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Methodological guide for the development of Local Land-use & Sustainable Development Plans (PLADDT) - *Summary*

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Foreword

Land-use management refers to a set of voluntary and joint political or technical actions and interventions to ensure adequate distribution of population, buildings, economic activities, facilities and infrastructure. It must consider proper timing and space and the natural and anthropogenic constraints associated with their establishment.

It aims to improve rational, effective and efficient policy making for locating and distributing people and goods. The goal is to ensure optimum implementation of decentralised cross-sectoral and territorial action.

Land-use management revolves around regional and local development, sustainable development and environmental protection. It introduces the principle of subsidiarity within decentralisation. It also establishes a contractual framework for the State and the decentralised local authorities to manage land jointly.

The legal and regulatory framework for land-use management was complemented by Law No. 2011/008 of 6 May 2011 on Guidance for land-use management and sustainable development. It sets out the various strategic land-use planning and management tools at national, regional and local levels. This includes the national and regional land-use management and sustainable development plans (SNADDT and SRADDT) and the local land-use management and sustainable development plan (PLADDT).

Local development is apparently facing a number of challenges. These relate to: inadequate local land planning tools; land conflicts; insufficient land set aside for local communities and future generations; and threats to ecosystems, biodiversity and natural resources.

This guide aims to respond to these problems by establishing a framework for developing local land-use management and sustainable development plans.

This document was developed through a participatory approach. It focused on the inclusion of all stakeholders, public administrations, the private sector, civil society and all actors involved in local planning.

The document is structured in seven (7) key methodological steps for developing PLADDTs. These are: i) organisation and development of the PLADDT process and official launch; ii) municipality diagnosis: preliminary diagnosis, collection and analysis of existing data for the consultation planning; iii) village diagnosis: consultations, institutional strengthening, data collection, diagnosis and planning; iv) feedback on village land-use plans (VLUPs) at the municipal level, development and approval of the provisional PLADDT; v) feedback on the provisional PLADDT from local communities and consideration of remarks at the village level; vi) finalisation of the PLADDT, approval and public dissemination; and vii) implementation, monitoring and evaluation of the PLADDT.

A mayor, the State, or both, may initiate the development of a PLADDT as part of a framework planning contract between the central government and the region. Financing may come from the municipality, the public investment budget, a technical and financial partner, or co-financing from such partners.

***The Minister of Economy, Planning
and Regional Development***

Glossary

VPA	Voluntary Partnership Agreement
CAFI	Central Africa Forest Initiative
FPIC	free and prior informed consent
CMP	common mapping platform
FAO	Food and Agriculture Organisation of the United Nations
FLEGT	Forest Law Enforcement, Governance and Trade
MINDDEVEL	Ministry of Decentralisation and Local Development
MINEPAT	Ministry of Economy, Planning and Regional Development
MINEPDED	Ministry of Environment, Protection of Nature and Sustainable Development
MINEPIA	Ministry of Livestock, Fisheries and Animal Industries
MINFOF	Ministry of Forestry and Wildlife
MINHDU	Ministry of Housing and Urban Development
NGO	Non-governmental organisation
IPLC	Indigenous peoples and local communities
VLUP	Village land-use plan
PLADDT	Local Land-use and Sustainable Development Plan
REDD+	Reducing emissions from deforestation and forest degradation in developing countries, and the role of conservation, sustainable management of forests, and enhancement of forest carbon stocks in developing countries
SNADDT	National Programme for Sustainable Territory Management
SRADDT	Regional Programme for Sustainable Territory Management

1. Introduction

Land-use management and sustainable development consist in implementing physical planning. It aims to correct natural or development-related disparities by seeking a rational, balanced distribution, as integrated as possible, of people, production activities, infrastructure and equipment throughout the territory (Article 3 of Law No. 2011/008 of 6 May 2011 on Guidance for land-use management and sustainable development in Cameroon). This law establishes three spatial scales of strategic land-use management and sustainable development tools: the national programme, regional programmes, and local plans.

This summary guide introduces the most decentralised level: Local Land-use and Sustainable Development Plans (PLADDT). PLADDTs propose mechanisms for planning and securing land for each use and user, and actions and investments necessary for sustainable development and environmental protection. They clarify the uses, users and management of rural areas in one or more decentralised local authorities, at the municipal level. They also seek to resolve conflicts among current or foreseeable uses.

PLADDTs are not mandatory. They are developed where needed. Their development may respond to one or more needs and may be triggered by one or more players. For example, the national government proposes an infrastructure or economic development project. A rural municipality identifies opportunities for investment and economic growth or a land-use conflict to be resolved.

Urban planning is dealt with in a separate law, the Law on Urban Planning of 2004. Thus, a key process in the PLADDT process is to recognise the boundaries between urban and rural areas and the planning instruments applicable to each territory.

The municipal planning services of one or more municipalities develop the PLADDT. The planning and development missions and their development partners support it.

A PLADDT's vision covers 25 years to prepare the municipality for long-term sustainable development. PLADDTs are updated every five years.

1.1 Summary guide users

This summary guide is intended primarily for decentralised local authorities and their technical and financial partners. It aims to facilitate their work in the pursuit of sustainable rural development, decentralisation, environmental protection, social equity and the reduction of land-use conflicts. Partners of decentralised local authorities include technical ministries and their decentralised structures; development missions and societies; development projects and programmes; non-governmental organisations (NGOs); civil society organisations; the private sector; bilateral and multilateral donors; and any other local development stakeholders.

This Guide presents the approach to be adopted to guide the PLADDTs development process at the municipal and village level.

Detailed guidelines for the development of PLADDTs for each step described in this document, including a list of tools, will be available to the technical support and steering

structures, as well as to the multidisciplinary technical team that will accompany the municipalities during the PLADDT planning process. Such practitioners may include experts from municipalities, development missions and societies, consultancies and design offices, development projects and programmes, NGOs and civil society organisations.

1.2 Summary guide's objectives

This summary guide on the PLADDT development process describes:

- How the legal and national framework for land-use management can be translated at municipal level.
- The relationship between PLADDT and land-use processes and instruments at higher administrative levels.
- How the PLADDT development process interacts with the Municipal Development Plan development process.
- The phases of the PLADDT's development process.
- All actors' roles and responsibilities.
- The information needed for local land-use planning.
- How to reconcile current or foreseeable land-use conflicts, or divergent views on future land uses.
- Land status (community/customary uses) to facilitate securing land tenure.

1.3 When to develop a PLADDT?

PLADDT implementation may respond to one or more needs:

- The government proposes a project that will impact land use in one or more municipalities. Examples include a new road, a hydroelectric dam, a major agro-industrial or mining project.
- The creation of a land reserve, a new protected area, a forest concession, or any other type of reserve or concession provided for in national laws that would require local communities to give up some access and use rights, and thus some areas of land and resources.
- The city council, regional council, government delegations or relevant ministries decide that PLADDT implementation is the tool to resolve a land-use conflict.
- Local institutions lead a territorial planning process in favour of sustainable development at the level of a municipality or a group of municipalities. For example, this could be part of a REDD+ programme or the development of a zero-deforestation agricultural initiative.
- A municipality identifies opportunities for investment and economic growth that require a plan to organise the area and guide investment.

In each of these cases, the municipality concerned will initiate a local land-use planning process, overseen by the supervisory authorities. This process will aim to determine the potential impact related to the reason for seeking a PLADDT on land use. It will also seek consensus on whether and how the main issue underlying the PLADDT can be implemented in a locally acceptable manner.

Box 1. Land-use management as a cross-cutting action on sustainability issues

Cameroon is engaged in several international processes aimed at reducing deforestation.

- REDD+ process in Cameroon
- Cameroon's nationally determined contribution
- The Emission Reduction Program
- The Central African Forest Initiative (CAFI)
- The Voluntary Partnership Agreement (VPA-FLEGT) between the European Union and Cameroon
- The African Forest Landscape Restoration Initiative (AFR100)

All these processes consider land use as a basis for securing forest areas and directing investment towards sustainable intensification of agricultural crops and other land uses to limit deforestation.

Guidelines for PLADDT development include detailed tools and methodologies to forecast the environmental, social and economic impacts of different land-use scenarios, including forest cover and carbon stocks. These tools' proper application during the participatory PLADDT development process will form the foundation for obtaining free, prior and informed consent (FPIC) for these programmes and investments.

1.4 PLADDT objectives

The PLADDT must meet the following overall objectives:

- Establishing strategic area development pillars to support sustainable rural development.
- Organising local land distribution to provide a consistent response to the different productive, cultural and protection uses and functions that national policies expect of the territory.
- Identifying current uses, users, governance mechanisms, and land allocation proposals for future uses, and pointing out areas of common interest and potential conflicts.
- Negotiating a consensus that reconciles the various current and future land interests, and agreeing on the ways to govern them as a first step towards securing land for all stakeholders in rural areas.
- Prioritising public investment and guiding private investment at all scales (small, medium and large enterprises); triggering concrete and coordinated investments to achieve the expected results of rural development.
- Ensuring social balance and peace among the different groups of stakeholders living in the municipality, including all vulnerable and marginalised social layers.

The PLADDT's specific objectives include:

- Discussing and confirming the guidance, objectives and expected results of land-use policies, strategies and programmes at higher administrative levels (national and regional programmes).
- Identifying land uses and users and local opportunities for sustainable development, and planning them in agreement with existing institutions to meet local needs.
- Strengthening existing formalised, customary or *ad hoc* local land management and land governance institutions; or establishing the necessary institutions to ensure good governance in accordance with legal and customary standards.

To achieve these objectives, an iterative evaluation process of the governance options and systems is carried out with stakeholders to choose the optimal land management option.

2. Policy, legal and institutional framework

The PLADDT development process is based on and must be carried out in compliance with a set of official texts governing land planning, natural resource management, land domains and management, and decentralisation.

Below is a summary of the legal and institutional framework governing the development of the PLADDT. It includes existing laws, policies, programmes, strategies, plans and institutional arrangements for implementing decentralised land-use management in Cameroon.

The most important legal instruments for the development of PLADDTs are analysed in the following subsections.

2.1 Programming instruments

- Cameroon's development vision towards 2035. This instrument identifies urban development and land-use planning as one of the five major challenges in Cameroon. It promotes a coherent land-use strategy as a means for integrated, inclusive and sustainable development. The Vision provides for the establishment of a legal and regulatory framework for land-use planning (law, master plan and creation of a territorial development observatory).
- The National Rural Development Strategy (MINEPAT, 2016). This instrument guides the reconciliation of multisectoral interests with input from all sub-sectoral ministries: agriculture, livestock, forestry and environment. Support to the Strategy's implementation will be provided through the National Agricultural Investment Plan.

2.2 The Law providing guidance on land-use management and sustainable development

Law No. 201/008 of 6 May 2011 providing guidance on land-use management and sustainable development in Cameroon (hereinafter, the Law on guidance on land-use management) establishes the principle of land-use management and sustainable development and applies to all activities related to land allocation. The Law (Article 10) also designates strategic sustainable land development tools, namely:

- The National Programme for Sustainable Territory Development (SNADDT).
- The Regional Programme for Sustainable Territory Management (SRADDT).
- Sectoral development plans.
- Local Land-use and Sustainable Development Plans (PLADDT).
- Framework planning contracts between the central government and the region: agreements between the State, the region and/or a decentralised local authority to implement a land-use action programme.

Some of these tools are shown below to explain PLADDTs' position in the hierarchy of administrative legal instruments.

The National Programme for Sustainable Territorial Development (SNADDT)

According to Article 12 of the Law on guidance on land-use management, the SNADDT sets long-term guidelines for the country's environmental management and sustainable development. It lays down the principles governing the location of major transport infrastructures, major infrastructure and public services of national interest.

The Regional Programme for Sustainable Territorial Management (SRADDT)

According to Article 15 of the Law on guidance on land-use management, the SRADDTs set medium-term guidelines for sustainable land-use development in the regions. They include cartographic documents representing the regional management and sustainable development vision, including investment location, major facilities, infrastructure, sites and protected or urban areas. The SRADDT sets out the development guidelines to be implemented by the regions, either directly or by contract with the State, other regions, municipalities, private or public organisations, public entities or any other legal entity governed by public or private law.

The Local Land-use & Sustainable Development Plan (PLADDT)

Article 5 (paragraph 7) of the Law on guidance on land-use management defines the PLADDT as 'the implementation of the SRADDT at municipal or inter-municipal level.'

Section 6 of said Law recognises several principles. The following principles guide the development and implementation of the Law, and hence of PLADDTs:

- The principle of decentralisation and sustainable development through the transfer of jurisdiction and resources to decentralised local authorities in land planning, taking into account concerns regarding ecosystem conservation and the protection of landscapes and artistic and cultural expressions.
- The principle of participation of decentralised local authorities, public bodies, socio-economic actors and citizens in land-use planning decision making, implementation and monitoring.
- The principle of legislative integration with regard to decentralisation, environmental protection and urban planning and construction.

Article 20 of the above-mentioned Law specifies the municipalities' role in developing these tools:

- Municipalities participate in the SRADDT's development and implementation.
- Under the SRADDT, municipalities draft framework documents for planning interventions, overseen by the supervisory authorities: municipal or inter-municipal local development plans; land tenure plans; urban planning documents; agreed planning documents; renovation and land consolidation documents; as well as other planning interventions.
- Municipal framework documents for planning interventions are updated every five years.
- Together with the State or the region, municipalities may also draft framework planning contracts to achieve development objectives.

The plans, documents and interventions mentioned above are subject to the approval of the region's administrative authority, prior to their adoption by the municipal council.

Zoning

Article 5 (paragraph 12) of the Law on guidance on land-use management defines the concept of zoning as the 'division of land into specific areas and distribution of activities within those areas aimed at making the most of the areas concerned by an optimal land-use plan according to the sectors of growth and creation of wealth and jobs.' However, it does not define the scale of reference.

2.3 Other laws having an impact on municipal land-use management

Along with the Law on guidance for land-use management, other regulations govern decentralised land-use management.

Law No. 2004/017 of 22 July 2004 on guidance on decentralisation

Within the new socio-political dynamics marked by the decentralisation and sustainable development process, Law No. 2004/017 of 22 July 2004 on guidance on decentralisation gives municipalities and regions the power to create and implement their development policies and plans in accordance with the main national guidelines.

This law ensures that development potential and constraints are better taken into account. It also ensures effective engagement of populations in the identification of the area's potential, in the definition of needs and decision making. It also increases the population's buy-in in relation to investments.

Law No. 2004/018 of 22 July 2004 on the rules applicable to municipalities

This law defines the municipality as 'a basic community with a general mission for local development and improvement of its residents' environment and living conditions.' According to this Law, municipalities have specific powers in a variety of areas, including economic action; environment and sustainable management of natural resources; land management and planning, urban planning and housing; population health and social action; and youth and recreation.

Law No. 2004/019 of 22 July 2004 on the rules applicable to regions

This law sets the rules applicable to the regions, within the provisions of the Law on guidance on decentralisation. Under this Law, various powers are delegated to regions, including: the development, implementation and monitoring of regional environmental action plans or programmes; the development of specific regional emergency response and risk prevention plans; the development and implementation of regional development plans; the entering into framework contracts with the central government to achieve development objectives; the development of the regional land-use plan in accordance with the national plan; and participation in the development of urban planning documents and local authority master plans. In public maritime and white-water areas that are governed by special

development plans approved by the State, management powers are delegated to the relevant regions for areas within the borders assigned to them in those plans.

Law No. 94/001 of 14 January 1994 on the rules governing forests, wildlife and fisheries

The Law on forestry is the only one that has zoned the national forest territory. Cameroon's forest zoning plan, or indicative land-use map, is an allocation of Cameroonian forest space to specific uses (production, protection, recreation, education, research, and so forth)¹. However, Section 16 (3) of the Law on forestry states that forest resources must be allocated in accordance with the land-use plan.

Law No. 2004/003 of 21 April 2004 governing urban planning in Cameroon

Articles 25 et seq. of the Law governing urban planning in Cameroon explicitly refer to various urban planning documents and their importance. These documents are: The Master Urban Plan; the Land Occupation Plan; the Area Plan; and the Summary Urban Plan. The Law also defines these documents and specifies the means/conditions for their development. All these plans tend to cover the entire national territory, competing with other laws, in particular the one on land-use management.

Legislation on land and state ownership

Most of Cameroon's land and public land tenure is built around the system set up during the last major land reform of 1974. This reform is captured specifically in Ordinances No. 74/1 of 6 July 1974 establishing land tenure and No. 74/2 of the same date establishing public tenure. These legal texts specify that the land belongs to the Cameroonian people and that the State guarantees its rational use.

2.4 Linkage between PLADDTs and land-use tools at higher administrative levels

Following consultations with the National Community-Driven Development Programme and other stakeholders, MINEPAT adopted the following approach:

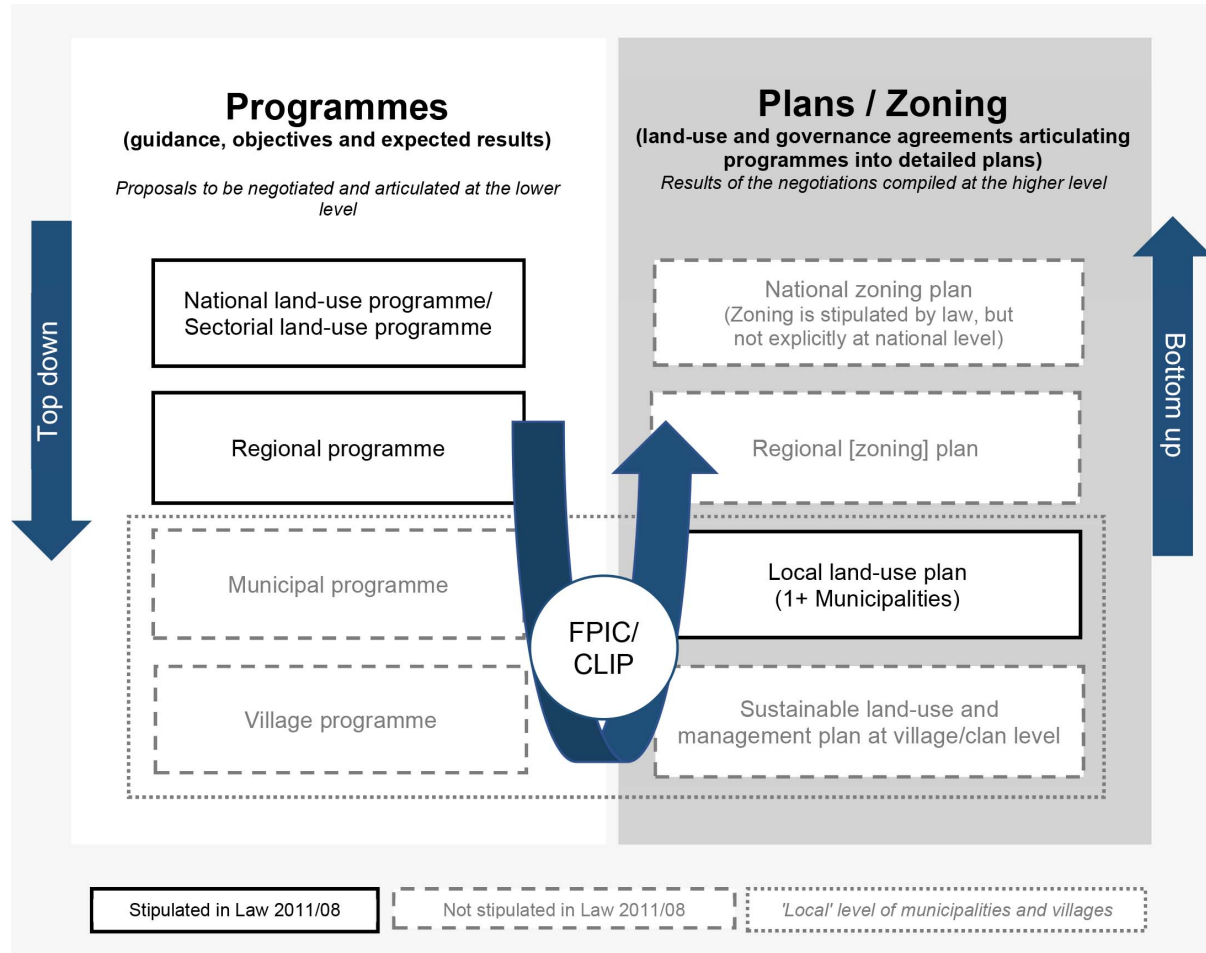
- The development of a PLADDT at the level of one or more municipalities, in accordance with the national and regional plans.
- The proposed PLADDT method will include a mandatory step at the village level to ensure the principle of participation.

It is essential to clarify the type of decisions to be taken at each level of land-use planning and how they relate to the different levels. Figure 1 shows an integrated concept of the land-use process and the link among the different geographical land-use levels (national, regional, communal and village). This concept is based on a broadly accepted vision of integrated planning. National programmes identify policy orientations and objectives, as well as expected results. Each of these programmes represents a government proposal to be negotiated and articulated at the lower levels. The aim is to reach consensus on the final

¹ Decree No. 95/678/PM of 18 December 1995 of MINFOF establishes an indicative framework for land use in the southern forest area.

land-use plan with those who actually live on that land. These local-level plans are then aggregated into regional and national plans, which are then implemented. It is an iterative process: the plans' results are reintroduced into the revised programmes over time.

Figure 1. Integrated concept of land management process



This Guide's approach is in line with the principle of participation enshrined in Article 6 of the Law on land-use guidance. The PLADDT process concept described above is therefore a sound means of implementing and fine-tuning national policies and strategies at the local level. This is achieved by sharing proposals in SNADDT and SRADDT at local level. Local municipalities and their member communities share their ambitions and priorities with the government.

All parties must then agree on optimal land management solutions through a fully participatory process with municipalities and local communities. In this respect, reference is made to the principle of free, prior and informed consent (FPIC) recognised by international² standards for responsible investments having an impact on indigenous communities and peoples' land³.

² The [Voluntary Guidelines on the Responsible Governance of Tenure](#) also recommend the principle of implementation regarding consultation and participation (FAO, 2012).

³ MINEPDED (2014). [Operational Guidelines for Obtaining Free, Prior and Informed Consent in REDD+ Initiatives in Cameroon](#).

3. Institutions involved in PLADDTs and their roles

The PLADDT process involves the participation of many stakeholders. Given their large number, coordination mechanisms for all sectoral and local interests must be established.

3.1 Centralised state structures

Several ministerial departments and public institutions participate in the development and implementation process of rural land-use planning and management, including at least 11 ministries, and some specialised institutions:

- MINEPAT
- Ministry of Decentralisation and Local Development (MINDDEVEL)
- Ministry of Finance (MINFI)
- Ministry of Territorial Administration (MINAT)
- Ministry of Forestry and Wildlife (MINFOF)
- Ministry of Environment, Protection of Nature and Sustainable Development (MINEPDED)
- Ministry of Livestock, Fisheries and Animal Industries (MINEPIA)
- Ministry of Agriculture and Rural Development (MINADER)
- Ministry of State property, Surveys and Land Tenure (MINDCAF)
- Ministry of Mines, Industry and Technological Development (MINIMIDT)
- Ministry of Public Works (MINTP)

Specialised institutions:

- National Mapping Institute
- Institute of Geological and Mining Resources
- National Statistics Institute
- National Climate Change Observatory

Study missions for land-use planning and development projects:

- Northern Management and Development Study Mission
- Northwest Province Development Mission
- South West Development Association
- Ocean Management Study Mission

Advisory bodies. These multi-stakeholder bodies are set up within specific programmes, for example:

- National Council for Decentralisation
- Interdepartmental Committee on Local Services
- Farmer-Forest platforms
- Operational technical units

3.2 Decentralised local authorities

Municipalities are the lowest scale decentralised local authorities. They are represented by the municipal council, which is in charge of developing PLADDTs, with the oversight of the supervisory authorities (Article 20(2) of the Law on guidance on land-use management).

These decentralised local authorities also play a role in:

- The promotion and exploitation of natural resources and the development of local economies
- The organisation of the local institutional framework
- Regional and local planning
- Environmental management
- The promotion of partnerships

The mayors' authority is limited to land that is the direct property of their municipality (municipal forests, urban structure, rural tracks, and so forth). The mayor has no power over the management of rural land itself unless he/she is a traditional authority (village/clan chief; Lamido). In this case, he/she may have responsibility for land management in his/her community, where the application of customary rules remains the main mechanism for land management and allocation.

During the development of the PLADDT, the municipal council (municipality) and the mayor facilitate the agreement among stakeholders at the national, regional, municipal and community levels on municipal area zoning. They help clarify the rights, responsibilities and relationships among stakeholders, with stakeholders agreeing on resource management.

3.3 Traditional authorities (chiefdoms) and local populations

In several communities, traditional authorities play an important role in the allocation of commonly-owned customary land, in resolving conflicts related to land, and in the management of natural resources and the mobilisation of local populations.

3.4 Indigenous peoples and local communities (IPLC)

IPLCs are the most involved in the use of rural areas and are the most affected by proposals for new uses in national and regional programmes. They are therefore key stakeholders to consult. Consensus must be reached with IPLC on land-use management and sustainable development, specifically of their land area. IPLCs play several roles, the most important ones are:

- Contributing and participating in the diagnosis of future land-use scenarios.
- Expressing specific sustainable development needs and ambitions.
- Identifying projects and participating in their implementation.
- Mobilising local resources (in kind and in cash) through their partners (local NGOs, development projects, and so forth) to help finance the PLADDT's implementation.
- Monitoring and evaluating development plans.

3.5 Civil society, the private sector and technical and financial partners

Civil society supports the implementation of State policy through support and contracting actions. With this in mind, most civil society organisations are relaying actors. They participate in the drafting of development plans through the various groups and associations of regional and local beneficiary populations.

The private sector is an important actor across the different categories of economic operators. The PLADDT is a process that guides and secures these economic operators' investments.

External partners and international NGOs mainly play a supporting role in terms of building technical, organisational, material, financial and support capacity.

4. The phases of the PLADDT's development

The PLADDT's development consists of the following seven phases:

1. Organisation, preparation and official launch of the PLADDT process

General objectives:

- Setting up the coordination and development bodies for the PLADDT process: a steering committee; a multidisciplinary technical team; and a technical support group.
- Defining the roles and responsibilities of each of these bodies and their members.
- Communicating the national and regional vision and priorities to local actors.
- Identifying issues to be addressed and the stakeholders.
- Developing a work plan, budget and communication plan.
- Launching the PLADDT process.

Tentative duration: two months

2. Municipality diagnosis: preliminary diagnosis, collection and analysis of existing data for consultation planning

General objectives:

- Compiling all available and necessary information on the municipality that will provide information or guide the PLADDT process.
- Developing an institutional diagnosis including the actors involved in municipal area management.
- Analysing the national and regional programmes that guide land-use management at municipal level.
- Developing and compiling thematic maps and making them public through the common mapping platform.
- Identifying trends and known issues related to use and other existing territorial issues to be addressed during the PLADDT process.
- Identifying with key stakeholders the possible scenarios for future land use in the municipality. These scenarios will be analysed in more detail in phase 3 (village diagnosis).

Tentative duration: two months

3. Village diagnosis: consultations, institutional strengthening, data collection, diagnosis and planning

General objectives:

- Conducting an initial consultation with stakeholder representatives at the village level or village clans or clusters.
- Explaining the PLADDT purpose, scope and process to village representatives.
- Communicating and explaining land-use options in strategies and programmes at higher administrative levels that may influence the future use of village space.

- Establishing an inclusive institutional land-use system at the village level if inexistent at the start of the process.
- Collecting the necessary data and information on the ground in a participatory manner, with the support of local actors to inform on land-use choices. The technical support group facilitates this collecting exercise.
- Developing a community-driven diagnosis and drafting the provisional VLUP for the sites identified as priorities.
- Consolidating provisional VLUPs.
- Strengthening village institutional capacity for implementation of the VLUP.

Tentative duration: three to six months

4. VLUPs review at the municipal level; development and approval of the provisional PLADDT

General objectives:

- Communicating consolidated provisional VLUPs at the municipal council level (carried out by community representatives).
- Reviewing the alignment of provisional VLUPs with regional and national plans (national plan, national zoning plan, regional plan and sectoral plans).
- Developing an initial PLADDT outline that incorporates the findings of the above review.
- Obtaining the agreement of the relevant administrations on the provisional PLADDT.

Tentative duration: two weeks

5. Provisional PLADDT review by local communities and consideration of village-level feedback

General objectives:

- Communicating the draft PLADDT to the communities and seeking their feedback.
- Undertaking the VLUPs agreement on the content of the provisional PLADDT in a format recognised within the communities.

Tentative duration: one day per village/cluster of villages/clan

6. PLADDT finalisation, official approval and public dissemination

General objectives:

- Integrating the relevant feedback on the VLUP to finalise the PLADDT.
- Seeking the opinion of the competent regional and national authorities.
- Adopting the PLADDT at a municipal council session.
- Disseminating the PLADDT for use by interested stakeholders.
- Mainstreaming the PLADDT's findings in the development and updating of larger-scale land-use instruments (SRADDT) and the national zoning plan.

Tentative duration: two months

7. PLADDT implementation and monitoring/evaluation

General objectives:

- Carrying out the actions contained in the PLADDT.
- Ensuring compliance with zoning and use management rules.
- Monitoring the PLADDT's implementation.
- Updating the PLADDT every five years.
- Mobilising funding for PLADDT implementation.

Tentative duration: five years, renewable

The description of the PLADDT development process phases in the following pages of this Summary Guide reflects the content of the detailed guidelines.

5. Description of PLADDT phases

The following sections introduce each phase of the process with a summary of objectives, key activities, expected results and indicators. A document titled 'Detailed Practical Guide to PLADDT Development' includes detailed tools and methodologies that will guide practitioners through each of the different phases.

Phase 1. PLADDT process organisation and development and official launch

Introduction

Various actors can initiate the launch of the land-use management process at the municipal level. The request responds to the observation of one or more specific problem(s) or opportunity(ies) in terms of territory and land-use and resource management. It may come from the municipality itself, through the mayor, but also from actors outside the territory concerned. It may be from one or more ministries that have a legitimate interest in the municipality(ies) concerned.

Objectives of phase 1

- Setting up the coordination and development bodies for the PLADDT process: a steering committee; a multidisciplinary technical team and a technical support group.
- Defining the roles and responsibilities of each of these bodies and their members. Communicating the national vision and priorities to local actors.
- Identifying issues to be addressed and the relevant stakeholders.
- Drafting a work plan, budget and communication plan.
- Launching the PLADDT process.

Suggested membership of the steering committee:

- The mayor
- Senior municipal officer
- Representatives of relevant villages (including women, youth and vulnerable groups)
- Sufficiently representative trade
- Indigenous peoples and vulnerable groups
- Other local elected representatives – member of parliament, senator (recommended)
- Promoters of projects that have an impact on the municipality

Membership of the multidisciplinary technical team:

- All departmental sectors with an interest in land use in the municipality concerned.

Key activities and responsibilities

Activities to be carried out during this phase:

- Step 1.1: The mayor, in consultation with the municipal council and the state administration, initiates a municipal level land-use management process through an administrative act, which justifies the need to develop the PLADDT.
- Step 1.2: The municipal council budgets and secures funding for the PLADDT's development.
- Step 1.3: The municipal council recruits a technical support group, which is responsible for leading the entire planning process.
- Step 1.4: The mayor and the municipal council set up the coordination and development bodies for the PLADDT process. They define their roles and responsibilities, as well as those of their members. These bodies are:
 - Activity 1.4.1: The steering committee, which coordinates the PLADDT process. Under no circumstances can it replace the legislative body of the decentralised local authority.
 - Activity 1.4.2: The multidisciplinary technical team, which is made up of representatives of all the sectors involved. Its mission is to:
 - Collect and provide basic information and documents to the technical support group.
 - Ensure the Plan's consistency with national and regional sectoral policies and land-use programmes.
 - Ensure the Plan's technical quality.
 - Validate outputs of the planning process.
 - Estimate the costs of the different activities.
 - Activity 1.4.3: Populations, which are represented by legally-established entities (development associations) building on existing bodies or institutions, are informed of the launch of the process.
- Step 1.5: The central government entities, represented by the multidisciplinary technical team, explain to local actors the PLADDT's activity framework. They inform them of the vision, policies and priorities defined in the policies and programmes at the higher regional and national levels.
- Step 1.6: The technical support group provides guidance to the steering committee and the multidisciplinary technical team on the PLADDT process and their roles during the PLADDT's development.
- Step 1.7: The technical support structure works with the multidisciplinary technical team to:
 - Activity 1.7.1: Identify land-use problems to be resolved and opportunities to capitalise.
 - Activity 1.7.2: Develop a work plan that will facilitate coordination among all the entities involved in the process and detail the responsibilities for all the PLADDT's development tasks.
 - Activity 1.7.3: Develop a communication plan that will enable the dissemination of the PLADDT process for the purpose of information, awareness raising and resource mobilisation.

- Activity 1.7.4: Agree with the municipality on the complementarity and alignment of PLADDTs with the Municipal Development Plans.
- Step 1.8: The municipality officially launches the PLADDT development process through the publication of an administrative act.

Tentative duration: 2 months

Results/indicators

- With the consent of the regional council, the mayor publishes, with the Trusteeship Authority, an administrative act to launch the PLADDT process. This act defines the scope of the local land-use plan (geographical area, duration and issues to be addressed).
- The institutional framework and responsibilities for the PLADDT's development, coordination, financial supervision and implementation are defined.
- A technical support group is recruited.
- The national vision and priorities are communicated to local actors.
- Issues to be addressed at the local level are identified.
- The roles and responsibilities of the entities and their members are approved.
- The budget for the PLADDT's development is secured.
- The work plan is drafted.
- The communication plan for the PLADDT process is drafted.
- Stakeholders are identified.

Phase 2. Municipality diagnosis: preliminary diagnosis, collection and analysis of existing data for consultation planning

Introduction

This phase aims to compile all existing information on the municipality that will inform or guide the PLADDT process, overseen by a steering committee. The technical support group develops the PLADDT in consultation with the multidisciplinary technical team. It will use the information gathered for a preliminary analysis of the situation before starting consultations with a broader set of stakeholders at the municipal or village level. This phase is important for planning the first consultation meeting. It aims to provide the PLADDT multidisciplinary technical team with an initial understanding of land and natural resource uses, and identify possible sensitive issues to be addressed during the process.

Objectives of the phase 2

- Compiling all available and necessary information on the municipality that will inform or guide the PLADDT process.
- Drafting an institutional diagnosis reflecting the players involved in the management of the municipal area.
- Analysing the national and regional programmes that guide municipal land-use management.

- Developing and compiling thematic maps and making them public through the common mapping platform.
- Identifying trends and known issues of land use and other existing territorial issues to be addressed during the PLADDT process.
- With key stakeholders, identifying possible scenarios for future land use in the municipality. These scenarios will be analysed in more detail in phase 3 (village diagnosis).

Key activities and responsibilities

Activities to be carried out during this phase:

- Step 2.1: Collection of existing strategies, plans and data.
 - Activity 2.1.1: The multidisciplinary technical team, assisted by the technical support group, analyses existing strategies and plans at the higher territorial levels (national and regional plans, national zoning plan, and so forth), which could have an impact on future municipal land use. The team compiles and reviews screening reports that may provide information on specific land uses, issues and conflicts.
 - Activity 2.1.2: The multidisciplinary technical team and the steering committee, assisted by the technical support group, identify with key informers within the municipality and higher-level administrations, the main current and possible future land-use problems. Higher-level administrations are ministries, regional and departmental delegations, the study mission for development, technical institutions, programmes, and so forth.
- Step 2.2: Trend analysis and drafting of thematic maps.
 - Activity 2.2.1: Building on high-level strategies, previous reports, maps, and consultations with regional and divisional delegations and the municipality itself, the multidisciplinary technical team, assisted by the technical support group, identifies trends and known issues (future investments, current/planned conflicts of use, opportunities) and other existing territorial issues to be addressed.
 - Activity 2.2.2: The technical support group develops and compiles a set of draft thematic maps (land use, legal land allocations, population location, watersheds, high conservation value sites, and so forth) using a geographic information system, and if possible, transfers the public information collected for integration into the common mapping platform (CMP) database.
 - Activity 2.2.3: The technical support structure enables the various stakeholders to carry out an institutional diagnosis of the ways the various actors in the municipality allocate and manage land and resolve conflicts. It also analyses the strengths and weaknesses of existing land governance institutions.
- Step 2.3: Identifying possible future scenarios to be analysed.
 - Activity 2.3.1: The technical support group assists stakeholders in identifying possible scenarios for future land use in the municipality; projects trends in terms of population dynamics; calculates the land area needed to achieve

policy targets (conservation, increase in agricultural production, management of forest cover, and so forth) and to meet future demand for primary resources (food crops, cash crops, timber, wood energy, and so forth), based on reasonable assumptions regarding future productivity.

- Activity 2.3.2: The technical support group presents to the steering committee the result of the preliminary comparison between the different scenarios in terms of their impacts on land demand, and on the local and national economy, as well as social and environmental impacts (loss of forest cover, impact on biodiversity, and so forth) for village-level discussion during phase 3.
- Activity 2.3.3: The steering committee, under the guidance of the technical support group, selects land-use scenarios to be explored in detail during stakeholder consultations.
- Activity 2.3.4: The technical support structure enables all stakeholders (the steering committee representative, the multidisciplinary technical team) to identify interesting scenarios to be analysed, and the areas and villages impacted by the scenarios selected, where detailed village-level diagnosis and consultations will be necessary.
- Activity 2.3.5: The technical support group supports the validation by the steering committee of the choice of priority villages for the specific issues to be addressed.

At this stage, stakeholders are not invited to choose among different scenarios. The aim is to ensure that the various stakeholders understand that:

- Each has a different vision of the future use of their municipality's territory and that these different visions must be reconciled.
- Different visions may be better reconciled by carefully organising activities in the territory.
- Some visions require choosing among options.
- Possible scenarios are identified and described so that stakeholders can then analyse and compare them during consultations, particularly at the village level.

The entire Phase 2 can be carried out simultaneously with the Municipal Development Plan development or update process if the timing of the two processes (PLADDT and Municipal Development Plan) is aligned.

Tentative duration: two months

Results/indicators

A diagnosis of the territory at the municipal level including:

- An atlas of thematic maps, produced from available data.
- Prior data compiled in the MINEPAT database and published via the CMP.
- An initial analysis of stakeholders, land governance institutions and power relations within the municipality, and the main current and potential conflicts (competing vision of the territory's future).
- A diagnostic report of the municipal territory.
- An initial consultation meeting organised with stakeholder representatives.
- Stakeholders understand the PLADDT process and the role they play in it.
- Stakeholder representatives understand the planning framework at PLADDT regional and national levels and have an overview of available information and maps of the municipality.
- Land-use scenarios are produced and communicated at the stakeholders' meeting.

Phase 3. Village diagnosis: consultations, institutional strengthening, data collection, diagnosis and planning

Introduction

To ensure the FPIC of communities impacted by the PLADDT and local endorsement, this phase of the process will facilitate the development of a series of participatory activities: detailed data collection; potential diagnosis; and consultation to agree on 'micro-planning' at the village level. In some cases, it will be possible to work with village clusters. These may include, for example, villages that belong to the same clan, have close family ties, or share and use common areas of land and natural resources, and are willing to work together. The clustering of villages should be done in consultation with the communities.

Objectives of phase 3

- Conducting an initial consultation with stakeholders' representatives at the village level or village clans or clusters.
- Establishing an inclusive institutional land-use system at the village level, if inexistent at the start of the process.
- Strengthening the institutional capacity at the village level for the implementation of the VLUP.
- Explaining the PLADDT's purpose, scope and process to village representatives.
- Communicating and explaining land-use options in strategies and programmes at higher administrative levels that may influence the future use of village space.
- Collecting the necessary data and information on the ground, with the support of local actors to inform on land-use choices (this collection is facilitated by the technical support group and is community-driven).
- Developing a community-driven diagnosis and drafting the provisional VLUP in the sites identified as priorities.
- Consolidating provisional VLUP.

Key activities and responsibilities

The village-level process is planned in several stages.

- Step 3.1: village-level process planning (information and awareness raising, identification of priority issues, establishment of institutional arrangements if necessary, selection of local surveyors/cartographers, and collection of detailed data).
 - Activity 3.1.1: The municipal council representative (steering committee member) and the multidisciplinary technical team, supported by the technical support group, explain the PLADDT's purpose, scope and process to village representatives. This exchange will take place at a suitable venue.
 - Activity 3.1.2: The municipal council representative explains the role of stakeholders' representatives in the PLADDT development process.
 - Activity 3.1.3: The municipal council representative explains the communities' rights to land, participation and the FPIC.
 - Activity 3.1.4: A multidisciplinary technical team representative communicates and explains land-use options in strategies and programmes at higher administrative levels that may influence the future use of village space.
 - Activity 3.1.5: Local surveyors/cartographers are selected by their villages.
 - Activity 3.1.6: Villages and/or clans set up a village land-use planning committee representing different social groups in the village. This committee can build on existing local structures. It will act on behalf of each social group in the collection and analysis of data. All proposals for future land use and management must be submitted to a village assembly for review, and at the municipality level prior to final approval.
- Step 3.2: Participatory diagnosis (data analysis, problem identification, definition of deficiencies).

Village and/or clan land-use planning committees supported by the technical support group:

- Activity 3.2.1: Describe and document current land uses, existing allocations and land-use potentials (participatory mapping).
- Activity 3.2.2: Describe and analyse land management institutions and systems (land registry, customary and jurisdictional management).
- Activity 3.2.3: Identify current or potential conflicts of use to be resolved among/within villages and opportunities for sustainable land development.
- Activity 3.2.4: Conduct a preliminary assessment of communities' key land-use needs, expectations and priorities.
- Activity 3.2.5: Project trends in population growth and consumption, future demands for primary resources and their impact on land use at village level.
- Activity 3.2.6: For scenarios selected during planning, identify future land-use consequences at the village level that will be discussed and analysed with stakeholders.
- Activity 3.2.7: Propose possible solutions to conflicts among current/potential uses and management options with local stakeholders.

Local surveyors/cartographers, supported by the technical support group, carry out participatory mapping to document the following:

- Activity 3.2.8: The known boundaries of village land.
- Activity 3.2.9: Current uses, including use of resources.
- Activity 3.2.10: Constraints (important sites to be protected for social and environmental objectives) and opportunities for development.
- Activity 3.2.11: Population, households, crop production systems, and approximate cost-benefit of different land uses.

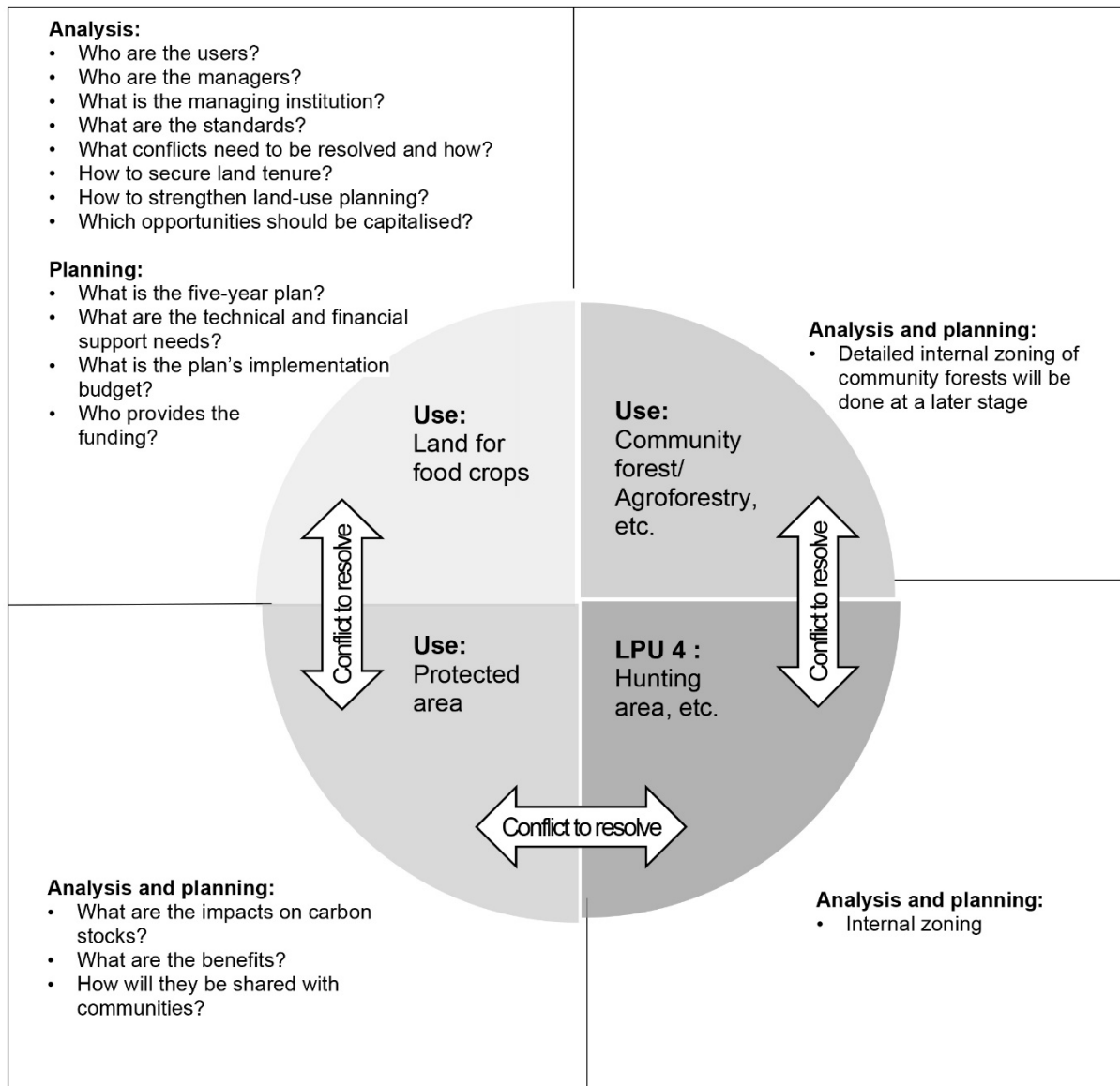
Based on the diagnosis and collection of the data described above, the technical support group produces a village-level land-use diagnosis report, which is submitted to the land-use management committee.

- Step 3.3: Participatory planning

The land-use planning committee, supported by the technical support group, uses the data collected by local surveyors/cartographers to:

- Activity 3.3.1: Analyse institutions and rules; what conflicts need to be resolved and how? How to secure land tenure. How can land-use planning be strengthened? What opportunities can be capitalised on? What are the support opportunities and needs to effectively manage resources and optimise opportunities for sustainable development?
- Activity 3.3.2: Plan and make a proposal for internal zoning of village lands, identifying areas of conflicts to be resolved with neighbouring administrations/entities/communities; identify key actions and investments for five years; identify technical and financial support needs; propose a budget for the implementation of the plan; identify those who can finance the plan's implementation.
- Activity 3.3.3: Harmonise the plans proposed among villages (for example, in a watershed) and the production of a consolidated map for the entire area of the municipality (developed in consultation within and among neighbouring villages and clans).
- Activity 3.3.4: Document village land zoning proposals; improved land management institutions and systems, and conflict management proposals in a provisional VLUP for negotiation with relevant authorities during Phase 4.

Figure 2. The VLUP identifies uses, analyses land use and management, and plans interventions by use



Note: Spatial planning will likely identify overlapping land claims and competing conservation/development ambitions.

- Step 3.4: Strengthening land management institutions for VLUP implementation.
The **technical support structure**:
 - Activity 3.4.1: Identify the roles of existing and new institutions in the management of specific uses and the entire village area.
 - Activity 3.4.2: Assist the village in establishing an inclusive institutional land-use system if it is not available at the beginning of the process.
 - Activity 3.4.3: Strengthen this mechanism's capacity for the implementation of the VLUP.
 - Activity 3.4.4: Implement a monitoring plan and attribute responsibilities.

Tentative duration: one week per village concerned (identify and target villages that have specific issues to address).

Results/indicators

- Community-driven mapping is available for all villages that need to regulate uses among actors.
- The communities' FPIC for a consolidated plan has been obtained.
- A diagnostic document of land-use issues and opportunities, and of relevant management institutions for each village.
- Developing a consolidated VLUP for all targeted villages, harmonised among villages.
- Establishing an inclusive institutional land-use system at the village level suitable for the VLUP implementation.

Phase 4. Feedback on VLUPs at the Municipal level, development and approval of the provisional PLADDT

Introduction

After the diagnosis at the village level, the village proposals should be integrated into a consolidated plan and report, which should be submitted to the municipal council. Areas of convergence and potential conflicts to be resolved should also be identified. Areas of current or potential conflicts of use are identified and possible solutions are proposed, in consultation with the relevant technical administrative entities.

Objectives of phase 4

- Communicating consolidated provisional VLUPs to the municipal council (carried out by community representatives).
- Checking the alignment of provisional VLUPs with regional and national plans (national plan, national zoning plan, regional plan and sectoral plans).
- Developing an initial PLADDT outline that incorporates the findings of the above assessment.
- Obtaining the consent of the relevant administrations on the provisional PLADDT .

Key activities and responsibilities

- Step 4.1: Representatives of village/clan land-use planning committees submit consolidated data and provisional VLUPs to the steering committee and the multidisciplinary technical team (municipal level).
- Step 4.2: The multidisciplinary technical team, the steering committee and land-use planning committees, supported by the technical support group:
 - Activity 4.2.1: Compare national/regional plans/proposals with village plans/proposals by identifying areas of consensus and outstanding discrepancies to be resolved.
 - Activity 4.2.2: Analyse the implications of different land-use scenarios preferred by different stakeholder groups (including interim targets, land-use strategies, and so on).

- Activity 4.2.3: Select an optimal scenario that would resolve the majority of conflicts related to land-use proposals and document agreements reached.
- Activity 4.2.4: Develop a detailed draft PLADDT for the agreed land-use scenario that recognises future land uses, rights and restrictions on land.
- Activity 4.2.5: Provide a map of the current land-use pattern, proposed management areas, and management options by area and sector.
- Activity 4.2.6: Discuss and agree on the goal and objectives by management area and sector, as well as on management guidelines and regulations for each area and sector.
- Activity 4.2.7: Develop and adopt local land governance institutions, rules and mechanisms for municipal level conflict resolution (combining customary and modern institutions and mechanisms).
- Activity 4.2.8: Propose realignment of municipal boundaries to align with customary boundaries; this will facilitate future land governance and management.

Tentative duration: one month

Results/indicators

- A draft PLADDT is adopted at the municipal level with community/clan representatives, subject to comments and reactions from the communities.
- The supervisory authorities' opinion is obtained on the draft PLADDT.

Phase 5. Review of the provisional PLADDT by local communities and consideration of village-level inputs

Introduction

Following the development of a consolidated municipal plan, municipal representatives, supported by the technical support group, communicate the provisional PLADDT to community representatives. The meeting takes place at the municipality level, and if necessary, in the main village of the clans/village groups to communicate the results of consultations with regional and national stakeholders to resolve competing land-use proposals.

Objectives of phase 5

- Communicating the provisional PLADDT to the communities and gathering their inputs.
- Documenting the village land-use plan agreement on the content of the provisional PLADDT in a format recognised within the communities.

Key activities and responsibilities

The municipal council representative (steering committee member) and the multidisciplinary technical team, supported by the technical support group:

- Activity 5.1.1: Present thematic maps and a summary of the provisional PLADDT to village representatives at the level of the municipality, main village of the clan, or any other appropriate place.
- Activity 5.1.2: Present the main conclusions by identified future use/area of use, and the decisions taken or actions proposed to resolve conflicts of interest in land management.
- Activity 5.1.3: Consolidate and document additional comments from community representatives on the draft PLADDT in the form of minutes (signed by community representatives).

Tentative duration: one week per community/clan

Results/indicators

- The communities understand the draft PLADDT.
- The minutes of the draft PLADDT communication meetings are available.
- Community representatives validate the draft PLADDT.

Phase 6. Finalisation, official approval and public dissemination of the PLADDT

Introduction

After the presentation of the PLADDT to the communities, the PLADDT and the minutes of community validation meetings will be submitted to the regional authorities for validation, before their adoption by the municipality. This phase aims to identify and correct any remaining issues that may impede the effective PLADDT implementation.

Objectives of phase 6

- Integrating the VLUPs' inputs to complete the PLADD.
- Seeking the approval of the relevant regional and national authorities.
- Adopting the PLADDT at a municipal council session.
- Disseminating the PLADDT for use by interested stakeholders.
- Mainstreaming the consideration of the PLADDT's findings in the drafting and updating of higher-level land-use instruments (SRADDT) and the national zoning plan
- Mobilising funding for the PLADDT's implementation.

Key activities and responsibilities

- Step 6.1: Feedback from village consultations to the steering committee.
 - Activity 6.1.1: The technical support group gathers the minutes of the village feedback meetings to finalise the PLADDT.
 - Activity 6.1.2: The technical support group submits the final version of the PLADDT to the steering committee and incorporates the steering committee's latest comments.
 - Activity 6.1.3: The steering committee submits the final PLADDT to the municipal council for review and adoption.

- Step 6.2: PLADDT sign-off and adoption.
 - Activity 6.2.1: The municipal council adopts the final PLADDT and submits it to the region's administrative authority for approval (under Article 20 of the Law on guidance for on land-use management).
 - Activity 6.2.2: The municipal council approves the PLADDT in a council meeting and transfers it to the MINEPAT for publication within the common mapping platform (CMP).
- Step 6.3: Integration of adopted PLADDT findings into geographically larger spatial plans and PLADDT outreach.
 - Activity 6.3.1: MINEPAT integrates useful PLADDT elements into the development and updating of SRADDTs and the national zoning plan.
 - Activity 6.3.2: The municipal council, traditional leaders, and community representatives, supported by civil society members, disseminate the validated PLADDT according to the previously developed communication plan.
 - Activity 6.3.3: The municipal council communicates the PLADDT to the actors likely to contribute to its implementation.

Tentative duration: two months

Results/indicators

- The approval of the PLADDT by the relevant authorities is obtained.
- The municipal council adopts the PLADDT.
- The PLADDT is disseminated through communication channels.
- Funding for PLADDT implementation is mobilised.

Phase 7. PLADDT implementation, monitoring and evaluation

Introduction

PLADDT implementation may be financed with the municipality's own resources or by the framework planning contract for the synchronised implementation of a land-use management action programme (as provided for in Article 5 of the Law on guidance on land-use management) and international cooperation agreements, as provided for in Article 70 of Law 2004/017 on guidance on decentralisation.

Objectives of phase 7

- Carrying out the actions contained in the PLADDT
- Ensuring compliance with zoning and use management rules
- Ensuring the monitoring of PLADDT implementation
- Updating the PLADDT every five years

Key activities and responsibilities

- Step 7.1: The municipal council is the contracting authority for PLADDT implementation. It is responsible for securing and managing funds for PLADDT implementation. To do so, it must:
 - Activity 7.1.1: Identify programmes/partners that could finance PLADDT activities.
 - Activity 7.1.2: Establish contracts and agreements for financing PLADDT actions.
 - Activity 7.1.3: Follow the process of disbursing funds allocated to the implementation of the activities outlined in the PLADDT.
 - Activity 7.1.4: Monitor PLADDT-approved activities.
 - Activity 7.1.5: Establish a PLADDT monitoring and evaluation system.
- Step 7.2: Village level land-use committees monitor:
 - Activity 7.2.1: Local PLADDT implementation.
 - Activity 7.2.2: Uses and compliance with the PLADDT at the local level by all users.
- Step 7.3: The municipal council, with the support of the public entities and programmes, build the capacity of all land-managing groups in the new institutional framework. They:
 - Activity 7.3.1: Support territorial unit management institutions in the PLADDT implementation-related activities.
 - Activity 7.3.2: Build the capacity of local territorial unit management institutions throughout PLADDT implementation.
- Step 7.4: Land-use committees, users and beneficiaries of the different uses approved in the PLADDT, as well as the relevant public entities, set up mechanisms to secure the status of each land use (under collective or individual ownership) in line with the regulatory framework in force. They must ensure that:
 - Activity 7.4.1: Land tenure is secured through appropriate means (collective land registration/tenure, and so forth) to meet the uses outlined in the PLADDT.
 - Activity 7.4.2: Plots (areas of collective use) are registered in a land information system at the municipal level.

Cross-cutting activities

- Step 7.5: Communication: municipal council services and land-use committees implement the PLADDT process communication plan.

Regular monitoring and evaluation:

- Activity 7.5.1: The PLADDT monitoring committee and the local land governance institution set up at the municipal level (adding representatives of relevant sectors for municipal level development) carry out regular joint evaluation of PLADDT implementation.
- Activity 7.5.2: Monitoring the implementation of PLADDT actions over time, as well as the observation of the municipal land-use change to ensure its viability.

Monitoring results implies regularly checking the list of activities/results at each step of the process, and adjusting the timetable if necessary.

- Activity 7.5.3: Monitoring the security of land tenure/ownership.
- Activity 7.5.4: Regularly assessing progress towards the PLADDT's medium- and long-term objectives.
- Activity 7.5.5: Identifying good practices and drawing lessons learnt to improve the PLADDT and its implementation, land-use policy and legislation through a learning culture.
- Activity 7.5.6: Monitoring implementation of the communication plan.
- Activity 7.5.7: Reviewing effectiveness through the development of indicators, drawing lessons and evaluations, and informing implementation.

Tentative duration: five years renewable.

Results/indicators

- Impact indicators, baselines and monitoring system is in place.
- The PLADDT's medium- and long-term objectives are achieved.

6. Endnote

Effective PLADDT implementation can provide the geographic and temporal framework for sustainable rural development. Investments in the protection of environmentally-sensitive areas, proper zoning and the development of promising sites for agriculture and other undertakings, such as the provision of rural infrastructure and well-targeted public services, can contribute to the implementation of the rural development strategy. In turn, promoting rural employment and green economic growth can contribute to the achievement of national strategic development objectives.

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