SUSTAINABLE PLANNING
&
LAND BASED FINANCING INSTRUMENTS

AFRICA REGIONAL CONSULTATION WORKSHOP
ON SUSTAINABLE CITIES

28 November 2018
URBAN CHALLENGES/REALITIES

INEQUALITY
INFORMALITY
POVERTY
GOVERNANCE TURBULENCE
LOCAL GOVERNMENT CONTACT POINTS

- SPATIAL PLANNING
- FINANCING
- GOVERNANCE
Coherent planning system (principle based and clear hierarchy of plans with city wide applicability)

+ Urban form – compact, mixed-use

+ Infrastructure planning - spatial targeting and sequencing
SPATIAL PLANNING

Clear hierarchy of plans – to ease decision making.

Integrating key structuring elements – transport, environment and infrastructure

Principle-led – equity, justice, resilience, sustainability and urban efficiency

Capital investment - incorporating engineering and social infrastructure.
Areas with the highest population concentrations are the most deprived areas in the City.

Based on 5 indicators:

- Income
- Employment
- Health
- Education
- Living Environment
Development impact fees - user pays can also be an incentive.

Planning gain – premium FSI.

Rates and taxes – rebates + penalties, rates increment to finance infrastructure.
Property as a primary point of contact between a city and citizens

Urbanization increases real estate investment

Opportunity to develop more land based instruments.
• Anticipated rates revenue (base + increase) is calculated and "backed by the developer.

• City values and collects rates and taxes as per norm, retains the base rate + annual increases + maintenance costs and ringfences the increment.

• Increment is paid to developer/3rd party until the investment surplus is settled.
GOVERNANCE

Political and administrative interface.

Planning and finance interface.

Open external engagement.

Leverage private sector investment
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