



FIG Working Week 2012

Rome, Italy 6–10 May

Knowing to:

Manage the territory
Protect the environment
Evaluate the cultural heritage



Managing Peri-Urban Land Development: Building On Pro-Poor Land Management Principles

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OVERVIEW

- Introduction
- Objectives
- Current trend of land development
- Main issues
- Conclusion

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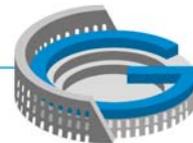




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INTRODUCTION

- Peri-urban
- Land development
- Land management
- Land administration
- Pro-poor land management

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OBJECTIVES

- investigate current trends of land development in some peri – urban areas in Kumasi, Ghana,
- assess impact on the natives of the communities.
- examine land management and administration practice in the peri – urban areas.
- identify principles of pro-poor land management as outlined by the UN HABITAT,
- recommendations

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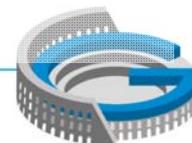




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Table 1 Land Use Composition Projected Over the Years (1995 - 2010)

LAND USE	1995		2000		2005		2010	
	Hector	%	Hector	%	Hector	%	Hector	%
Residential	8311.8	43.7	8512.2	43.7	8803.8	43.9	9088.6	44.0
Commercial	452.5	2.4	460.5	2.4	481.3	2.4	495.7	2.4
Industrial	785.5	4.1	796.3	4.1	802.2	4.0	826.2	4.0
Educational	3321.5	17.5	3408.1	17.5	3469.4	17.3	3573.5	17.3
Civic/Culture	1428.1	7.5	1446.8	7.5	1463.9	7.3	1487.2	7.2
Open space	2175.5	11.5	2229.2	11.5	2306.2	11.5	2375.4	11.5
Circulation	2527.0	13.3	2597	13.4	2727.3	13.6	2809.2	13.6
Total(Planned)	19005.0	74.8	19449.2	76.5	20054.1	79	20655.8	81.3
Undeveloped	6410.0	25.2	5965.8	23.5	5360.3	21	4759.2	18.7
Total Area	25415.0	100	25415.0	100	25415.0	100	25415.0	100

Source: Town and Country Planning Department, Kumasi (2010)

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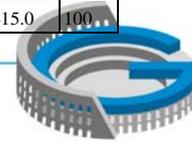


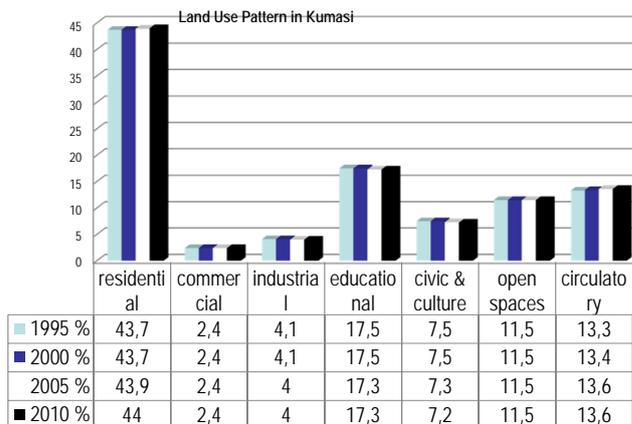
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Land Use Pattern in Kumasi



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CURRENT TREND



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MAIN ISSUES

IMPACT

- Loss of agric lands
- Inadequate compensation
- Insecurity of tenure
- Haphazard development
- Multiple sale of land
- Conflicts
- Stiff opposition
- Environmental effects
- Unbalanced land use pattern
- Unemployment
- Social vices
- Increase in poverty levels
- Loss of revenue

CHALLENGES

- Plural land mgt. Centralised land administration
- Centralised land administration
- Cumbersome and expensive land administration process
- Uncontrolled development
- Skewed land use pattern
- LAP – CLSs (37)
- LAP 2 – mapping of 4 regions
- Piloting decentralisation
- The poor are not considered in our LM&A processes

RECOMMENDATIONS

- Develop pro-poor land magt. Policies
- Equitable distribution of land uses
- Include old settlements in new plans
- Traditional authorities should consider subjects
- Education on land mgt. & administration
- Assemblies should be proactive
- Accessible & affordable land administration
- Decentralise land administration

PRO-POOR LAND MANAGEMENT PRINCIPLES

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PRO-POOR LAND MANAGEMENT PRINCIPLES

- Make the poor visible, legal citizens of the city.
- Include old settlements in plans.
- Develop standards and procedures that the poor find accessible and affordable.
- Decentralize land management responsibilities to local authorities.

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PRO-POOR LAND MANAGEMENT PRINCIPLES

- Decentralized systems should allow for more accountable and transparent processes.
- Have appropriate cadastral and land registration systems.
- Developing countries need to aim for arrangements that enhance tenure security through simplified procedures that promote transparent, accessible, user friendly and accountable land administration. (UN-HABITAT, 2004).

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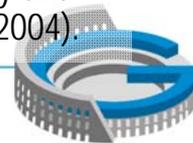


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CONCLUSION

The poor in our society deserve attention, and since land is the basic resource for all human activities, it is important that land management and administrative systems are built on pro-poor principles.

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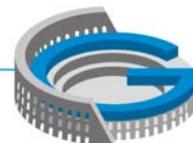




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THANK YOU

DISCUSSION , QUESTIONS, COMMENTS .

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