



Spatial Integration: How do we Increase Equitable Access to Urban Land and Space?

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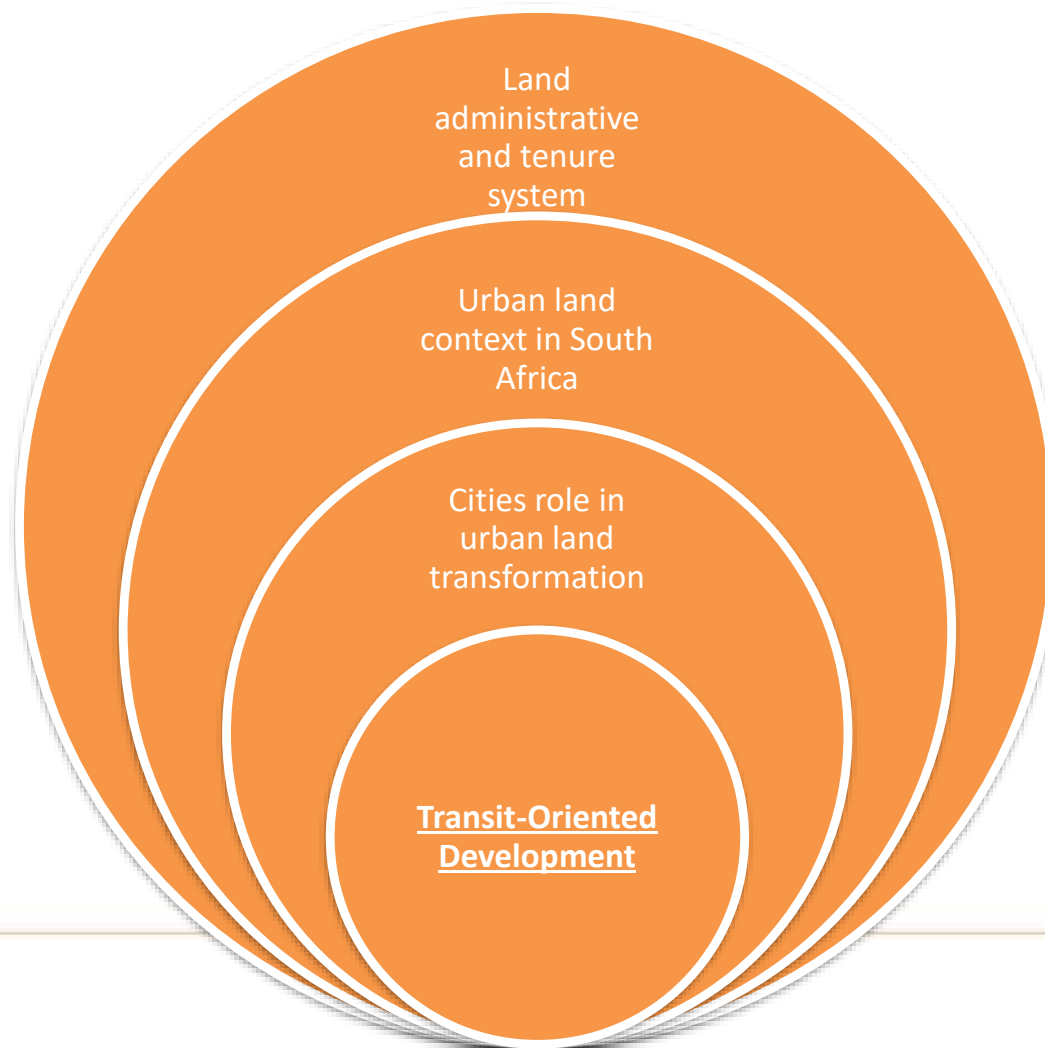
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- Spatial Integration- Introduction
- Land Admin and Tenure Systems
- Urban Land Context in South Africa
- Cities' Role in Urban Land Transformation
- Transit-Oriented Development
- Towards Spatial Integration



Spatial Integration

How do we Increase Equitable Access to Urban Land and Space?



Spatial integration is about how space and people come together- it is a fundamental aspect of spatial transformation

Spatial outcomes are underpinned by a set of land systems, what cities do occurs within these broader 'rules of the game'



Spatial Integration an Urban Land

Land Paper Vol 1: urban land reform and technical planning reform

URBAN LAND REFORM ISSUES

Urban land as a complex commodity vs constitutional right to access land

No substantive land specific response in SA to exclusionary urban land systems?

Globally urban land market exclusion

&

TECHNICAL PLANNING REFORM AGENDA

Drive a process of spatial planning reform to improve spatial integration

Transit-Oriented Development to achieve spatial and social integration

Cities might become more efficient through improved planning but will likely remain exclusionary.



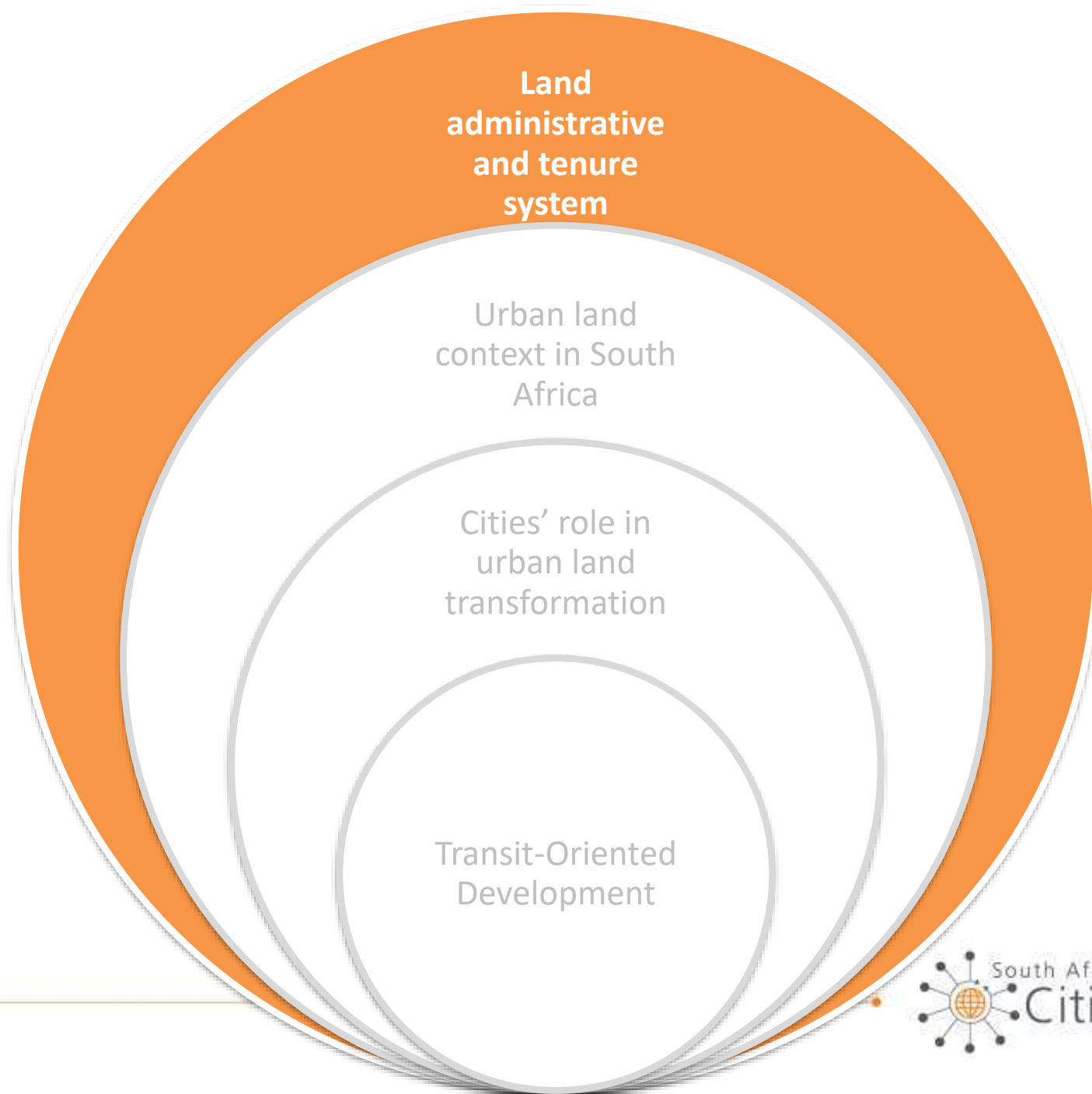
Transit Oriented Development



Transit
Density - people and development
Diversity - land use and users
Design - pedestrian priority

Issues
of
LAND







Spatial Integration- Stuck in a 'broken' land governance system?

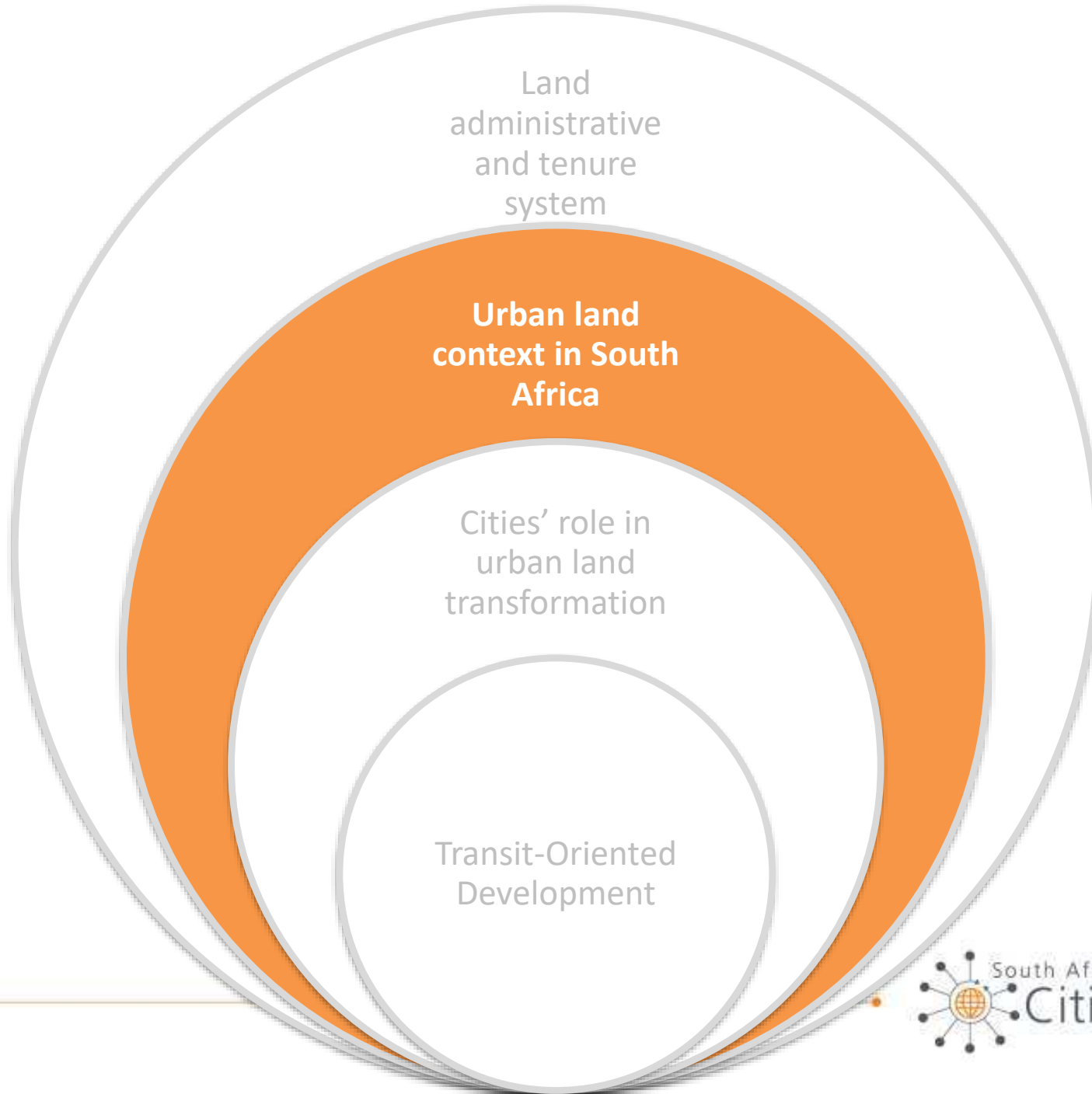
- Underlying land administration systems are seldom questioned - especially as they relate to cities
- Cadastral systems, ownership through title and land as a commodity are seen as a cornerstone of the modern economy
- Land inequality is **a global issue**
- Centuries of racial discrimination and legislation have resulted in racializing the inequality in SA

Spatial Integration- Stuck in a 'broken' land governance system?



'Land is not just the dusty earth on which we stand. It is a kinship with our ancestors. It is an affirmation of self. It is the urgent aspiration for dignity and agency' Ledwaba 2017-10-29

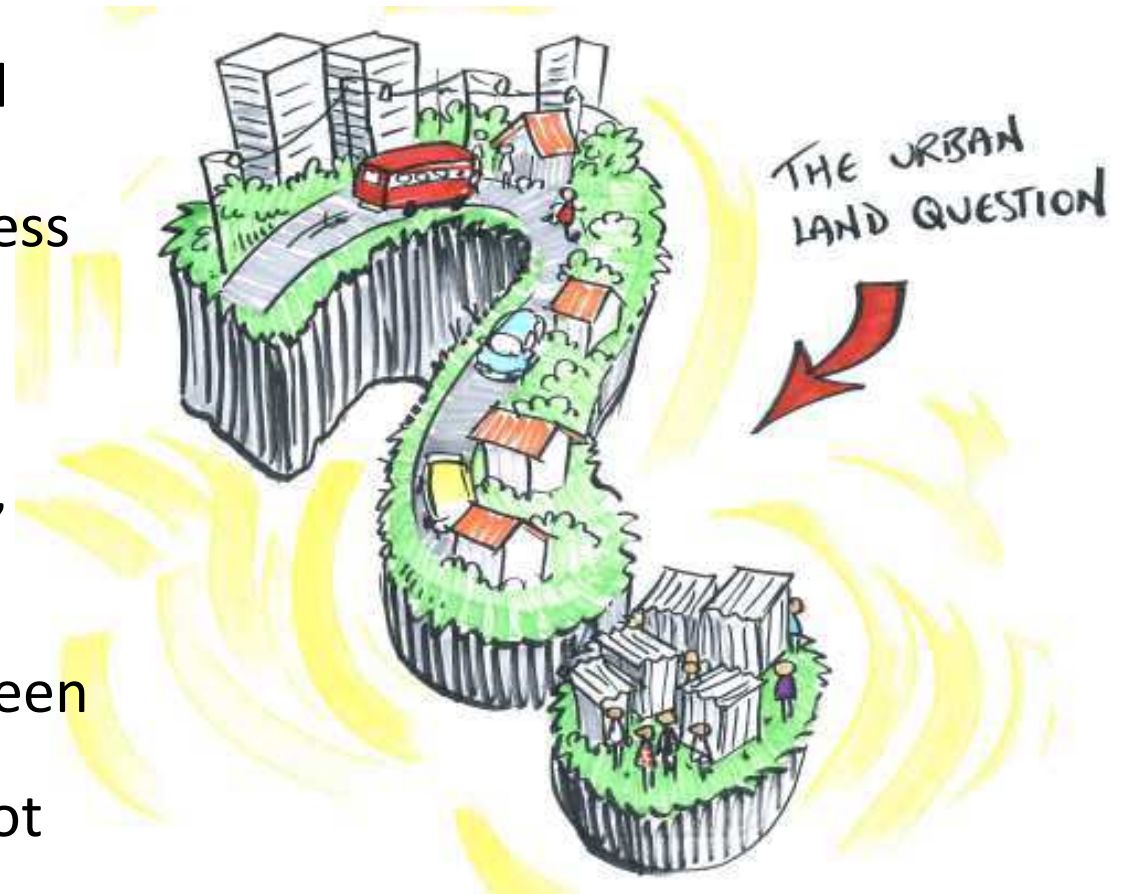
Mail & Guardian





SA Urban Land Context

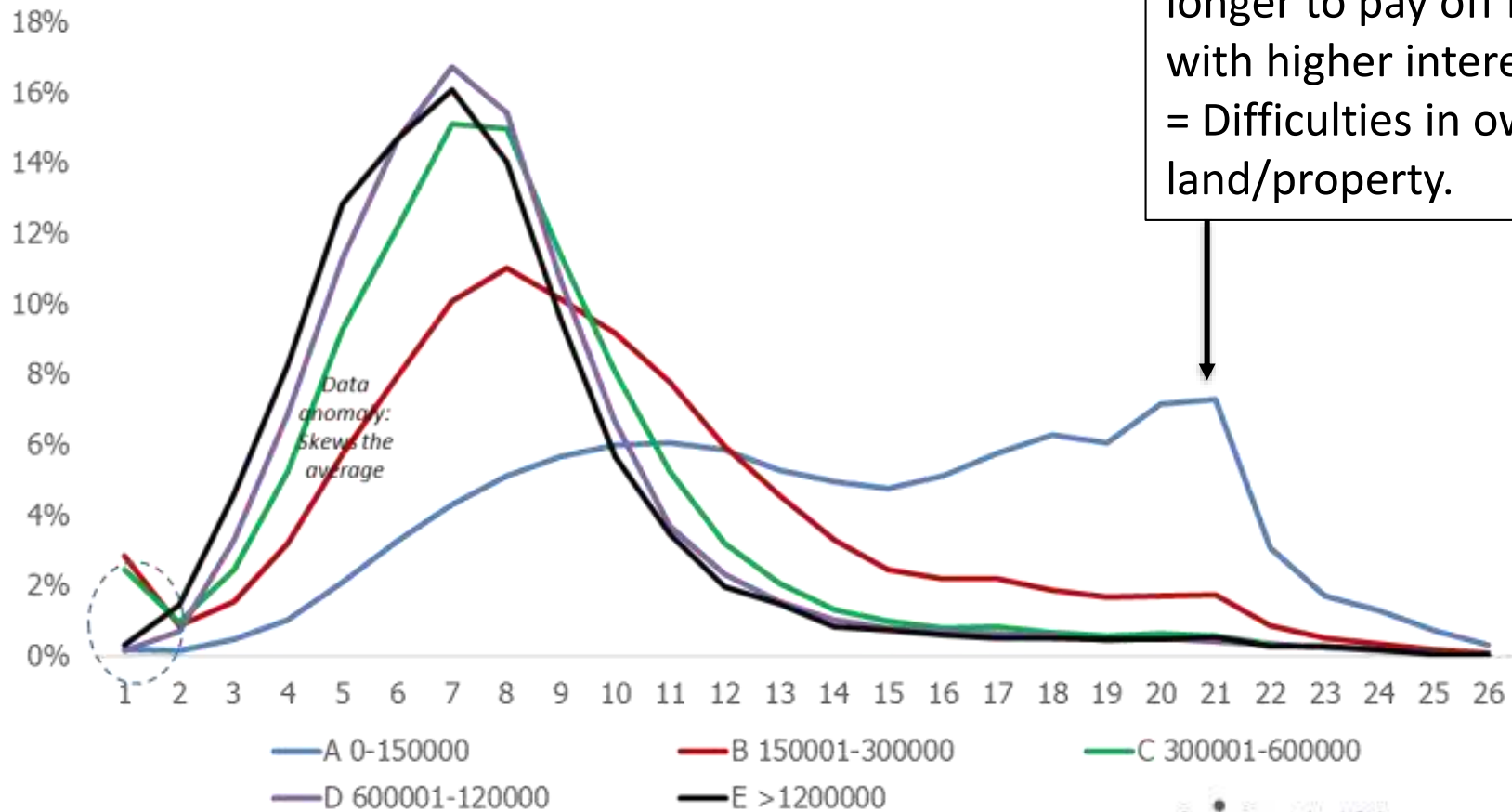
- Western cadastral system of administration and title based land ownership
- Racially discriminant land access and ownership legislation- racialised inequality
- Land has is a **complex commodity**- leverage finance, traded on global markets, speculated value etc.
- SA response (rightly so) has been **to address the racial discrimination** but perhaps not thought enough about the underlying system





SA Urban Land Context

DISTRIBUTION BY YEAR COMPLETED LOANS WERE COMPLETED
(Distribution is by number of loans, not balance)



Lower income earners take longer to pay off loans with higher interest rates. = Difficulties in owning land/property.

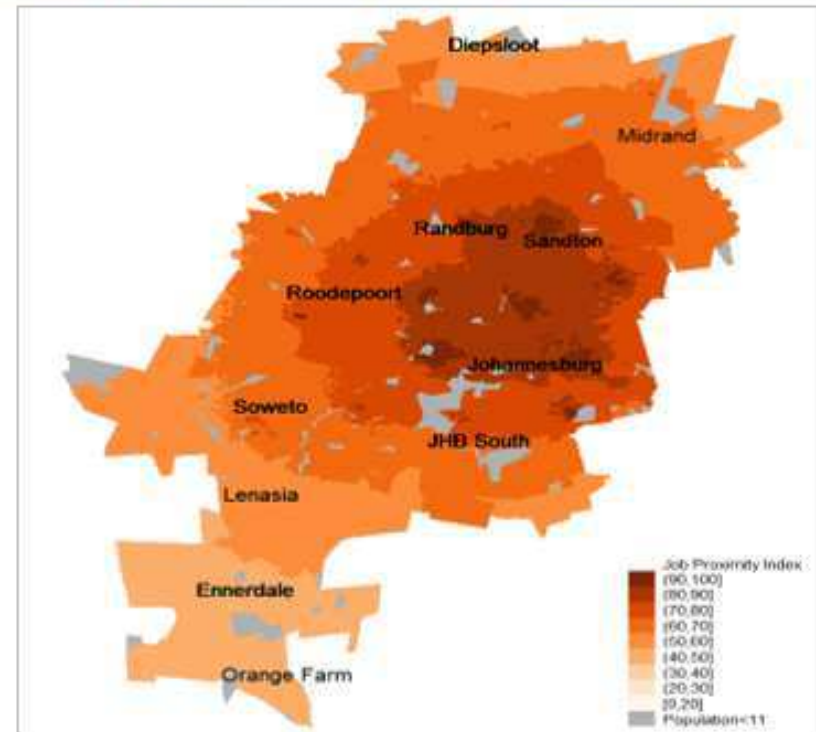




SA Urban Land Context

‘It can therefore be concluded that **the best located land with the greatest land and asset value** in terms of the urban land market operations, is by definition **reserve for the non-poor**. It must be emphasised that **market forces by implication expel the poor** from certain desirable locations.’ (Mammon, 2011)

Figure 2: Proximity to jobs in the City of Johannesburg



Urban Land Paper Series Vol 2

Where poorer households are able to access and own property/ land is typically in lower value areas often on the periphery where market values are cheaper and access to economic activities low.



Urban Land Reform Issue

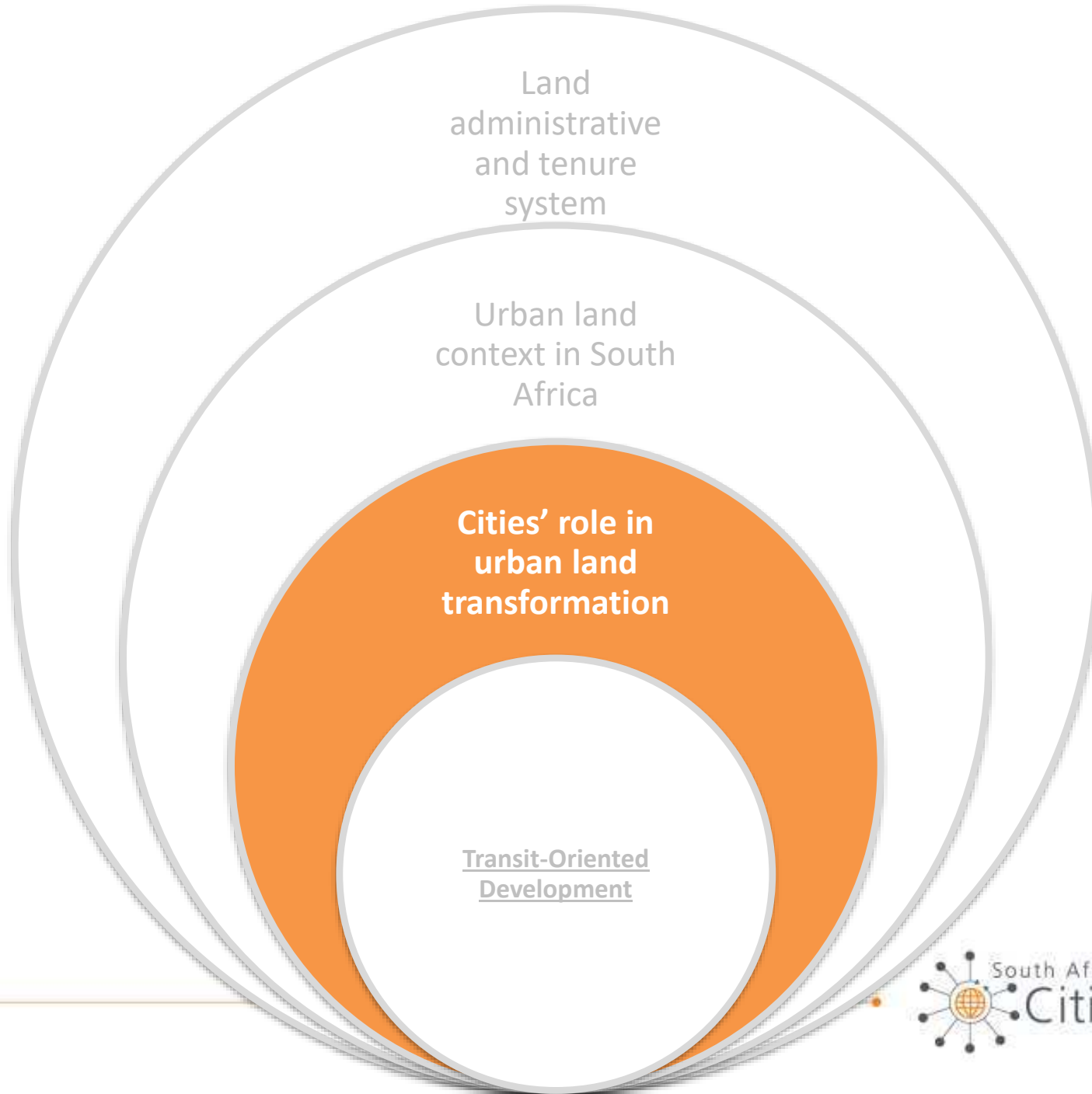
URBAN LAND REFORM ISSUES

Urban land as a complex commodity vs constitutional right to access land

No substantive land specific response in SA to exclusionary urban land systems?

Globally urban land market exclusion

- Important to acknowledge deeper systemic issues of land systems and how they undermine equitable access to urban land and space
- How do actors responsible for land admin and tenure systems work in alignment to spatial planning improvements?





What is the role of Cities?

POLICY LEVEL 5: EFFICIENT LAND GOVERNANCE AND MANAGEMENT

Cities and towns that grow through investments in land and property, providing income for municipalities that allows further investments in infrastructure and services, resulting in inclusive, multi-functional urban spaces.



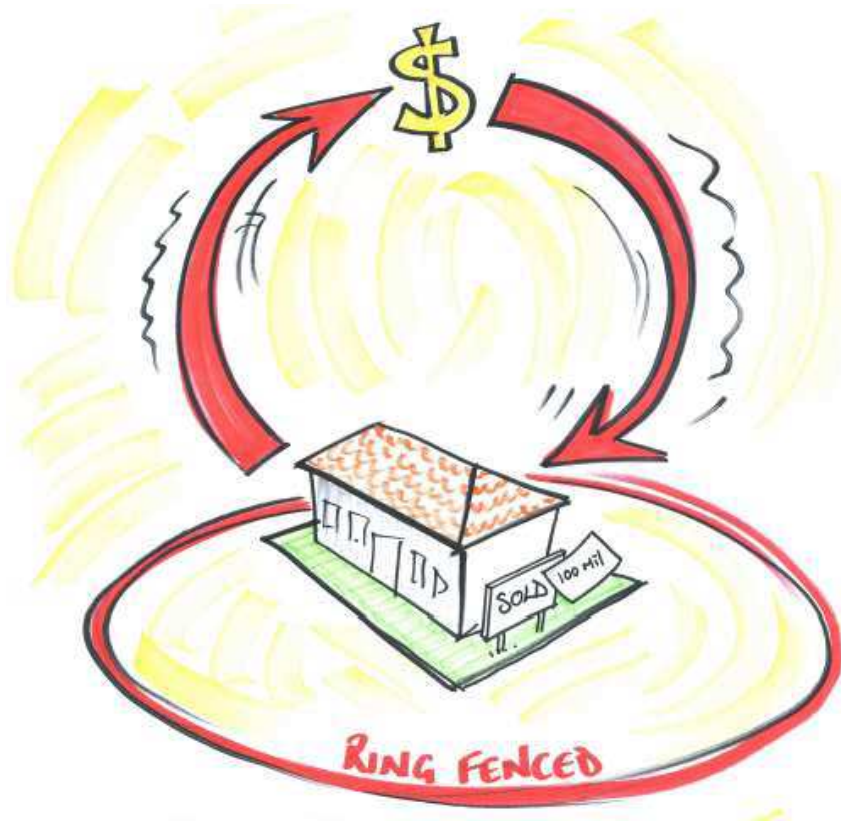
IUDF

- Both municipalities and private investors have a **vested interest in land value remaining stable and increasing.**
- At the same time, **property values reflect apartheid patterns of segregation and mono-functional use**, which need to be addressed to promote spatial transformation. Efficient land governance and management result in:
 - municipalities being able to strengthen their revenue base (mainly property taxes and rates);
 - municipalities being able to provide poor people with access to well-located land, close to economic opportunities and social amenities;
 - sustainable urban form (compact cities) and land use; and
 - spatial transformation and the creation of inclusive cities.



IUDF

Equitable Land Access A Financial Question?



The current municipal revenue model places land value increases at the heart of growing municipal revenue. The challenge is thus how to overcome the need to raise the cost for the poor of gaining access to valuable land?

Is there a financing logic that undermines the ability of cities to effectively promote equitable access to land and space? Is an Alternative Municipal Financing Model required?



IUDF- diagnoses

- State land must be disposed at 'market-related' value
- Tenure uncertainty and insecurity
- **Inadequate land-use management instruments**
- **Slow land-use planning and management processes**



IUDF- diagnoses

Land Ownership

Table 1: Ownership statistics along the Corridors of Freedom

Ownership type	Number of properties	Share of all corridor properties	Total area (m2)	Share of total corridor area	Average area per property (m2)
Administrator	6	0.01%	25 952	0.02%	4 325
Association	54	0.13%	101 147	0.10%	1 873
Bank	10	0.02%	243 974	0.23%	24 397
Body corporate	99	0.24%	112 083	0.11%	1 132
Church	356	0.85%	499 250	0.48%	1 402
Closed corporation	1 487	3.57%	2 142 147	2.06%	1 440
Estate	58	0.14%	564 602	0.54%	9 734
Foundation	11	0.03%	51 901	0.05%	4 718
Fund	2	0.00%	2 333	0.00%	1 166
Government	472	1.13%	9 710 375	9.35%	20 572
Individual	26 251	62.97%	28 500 000	27.43%	1 083
Municipality	5 382	12.91%	24 100 000	23.20%	4 478
National government	6	0.01%	192 660	0.19%	32 109
Pty Ltd	5 096	12.22%	29 900 000	28.78%	5 868
School	15	0.04%	283 545	0.27%	18 903
Trust	505	1.21%	807 922	0.78%	1 599
Trustees	2	0.00%	208 364	0.20%	104 181
University	41	0.10%	1 278 370	1.23%	31 179
Unknown	1 835	4.40%	5 173 165	4.98%	39 229
TOTAL	41 688	100.00%	103 897 791	100.00%	16 284



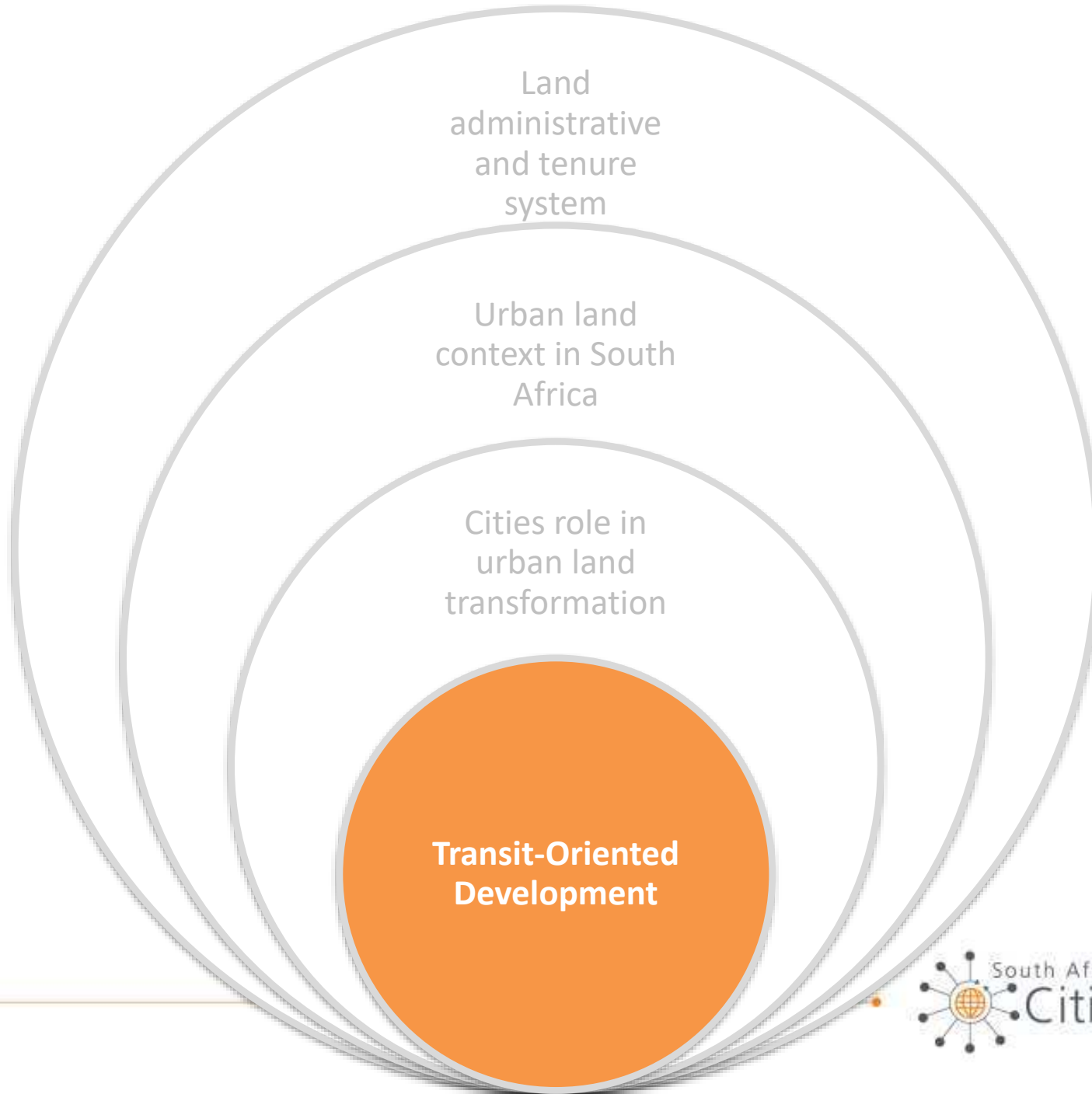
IUDF short- medium term priorities

- **Simplify land-use planning and management**
- Rethink the role of the Housing Development Agency (HDA)
- Speed up land tenure
- **Promote land value capture**
- Consolidate and simplify the legislation governing the disposal of state land
- **Ensure legislative concepts are applied consistently**
- Address impact of Traditional Authority areas within predominately urban municipalities
- Improve municipal access to land owned by the state and SOEs
- Improve intergovernmental relations for the acquisition or transfer of state land



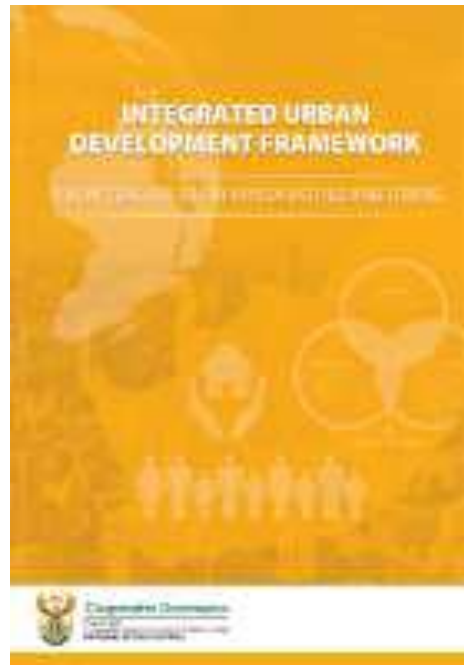
Cities Role


- Cities alone cannot deal with addressing issues of urban land- it is beyond their mandate and ability to drive reform of the underlying administrative and tenure systems.
- For cities technical spatial planning reform is the most pragmatic way to respond to issues of land exclusion, tenure insecurity and access inequality- but alone cannot generate equitable access.





Transit-Oriented Development



 NATIONAL TREASURY REPUBLIC OF SOUTH AFRICA	
Cities Support Programme	
Guidance Note	
Title:	Built Environment Performance Plans (BEPPs) Guidance Note for 2014/15.
Purpose:	To guide metros in the preparation of their BEPPs 2014/15 as part requirement of the Integrated City Development Grant.
Target Audience:	Metropolitan municipalities.
Audience:	<p>This BEPP Guidance Note for 2014/15 must be read together with:-</p> <ol style="list-style-type: none"> 1. ICDD Grant Framework in DORA 2013 as updated. 2. The CSP Guidelines for the Implementation of the Integrated City Development Grant (May 2013 and as updated). 3. The CSP Guidelines for Performance Indicators for the Metros in SA (May 2013 and as updated). 4. The NDP Key Terminology Guidance for detailed descriptions of network elements. 5. The NDP Guidance on the Identification of Network Elements. 6. The grant frameworks of individual infrastructure overs in the DORA as updated annually. <p>The NDPG website (http://ndpg.treasury.gov.za) for further tools, guidelines or revisions.</p>
Glossary	
AFS	Annual Financial Statements
AG	Auditor General
BEPP	Built Environment Performance Plan
CBF	Cities Budget Forum
CSP	Cities Support Programme
DORA	Division of Revenue
HSDG	Human Settlements Development Grant
ICDD	Integrated City Development Grant
INEP	Integrated National Electrification Grant
SDBIPs	Service Delivery and Budget Implementation Plans
MSDF	Metropolitan Spatial Development Framework
MTREF	Medium Term Revenue and Expenditure Framework
NDP	Neighbourhood Development Partnership Grant
PTIG	Public Transport Infrastructure Grant
SPLUMA	Spatial Planning and Land Use Management Act 2013
UNS	Urban Network Strategy
USDG	Urban Settlements Development Grant
CONTENTS	
<ol style="list-style-type: none"> 1. Introduction 2. BEPPs in relation to Statutory Development and Financial Plans 3. Purpose of 2014/15 BEPPs 4. Focus of 2014/15 BEPPs 5. BEPP Process and Timelines 6. 2014 BEPP Content and Format 	

National Development Plan (NDP), Integrated Urban Development Framework (IUDF) and the Built Environment Performance Plan (BEPP) Guidelines all explicitly provide direction for Transit-Oriented Development (TOD) to be implemented.

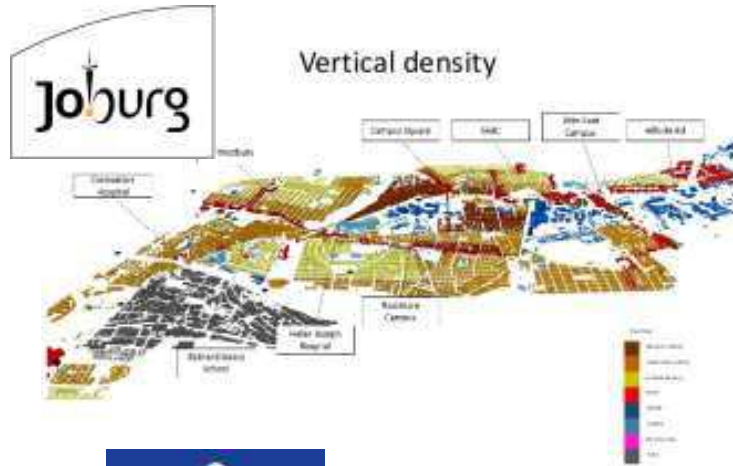


Transit-Oriented Development

- Considered a powerful approach to align municipal planning, budgeting and investments frameworks across sectoral areas to align to a common vision.
 - IDP, SDF, BEPP
 - SDBIPs
 - Capital and expenditure Investment Frameworks



Transit-Oriented Development

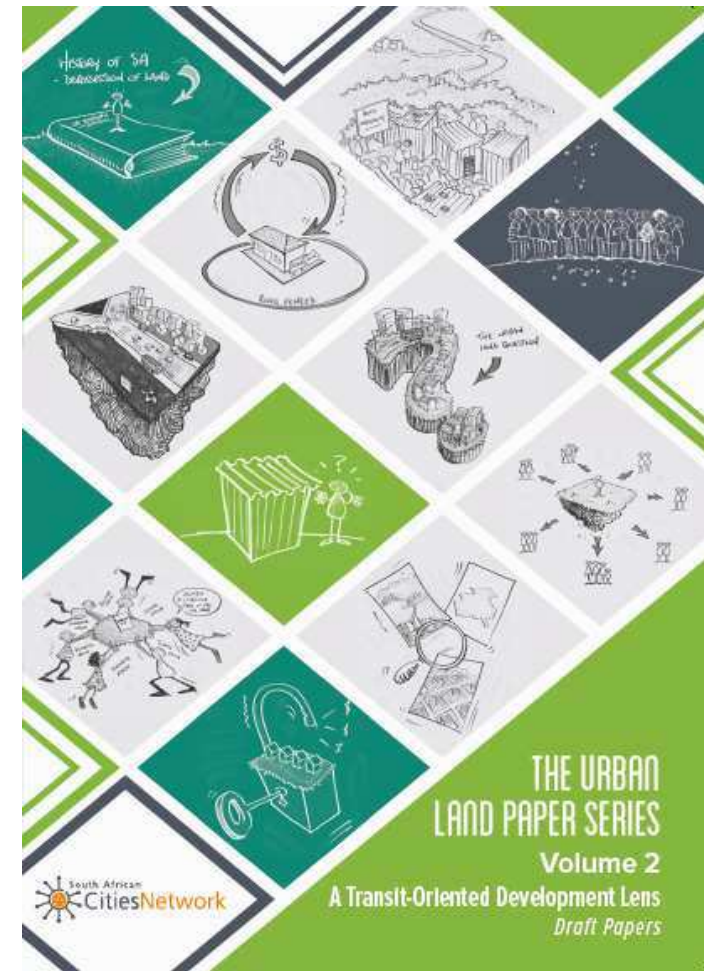


Many metros now include TOD as a fundamental aspect of their strategic planning as an approach to drive spatial transformation



Transit-Oriented Development lens for understanding land

- Deliberate effort to integrate planning and infrastructure investment to drive spatial integration.
- The Urban Land Papers Vol.2 ask a series of urban land questions by using the experience of cities in TOD





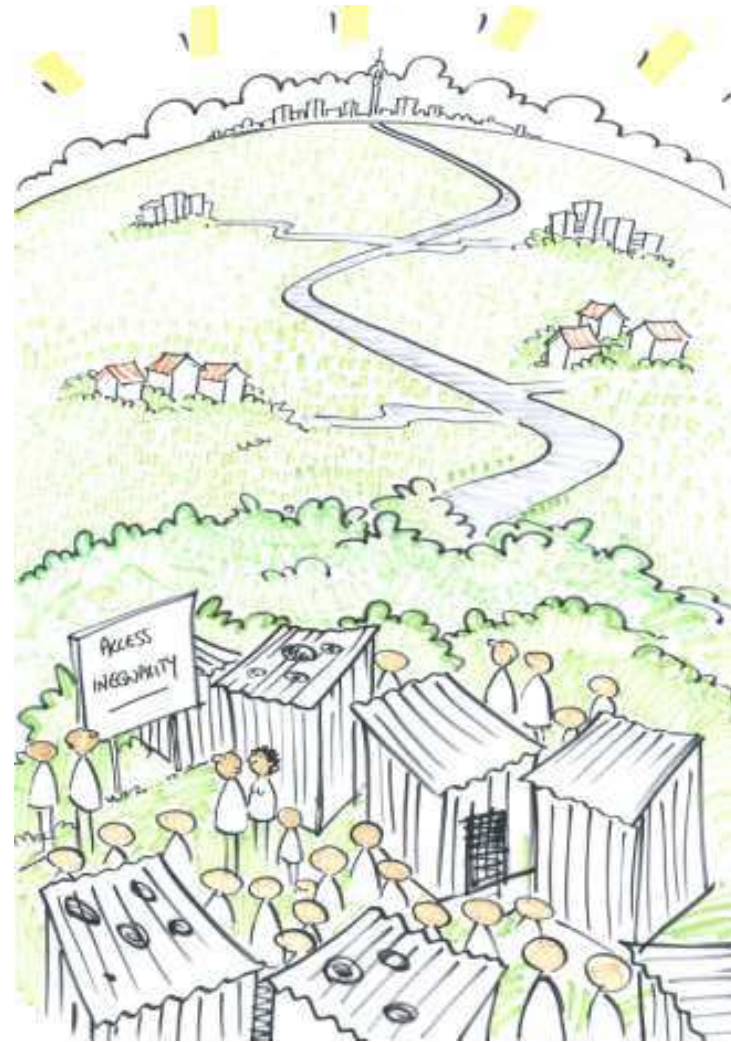
Urban Land Papers Vol 2

- Planning reform cannot be thought about in isolation of land reform
- SPLUMA provides opportunities for cities to use existing planning and land use management tools to drive more inclusive development
- There is opportunity to think through more effective and differentiated land use management practices to promote inclusive growth
- But ownership patterns and land based financing instruments require further interrogation



Towards Spatial Integration

- Equitable access to urban land and space requires multiple actors to work in concert
- Cities re-energised planning approach through TOD is on the right track- but questions of inclusion remain
- land market exclusion is a systemic challenge to driving inclusion that will require more than a planning response





Towards Spatial Integration

- How do we bring an urban land transformation agenda more centrally to the IUDF?
- How do we get SPLUMA to perform effectively in achieving spatial justice?
- What challenges do cities face in driving spatial integration?
- Acknowledging that urban land markets are exclusive what can be done to achieve spatial integration in the short- medium and long term?
- What are the roles of actors in supporting urban land reform towards spatial integration and reforming planning efforts?



THANK YOU

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