



# Urban Land Reform

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Geoffrey Bickford: Programme Manager



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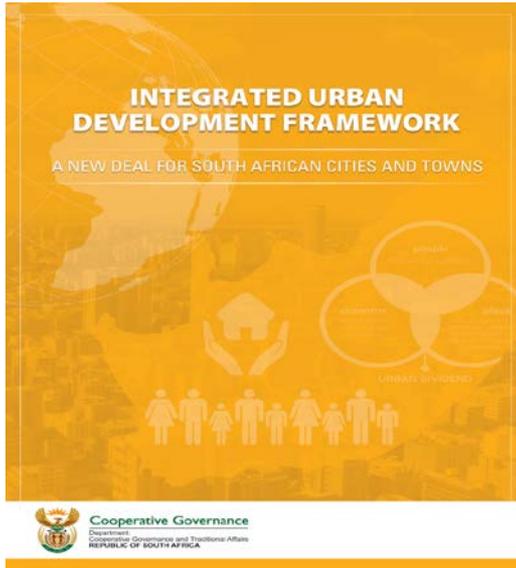
# The Urban Challenges





# INTEGRATED URBAN DEVELOPMENT FRAMEWORK

## “AN ALL OF SOCIETY APPROACH”



- Breakthrough national urban policy that acknowledges the role various urban actors need to play in realising the National Development Plan
- Provides a framework for diverse stakeholder groups to collaborate



# IUDF STRATEGIC GOALS & KEY LEVERS

**SPATIAL  
INTEGRATION**

**INCLUSION  
AND ACCESS**

**INCLUSIVE  
GROWTH**

**EFFECTIVE  
GOVERNANCE**





## SACN URBAN LAND RESEARCH

- Land is a complex commodity with global inclusivity challenges- South African history has racialised inequalities
- 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 participation & inclusion remain
- land market exclusion is a systemic challenge to driving inclusion that will require more than a planning response

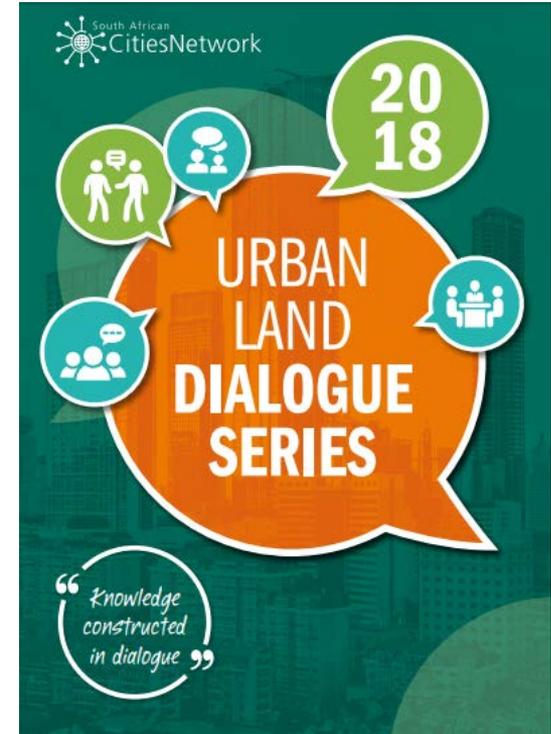




# URBAN LAND DIALOGUE SERIES

*"Knowledge constructed in dialogue"*

2018





# THREE DIALOGUES ACROSS THREE PROVINCES

26, 27 and 28 MARCH 2018

## Overarching theme: inclusive urban land transformation



Transforming our cities —  
what about urban land expropriation?



Giving meaning to equitable urban land redistribution —  
towards a land commission



Unlocking access to urban land —  
creating affordable housing solutions in the private sector



## ALL-OF-SOCIETY APPROACH

Informed by the Integrated Urban Development Framework (IUDF), the dialogues were organised with partners that carry out urban land work and research

In partnership  
with:



mandela bay  
DEVELOPMENT AGENCY  
RENEW • REVIVE • INSPIRE



NELSON MANDELA  
UNIVERSITY



UNIVERSITY OF CAPE TOWN  
UNIVERSITEIT VAN KAAPSTAD



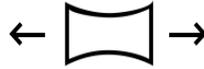
SOUTH AFRICAN RESEARCH CHAIR IN  
SPATIAL ANALYSIS  
& CITY PLANNING





# COMMON TENSIONS

Need to provide affordable housing on well-located land



Revenue from rate = no incentive to use land for poor people

Inclusion = access to opportunities (belonging in city)



Inclusion = access to land = owning property and having a house

Land and housing = commodity in our capitalist society



Housing = a home, being part of a community/neighbourhood

Not everyone wants to own a home/live close to work.



We assume that people don't know what they want

The state needs to develop affordable housing as the private sector are profit based



Private sector must deliver affordable housing led by municipal affordable housing policies



## SOME KEY POINTS

- People come to cities in search of a better life, not housing
- Expropriation is not the silver bullet/the answer to urban transformation- part of a broader transformation toolbox
- Municipalities expected to deal with complex issues that are often responsibility of other government spheres
- Real transformation won't happen if those with the most to lose (rather than those with the most to gain) are always responsible for designing the rules of the game



## ISSUES FOR MUNICIPALITIES



- **Municipalities have the power (but lack political will) to influence the private sector, which responds/adjusts to clear parameters**
- A differentiated policy framework for urban land transformation is required but cannot take 10 years to be developed
- **Expropriation could kickstart a public housing programme, whereby poor people can access well-located affordable housing in cities**
- **Municipalities need to enact inclusive housing and/or zoning policies**
- **A clear framework of land expropriation is needed to establish clear rules of the game**
- The revenue-raising model for cities, which is heavily reliant on property rates, needs to be relooked at urgently.
- **Government offices and facilities can be spatially catalytic investments in identified transformation zones**



## ISSUES FOR PRIVATE SECTOR



- The primary role of the private sector is to make profit, not to be a watered-down state
- The private sector needs to play a more active role in developing affordable housing as part of the South African transformation project
- The private sector needs certainty from government – clear and consistent policies and parameters
- The private sector also needs government to be more efficient and have quicker, synchronised processes, as 30% of a development's costs is related to process and financing
- Although big developers are often the voice of the private sector, the small/medium-sized developers are the dominant housing providers and should be supported through (e.g.) flexible zoning, access to smaller parcels of land such as close to schools and with ready-made rights
- Financial institutions are the real engines of developments – they could enable people to move from being renters to being owners, change criteria to incentivise the private sector to build affordable housing and develop packages to assist smaller/micro-developers



## QUESTIONS FOR THE WAY FORWARD

- ?** What will it take for the wealthy, powerful few to give up the right to define what the future looks like on terms that benefit the few and exclude the many?
- ?** How do we reinvigorate existing economic nodes? How can we channel capital and locate the most sought after economic and social activities in townships?
- ?** How can we begin to collectively define the urban land transformation agenda?
- ?** What needs to be done to bring financial institutions to the table?
- ?** How can we constructively bring fearful, angry, uninformed and apathetic constituencies into the conversation?



# THANK YOU

GEOFFREY BICKFORD  
geoffrey@sacities.net

[www.sacities.net](http://www.sacities.net)