Land use planning in the Maldives: creating sustainable & safe island communities

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This presentation provided information on land use planning and examples from the Maldives. The presentation set out to clarify what is a ‘land use plan’, to explore different dimensions of land use planning, and to examine four key questions that need to be addressed in good planning practice.

Next, examples of land use planning challenges, issues and initiatives in the Maldives were discussed. It was explained that the Maldives is a small island nation with about 300,000 people distributed over 195 inhabited islands that are between 1-3 metres above sea level with 69 islands being severely damaged by the 2004 tsunami. Coastal planning is therefore intertwined with the development and protection of islands. The government of the Maldives has recognised that land use planning is vital to the creation of sustainable and safe islands. The Ministry of Housing and Urban Development (MHUD) published national guidelines on how to prepare a land use plan along with a nation-wide training programme to empower island people to prepare a land use plan for their own island.

It was suggested that coastal planning is like a necklace - different sectors acting like the beads and the land use plan acting like the string that holds it all together. Finally it was suggested that the relationship between ‘coastal planning and management’ and ‘land use plans’ should be examined to identify overlaps in preparation and practice in order to improve integration and implementation on the ground.
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Creating Sustainable & Safe Island Communities

Land Use Planning in the Maldives

What is land use planning?

Dimensions of planning
- Political
- Economic
- Physical
- Social

Planning is cross-cutting activity

Land Use Planning in the Maldives


Land Use Plans

Land Use Planning in the Maldives

Maldivian Land Use Planning
- Challenges
- Issues
- Initiatives
Land Use Planning in the Maldives

- **Physical features**
  - 1192 islands
  - (115,300 sq km - 298 sq km land - 0.3%)
  - 1/3 population live in Male
  - 2/3 population in 194 inhabited islands / 21 administrative atolls
  - biggest island: Laamu Gan 516.6 ha
  - smallest island: Meemu Maduvvari 0.32 ha

Coastal Impacts: erosion, tsunami, reclamation & development

Managing Conflicts
- Protection vs. livelihoods
- boat building
- fish processing
- thatching (fangifangi)
- rope making
- agriculture

Lack of Land Reclamation
Land Use Planning in the Maldives

Ministry of Housing & Urban Development

Guidelines for Land Use Planning (2005)

- Land to be used in an effective & efficient manner
- Balance between built & natural environment
- Participatory plan making
- Implementation & allocation of land
- (Monitoring, review & enforcement)

Hulhumale' - newly created island with coastal protection measures

Plan Discussion - Pre-drafting Stage:
- Desktop assessment
- Land survey
- Information collection
- Initial consultation

Plan Discussion - Drafting Stage:
- Types of land uses
- Relationships
- Location
- Drafting plan
- Drawing on CAD

Reviewing Plans Stage:
- Public consultation
- Revisions
- Preparing LUP report + plans

Giving Permission Stage:
- MHUD evaluation
- MHUD Technical Committee approval

Implementation of Plans Stage:
- Use plan
- Monitor plan
- Alter / update plan
- Prepare next plan

PLANNING ZONES
- RESIDENTIAL
- INSTITUTIONAL & COMMUNITY
- COMMERCIAL
- MIXED USE
- SPORT & RECREATION
- INDUSTRIAL
- UTILITY & MUNICIPAL
- ENVIRONMENT & CONSERVATION
- AGRICULTURE
- LAND RESERVED FOR FUTURE USE
- TOURISM

Safe Island HDh Nothvieranfaru & Population Consolidation
Land Use Planning in the Maldives

Community Empowerment
Participatory Plan Making in Baa Eydhafushi

Coastal planning is like a necklace... different sectors are the beads & the land use plan is the string that holds it all together.
Land Use Planning in the Maldives

Thank You