



**NAMIBIA UNIVERSITY
OF SCIENCE AND TECHNOLOGY**

FACULTY OF ENGINEERING AND THE BUILT ENVIRONMENT

Department Of Land & Spatial Sciences

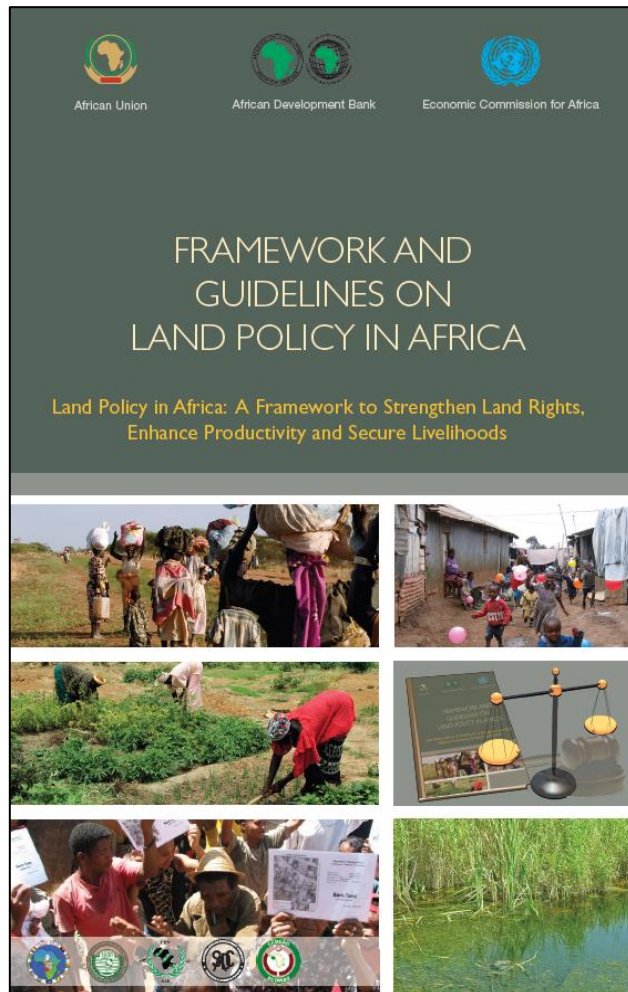
IT`S ALL ABOUT LAND

Cases of TUM's Direct Contribution to actualising Africa's Agenda on Land

**Uchendu Eugene
CHIGBU**



Africa's continental agenda on land sector and societal development



- Section 3.1.3: Acknowledging the legitimacy of indigenous land rights systems: “Colonial legacies which tended to denigrate indigenous land rights systems and suppress and sabotage their evolution and which ignored community land administration structures must now give way to new and innovative policies including the provision of statutory frameworks for the documentation and codification of informal land rights regimes” (p. 14).
- Section 5.3.7: Domesticating relevant regional and international commitments (p. 35).
- Section 6.1.4: Building partnership for tracking – (p. 38) “Networking is thus critical if these efforts are to be sustained.”



Content

- Two cases of direct TUM Contributions to Land Management in Africa
- Emerging knowledge from land management in Africa
- Investigations towards understanding the emerging land management challenge

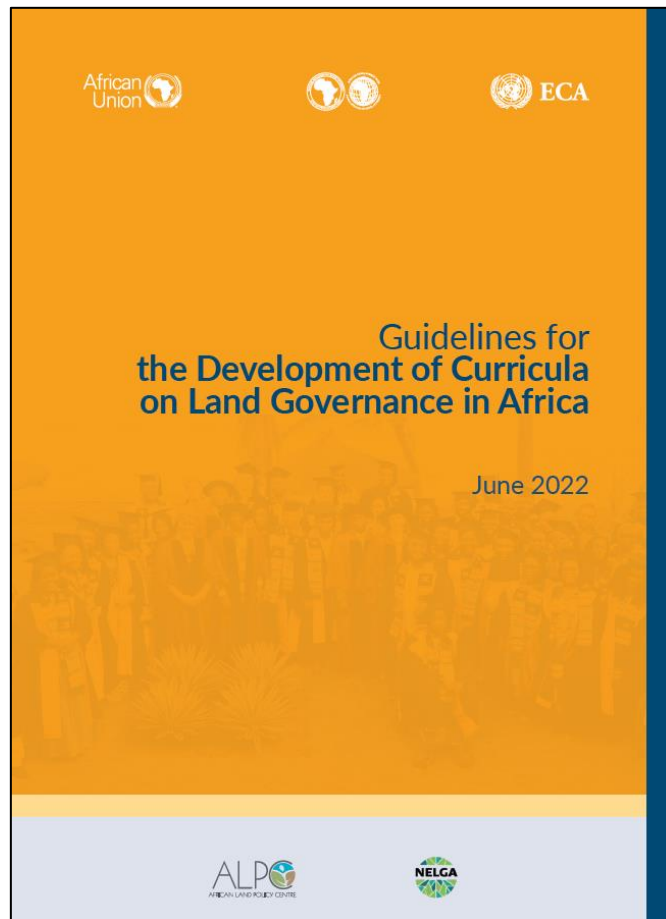


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CASE 1: Curricula Development Guidelines or land programme in Africa



Main capacity development input: Africa-wide university curricula on land programmes



- The assessments note that the Curricula on Land Governance in Africa is often “imported,” producing land professionals who are not equipped to respond to Africa’s realities and dimensions of land governance and administration.
- The Curricula also tends to be technical, lacking in the social/cultural, political, economic and environmental aspects crucial to land governance.
- The guidelines were developed by a core team of drafters and expert reviewers in a writeshop, followed by a series of external review sessions as well as individual review by academics, researchers and land professionals.

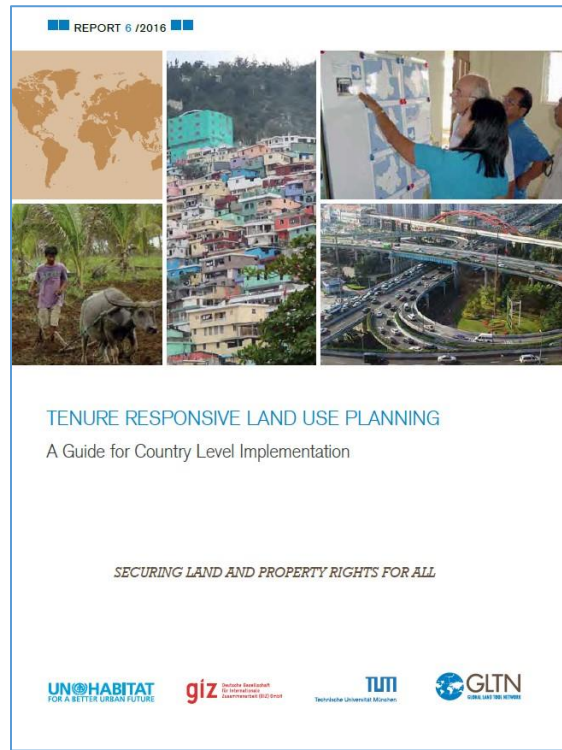


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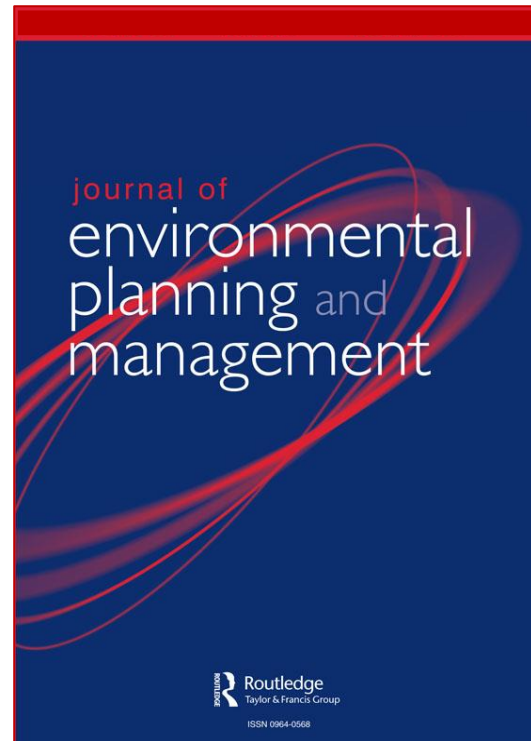
CASE 2: Tenure Responsive Land Use Planning



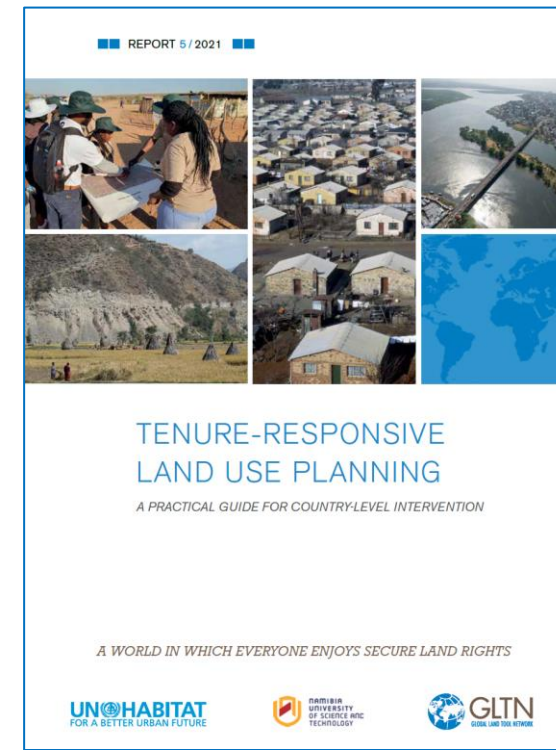
Tenure responsive land use planning – from policy to theory/concept to practice



Policy concept



Planning theory



Planning practice





Tenure responsive land use planning – wider linguistic & geographical applications

■ RAPPORT 6/2016 ■

**PLANIFICATION DE L'OCCUPATION DES
SOLS SENSIBLE A LA TENURE FONCIERE**
UN GUIDE DE MISE EN OEUVRE AU NIVEAU DES PAYS

ASSURER LES DROITS FONCIERS ET DE PROPRIÉTÉ POUR TOUS

MUNICIPALITY OF OKAHANDJA

PRESS RELEASE 2 August 2024

TENURE SECURITY INTERVENTION IN THE INFORMAL SETTLEMENTS OF OKAHANDJA THROUGH TENURE RESPONSIVE LAND USE PLANNING.

The Municipal Council of Okahandja in partnership with NUST (Namibia University of Science and Technology), SDFN (Shack Dwellers Federation of Namibia) / NHAG (National Housing Action Group) & the residents of Okahandja informal settlements initiated the informal settlement upgrading project in Ekunde 1, 2, 3 & 6 and Five Rand Informal settlements. The aim is to create opportunities for the community to express their ideas and views on the future development of their town. These informal settlement upgrading project comprises of 5 phases and the following three phases are completed.

- 1. PROFILING**
Profiling was done to gain an understanding of the identified community and informal settlements as a whole. This exercise has been done through community meeting discussions. The community members mapped out the boundaries of their informal settlements. This activity has been successfully completed and documented.
- 2. ENUMERATION**
This is a socio-economic survey done in all five identified informal settlements and crucial information has been collected by the local CLIP (Community Land Information Program) team supported by NHAG/SDFN, NUST and Municipality staff members. Key information for planning purposes such as average income per household, population and developmental priorities has been compiled.
 - a) Ekunde 1, 2, 3 & 6 has **3,499 households** and the total **population of 10,823**, as per the data collected.
 - b) Five Rand Informal settlement has **1,238 households** and the total **population of 1,952**, as per the data collected.
- 3. PLANNING**
The first activity undertaken during the planning was the site analysis of the informal settlements to gain an understanding of the environmental, social cultural, economic issues and spatial patterns. Planning has been done through community planning studios held at the subject informal settlements in collaboration with NUST, NHAG/SDFN and the Municipality staff members. The main purpose of this exercise is to alleviate informal settlements, create opportunities for the community to express their ideas, views and provide affordable security of tenure to low and ultra-low income people living in informal settlements. The layout for both townships have been presented to the community and the Council.
 - a) Ekunde 1, 2, 3 & 6 preliminary layout has been finalized and comprises of **4,446 erven** of which **4,162 are single residential**.
 - b) Five Rand Informal settlement preliminary layout has been finalized and comprises of **852 erven** of which **813 are single residential**.

The next two phases of this project are (a) **Land Survey, Re-blocking and Servicing** and (b) **Housing Opportunities**.

The Municipal Council of Okahandja would like to take this opportunity to thank all stakeholders involved for their valuable contribution towards the success of this vital project that will provide affordable security of tenure to high density residents of the Five Rand and Ekunde informal settlements.

ISSUED BY:
MR. ALPHONS TJITOMBO
CHIEF EXECUTIVE OFFICER

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Tenure responsive land use planning in Ghana: evidence from peri-urban Tamale

Millicent Awaliie Akaateba

Published online: 18 Oct 2022

Download citation | https://doi.org/10.1080/13563475.2022.2137114

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ABSTRACT

Due partly to rapid urbanisation and the re-interpretation of customary land tenure, land use planning in Ghana is sometimes associated with tenure insecurities in peri-urban areas. Contributing to the emerging debate on Tenure Responsive Land Use Planning (TR-LUP), this paper assesses the tenure responsiveness of land use planning projects in peri-urban Tamale based on data gathered from in-depth interviews and focus group discussions with key stakeholders. It is argued that the current tenure insecurity challenges that characterised land use planning projects in peri-urban Ghana emanate primarily from limited stakeholder participation, land commodification, re-interpretation of customary land tenure, and weak institutional capacities of local planning agencies. The paper adds insights to the challenges surrounding the applicability of the TR-LUP concept by highlighting how land use planning influences tenure security in customary land tenure contexts. Finally, it proposes policy measures to protect the land use rights of peri-urban dwellers.

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IGC
International Growth Centre

The potential for tenure-responsive land use planning in Kampala

In brief

- Kampala is a city that is growing rapidly at an estimated rate of 3.9% per year. It is estimated that the daily workforce comprises of 4.5 million people.
- To date, much of this urbanisation has been unplanned. There have been various attempts at designing a planning framework. In 2012, the Kampala Physical Development Plan (KPDP) was finalised.
- The KPDP has faced numerous implementation

This project was funded by IGC Uganda



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Emerging knowledge from land management in Africa



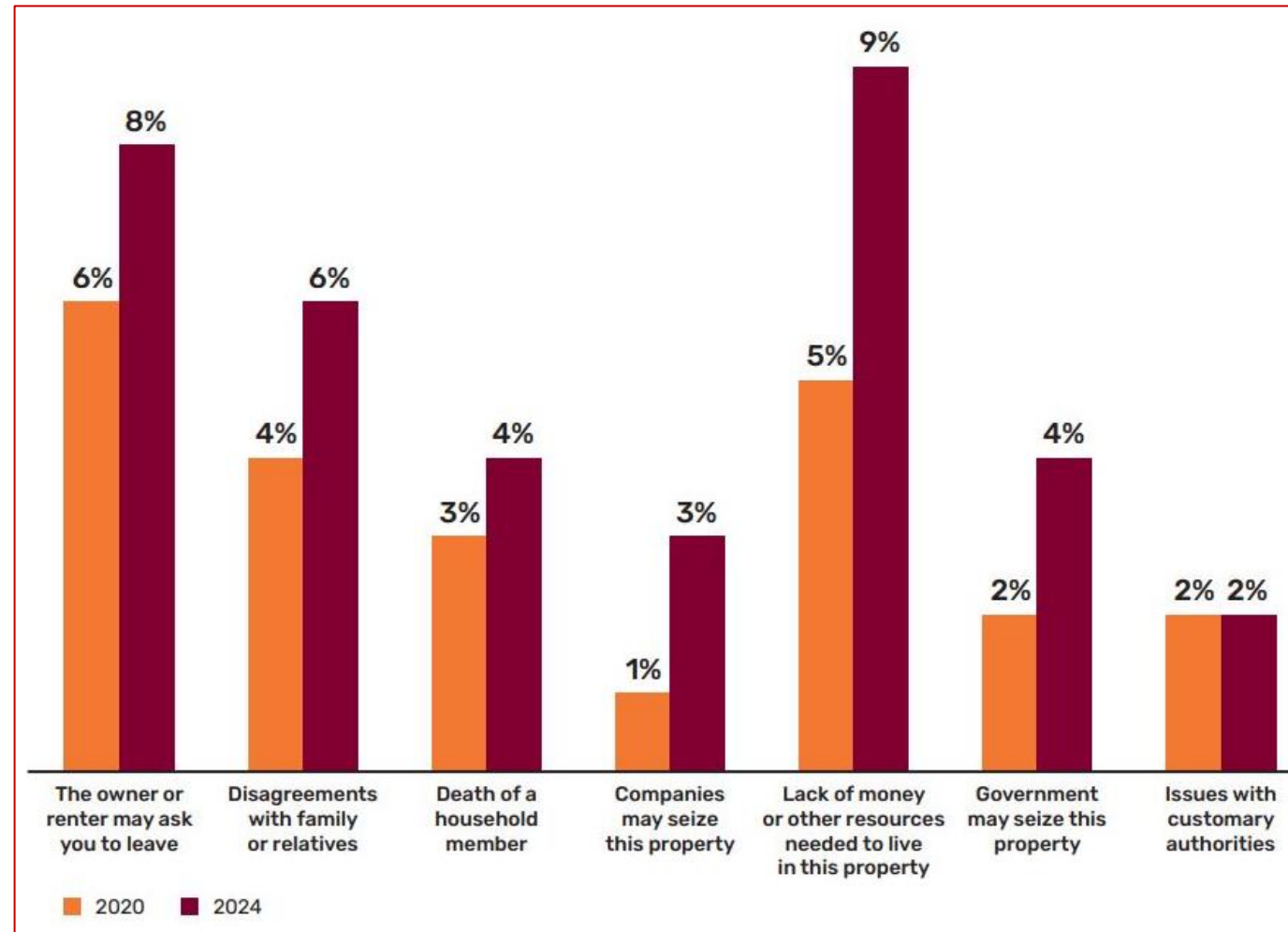
Having formal documents is not a blanket cover for tenure security in Africa

Tenure insecurity via formal documents

- Possessing formal documents does not make people feel substantially more secure in sub-Saharan Africa (Prindex, 2020/2024).

Reasons for insecurity

- Justifications for insecurity relates to business, government, health, etc.





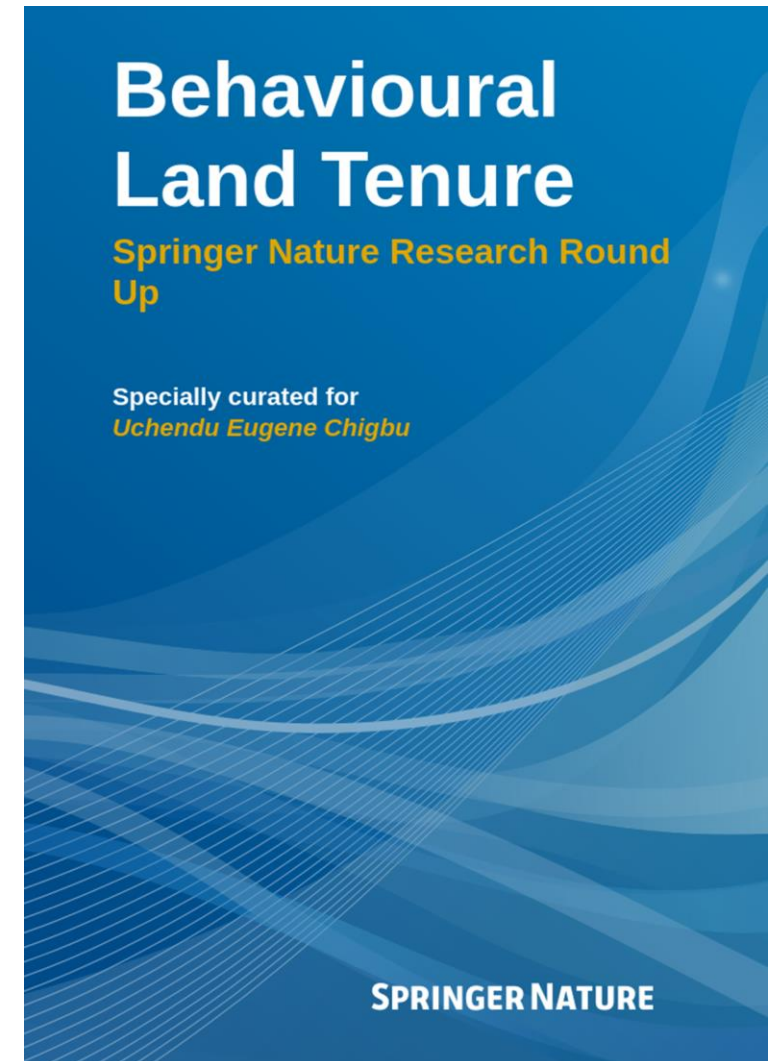
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Investigations towards understanding the emerging land management challenge



Efforts at understanding emerging knowledge: human behaviour in land tenure practices

- **Objective**
 - Evoke behavioural science concerns in land management and land administration disciplines.
 - Speculative society-centred theory on the behavioural dimension of land tenure.
 - Frame a generic behavioural framework for society focused land tenure practices.
- **Book timeline**
 - Proposal submitted (March 2024).
 - Proposal accepted (August 2024).
 - PalgraveMacmillan contract (August 2024).
 - Research Round up (September 2024).
 - Manuscript submission (December 2025).



AI-generated image (courtesy of Springer Nature)



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Thanks