

Supplemental Resource

Developing a Land Use Plan

How to Use this Resource

Phase 1, Task 2, Step 6 of the Model Guidebook for Communities discusses how a community can conduct initial due diligence to support responsible investment. This resource provides more detailed steps on assessing current uses of land and natural resources and evaluating alternative options to select and adopt the best land use options within a community, including planning for potential investment. Communities should use their community map to develop the land use plan, which should be attached to their by-laws for responsible investment. The community should make sure that its by-laws include clear rules for what people can and cannot do in the investment area.

Step-by-Step Guidance

Step 1: Post notice of meetings to ensure all land users and groups are represented.

- Post information about the meeting place and time in places where participants frequent.
- It is likely that the investment will impact people and groups differently so widespread participation is needed to contribute different perspectives and help anticipate and mitigate potential issues.

Step 2: Select location of meetings to achieve diverse representation.

- Meetings should be held at locations and times that are accessible to all community members.
- Women, pastoralists and others may have different schedules that must be accommodated.

Step 3: Ensure broad representation during the meeting. Reaching groups who are frequently underrepresented in decision making forums (such as women, youth and ethnic minorities) often requires more concentrated effort than just inviting them to information meetings. The meeting should include the following people:

- Married Men
- Single Men
- Married Women
- Single Women
- Widowed Women
- Male Youth
- Female Youth
- Male Pastoralists
- Female Pastoralists
- Others, e.g., widows, religious minorities, elderly, people with disabilities, etc.

Step 4: Community members should convene as one large group for general information and instructions.

Step 5: Community members should be separated into groups of 15 to 25 community members. Women should be separated from men.

- Supply groups with maps, paper for a map legend and notes, and colored markers.
- Use the final map to identify:
 - Areas that should keep current land uses,
 - Areas that should remain protected so that natural resources are preserved,
 - Areas that still have unresolved conflicts,
 - Areas required for future use so the community grows in an organized manner, and
 - Areas that might be considered for potential developments such as new construction, community projects and investments.
- It is important to emphasize that land identified for investment does not overlap with other land uses.
- Use a facilitator to help the groups.

Step 6. Reconvene the groups to present their maps of current land uses and proposed zoning.

- Each group should choose a presenter who will present both maps to the larger group meeting.

Step 7. Lead the community to discuss and reconcile existing competing uses of land, as well as what land should be identified for possible investments and consider possible impacts. Community members should to think about:

- **Suitability**
 - Given the arable land available, what land should be reserved for animal grazing? For agriculture? For residential development? For forestry?
 - Is there land well-suited for an investment?
 - Are there reasons why the land is sensitive or why certain activities should be restricted?
- **Potential conflicts**
 - Can the investment be next to the community's lake, stream or spring?
 - Should a very noisy activity be allowed to take place next to housing areas?
 - Will polluting activities be allowed upstream from the community's water source?
- **Fairness**
 - Do current modes of land use represent the best use of limited resources, both now and for future generations? Are there any ways to enhance existing land uses to improve sustainable and efficient use of the community's natural resources?
 - Would the investment area unfairly harm or benefit certain groups?
 - Would certain families or individuals be negatively affected by the investment?
 - The community may need to agree on appropriate exceptions or compensations to remedy any harms caused by the investment.
- **Community priorities**
 - Do existing modes and intensity of land use support community priorities for development, resource management and community health?
 - Does the investment area support the community's future vision?
 - What uses of the land will best help the community to prosper, thrive, grow and ensure that community natural resources are abundantly available for future generations?

Step 8. Walk around and mark the area to designate it for an investment.

Step 9. Ask community members to make rules in their by-laws to explain the land use plan and ensure that it is enforced. The community by-laws can set out:

- Rules that the community must post posters or signs near to or inside the investment area that explain the community's land use zones and the rules for the zones;
- Rules to discourage violations and/or provide incentives for respecting the zoning rules;
- Clear systems for monitoring compliance with the zoning plan, reporting violations, and determining fines or remedies for violations;
- A process for evaluating and deciding on requests to use the land and resources in a different way than set out in the zoning plan;
- A process for making changes to the zoning plan over time; and
- Other rules the community thinks are necessary to support the zoning plan.

Step 10. Share the land use plan with district and regional state officials so they can refer to it when helping to resolve community land use disputes and other matters related to land and natural resources.