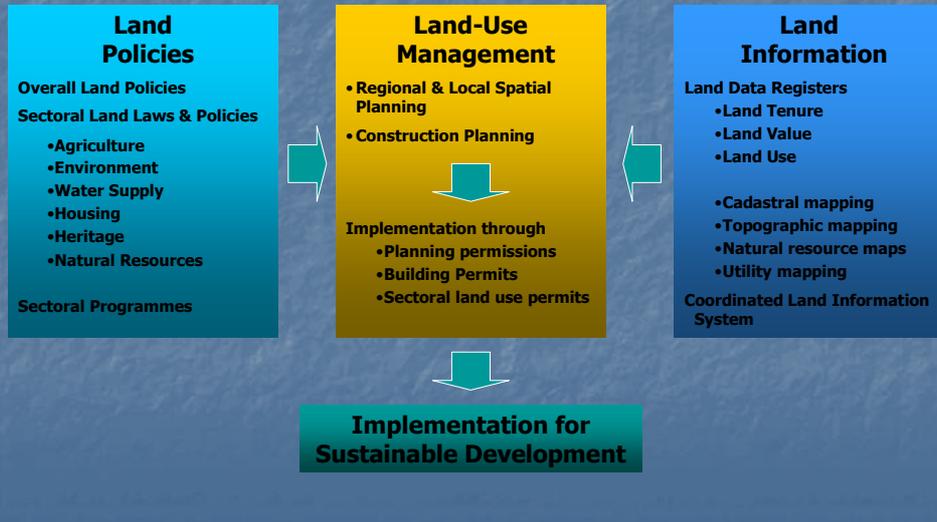
How can we prevent and legalise such informal development?

- Improving the support of integrated land-use management for sustainable development through the contribution of:
 - Decentralisation
 - Comprehensive Planning
 - Participation

The Land Management Paradigm



Integrated Land-Use Management for Sustainable Development



Decentralisation



The transfer of public authority, responsibility, resources, and personnel from the national level to sub-national jurisdictions; intermediate and local governments (not deconcentration).

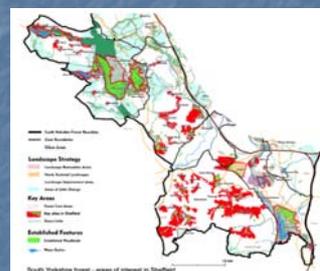
Role of Decentralised Land-Use Management in Reducing Informal Development

- Understanding the local environment
- Communication with the community
- Effective appraisal of development applications
- Empowering local officials
- Involvement of NGOs
- Collective monitoring of change



Dangers of Decentralised Land-use Management

- Local governments can be captured by local elites, property developers and interest-groups, leading to a distortion of the land use control process.
- Without adequate controls, there are issues of irresponsible spending, corruption as well as interference from central government.



Comprehensive Planning

- Land-use management includes control of:
 - Land-use in both urban and rural areas;
 - Management of natural resources.
- Consistent coverage over the total jurisdiction.
- Integration with land policies.

planning



Comprehensive Planning



Reducing Informal Development in developing countries must also include support for:

Poverty Reduction

Health

Education

Economic Growth

Tenure Security

Comprehensive Planning

Building Permit Control

- Check against building regulations
- Cross check against Planning Control



Comprehensive Planning



Urban Planning Control

- Controlled through Local Government
- Zoning by use
- Local plans



Rural Zone Planning Control

- Sectoral controls to manage natural resources

Participation

If citizens are not directly engaged in their local land use control activities then the political decision making will not be truly legitimate.



If the land use control process ensures transparency and inclusivity then even difficult decisions may be easier to be accepted by all parties involved.

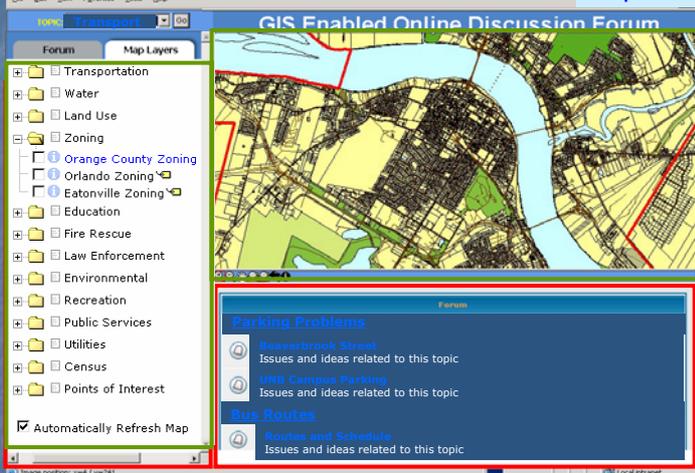
e-government planning portals



- e-planning portals allow citizens on-line access to the land use control information:
 - Submit development proposals
 - Access planning applications
 - Comment on planning applications

Public Participation GIS

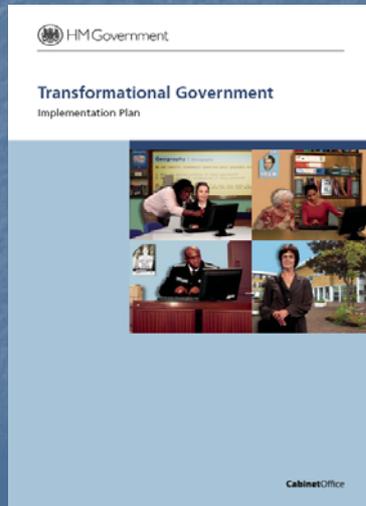
web-based GIS
Communicates
spatial context



Integration
Enhances
effective
communication

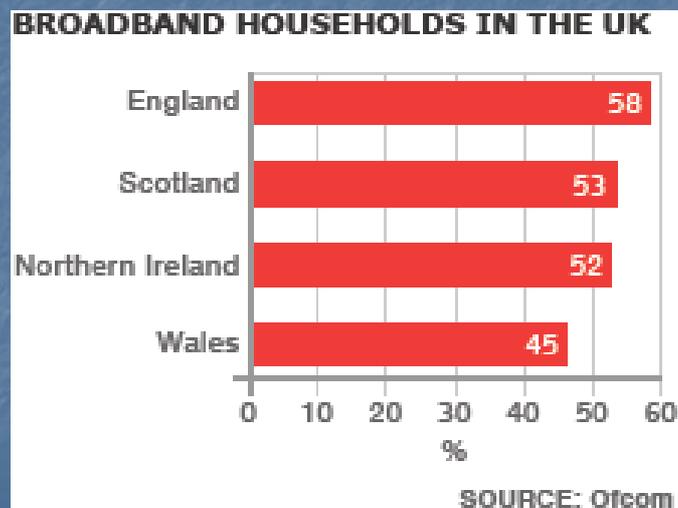
- online discussion forum
- Documents evolution of ideas and decisions
 - Supports transparent exchange of views

Transition from e-gov to m-gov Services

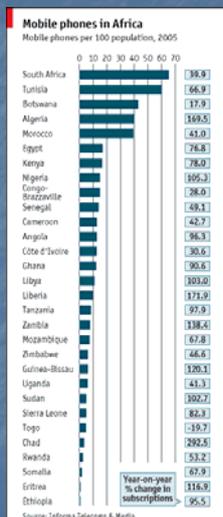


Innovative use of mobile devices to improve access for citizens on the move or without fixed phone lines

Digital Divide



Advantages of m-gov Services



Source: www.gatnet.blogspot.com

- It avoids the digital divide since the use of mobile phones is becoming ubiquitous and is evenly distributed across society.
- Use of cellular phone is fastest growing in developing countries (in 2007, 90% of phone subscriptions in Africa were cellular phones).
- Services are available anywhere, anytime.

Advantages of m-gov Services

- Mobile phones are increasingly being integrated with GNSS technology to spatially enable the phones.
- Supports 2-way communication, including real-time alerts to citizens, e.g. terror and severe weather alerts.
- Can be used for e-payments for services.



Source: www.smh.com.au

Advantages of m-gov Services

- Mobile phones are single user devices, allowing services to be personalised, e.g. license renewal reminders.
- m-government opens up additional channels for citizen participation and has a significant potential to increase the constituent participation in participatory democracy.



Source: www.e-participa.org

m-gov Services Reducing Informal Development

Mobile phone alerts provide citizens with details and location maps of new development proposals within the citizen's specified area of interest. This will let citizens understand what developments are part of the formal development process.



m-gov Services Reducing Informal Development



Source: www.slipperybrick.com

- Citizens text the location (postal address or GNSS derived co-ordinates) of a development to the planning authorities to query its legitimacy. The planning authorities check the current development proposals and alert the citizen.
- This example of monitoring urban development is part of 'urban sensing'.

Conclusions

- Many forms of illegal development could be significantly reduced through government interventions supported by the citizens.
- Underpinning this intervention is the concept of integrated land management as a fundamental means to support sustainable development.



Source: <http://blog.miragestudio7.com>

Conclusions

- Control of land use will only be effective if it is administered locally through trusted local government services within a comprehensive planning system.
- Planning is politics and the political decision making process will only be legitimised if the citizens are truly engaged in this process.



Source: www.icpdr.org

Conclusions

- Building of social capital will pay dividends as the citizens, through emerging m-government approaches, will support the monitoring of urban developments.
- This building of trust will take time as it involves considerable cultural and behavioural change by all stakeholders.



Source: Getty Image



Urban Sensing: Beyond Science

Interactive 12 metre D-Tower in Doetinchem, the Netherlands.

Activated by responses to a website that surveys the mood of the townspeople.

Fearful: **yellow**

In love: **red**

Source: Communications of the ACM, March 2008