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

Urban land context in South Africa

Cities’ role in urban land transformation

Transit-Oriented Development
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
‘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
Land administrative and tenure system

Urban land context in South Africa

Cities’ role in urban land transformation

Transit-Oriented Development
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

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

Source: CAHF/ GTAC National Treasury, 2017
‘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)

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?
Urban land context in South Africa

Cities’ role in urban land transformation

Land administrative and tenure system

Transit-Oriented Development
What is the role of Cities?

POLICY LEVER 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.
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.
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
## Land Ownership

**Table 1: Ownership statistics along the Corridors of Freedom**

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

Source: South Africa, 2018

Urban Land Paper Series Vol 2
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-use; 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.
Land administrative and tenure system

Urban land context in South Africa

Cities role in urban land transformation

Transit-Oriented Development
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
• 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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