



# Urban Law and the New Urban Agenda

Principal areas of priority:

1. Equity and Governance
2. Planning, Land, Environment
3. Housing and Basic Services
4. Economy and Finance

# South Africa: complexity and replicability

*If that is the problem in the City [Cape Town], who has dedicated legal teams, imagine for the rest of the country. You will probably find some officials for this kind of thing in Tshwane, Johannesburg, Cape Town, KwaZulu-Natal and that's it. And then it will not even be in their job description. In the other 270 or so municipalities, there is going to be absolutely zero, nothing. ... The Constitution gives them the right to make by-laws, but it is not going to happen. ... They are so snowed under, so undercapacitated and so underskilled. There is just no way.*

*(de Visser, Local law making in Cape Town: A case study of the municipal planning by law process, 43)*



# Building permits in Ningo-Prampram, Ghana





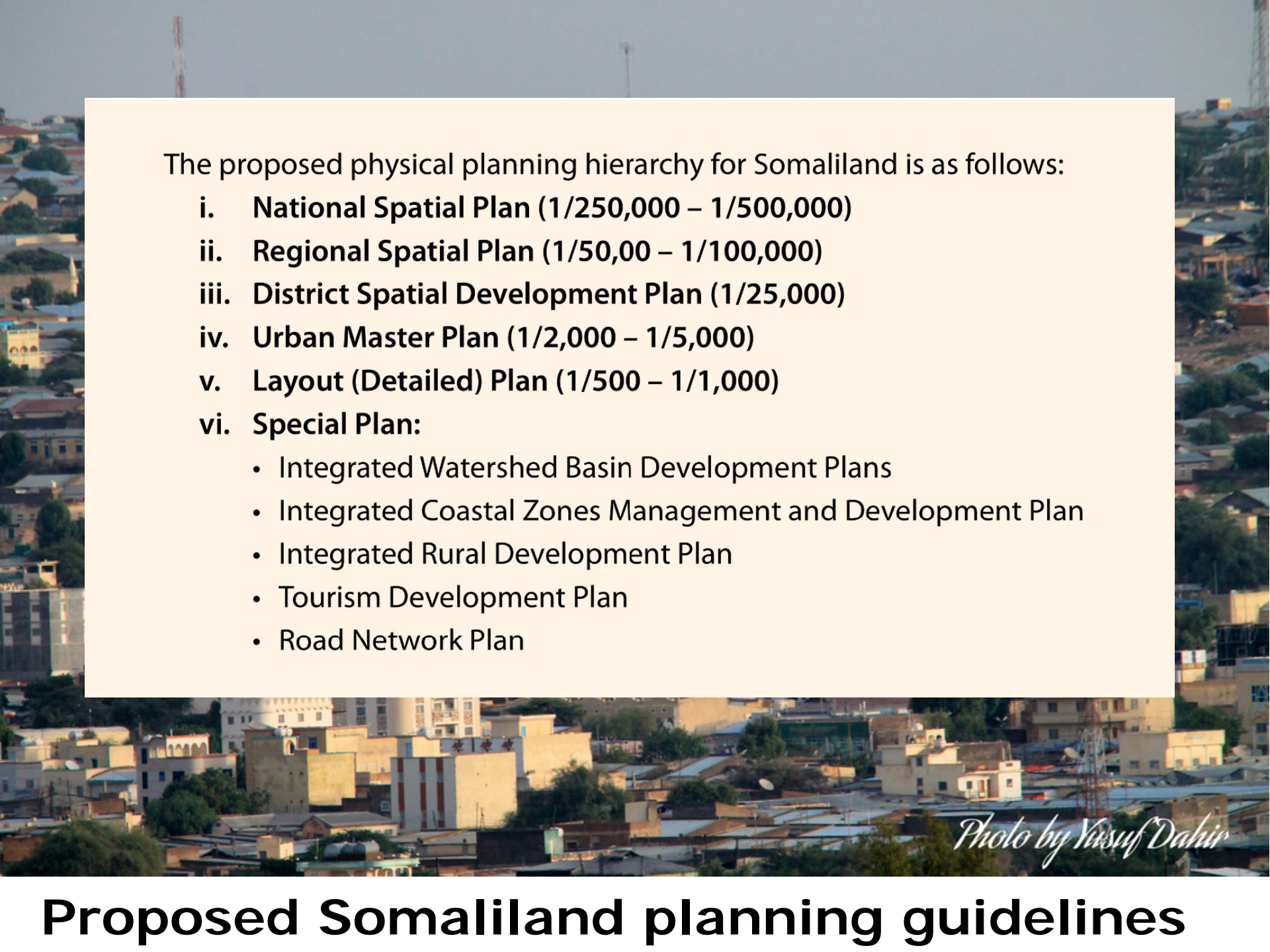
# Hierarchy of plans in Nigeria





**Plans approved in Kogi State: 0**





The proposed physical planning hierarchy for Somaliland is as follows:

- i. **National Spatial Plan (1/250,000 – 1/500,000)**
- ii. **Regional Spatial Plan (1/50,00 – 1/100,000)**
- iii. **District Spatial Development Plan (1/25,000)**
- iv. **Urban Master Plan (1/2,000 – 1/5,000)**
- v. **Layout (Detailed) Plan (1/500 – 1/1,000)**
- vi. **Special Plan:**
  - Integrated Watershed Basin Development Plans
  - Integrated Coastal Zones Management and Development Plan
  - Integrated Rural Development Plan
  - Tourism Development Plan
  - Road Network Plan

*Photo by Yusuf Dahir*

# **Proposed Somaliland planning guidelines**





*Photo by Yusuf Dahir*


# Urban Planners in Somaliland: 1





Planning Office. Santa Marta, Colombia.





**It's a good law, but its just not implemented**

**It's a good law, but the people need to change**

**I'm a planner, but I usually do the legal work**

# Investor Ready Cities (Siemens, PWC, BLP, 2014)

*... cities need to understand the fundamental concept of sustainable development to provide confidence to investors that the emerging challenges are understood and can be managed.*





Thank you

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