

**SUSTAINABLE PLANNING  
&  
LAND BASED FINANCING INSTRUMENTS**

**AFRICA REGIONAL CONSULTATION WORKSHOP  
ON SUSTAINABLE CITIES**

**28 November 2018**

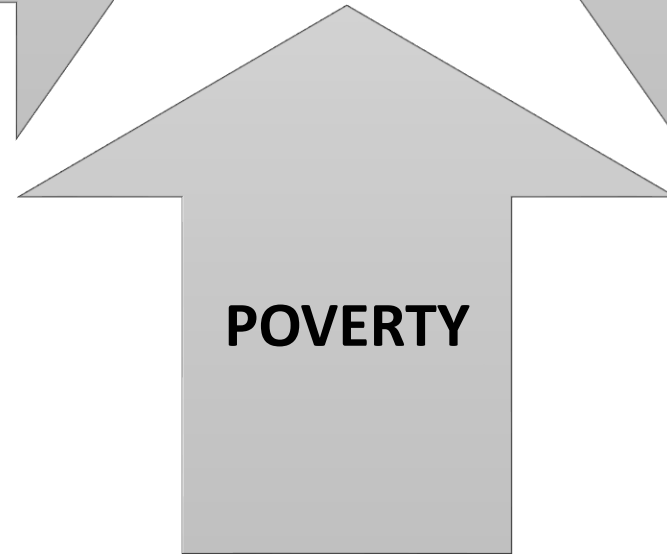
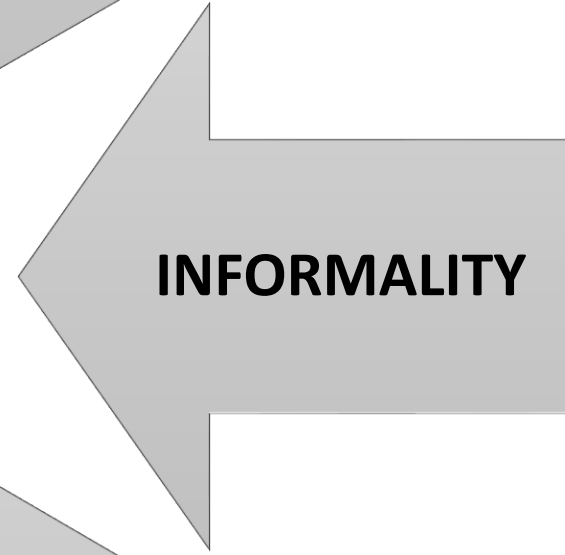
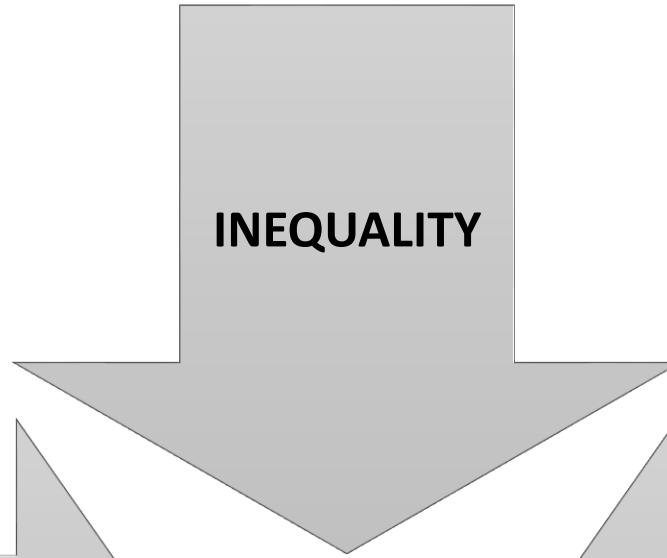
**URBAN  
CHALLENGES/  
REALITIES**

**GOVERNANCE  
TURBULENCE**

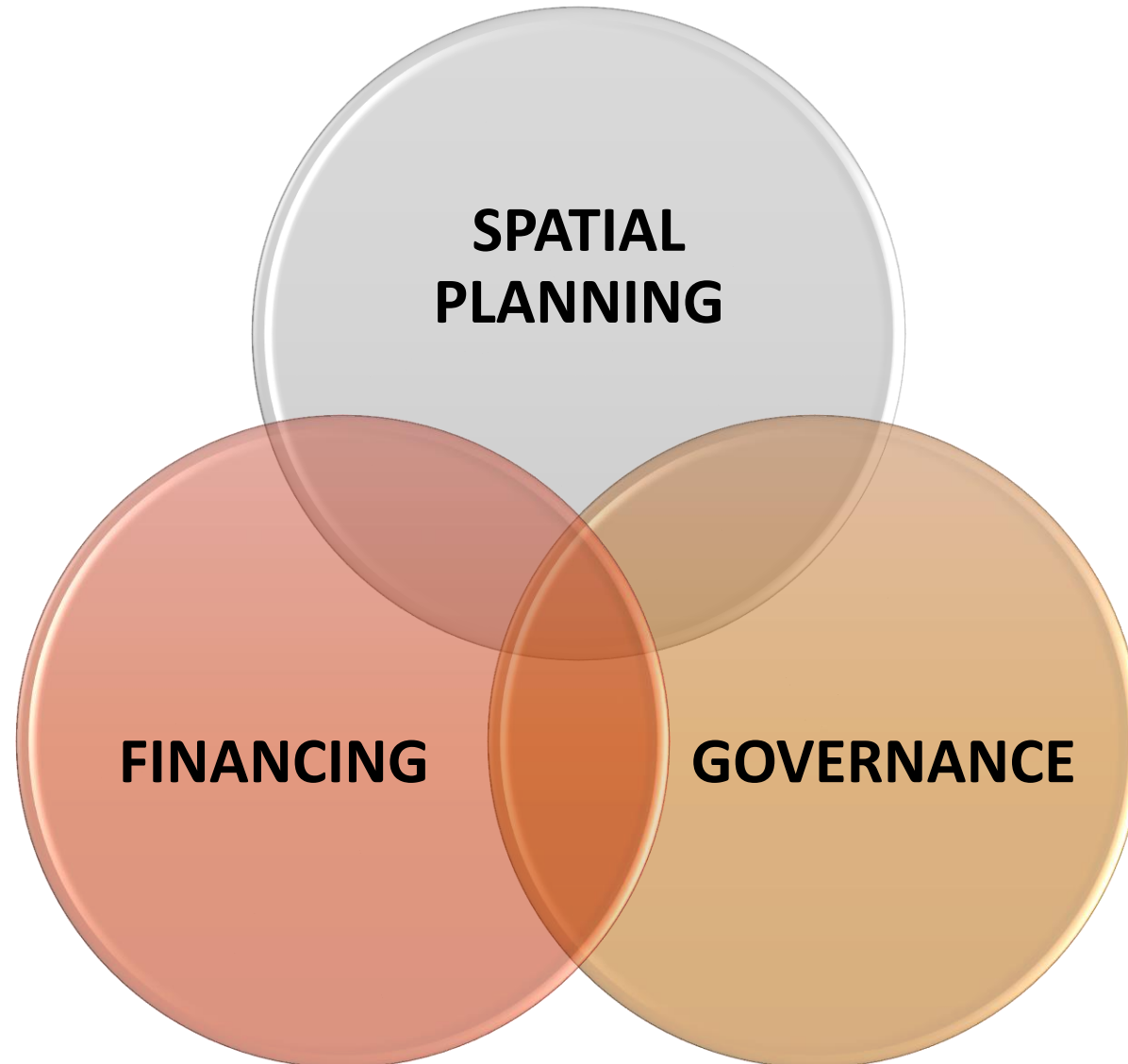
**INEQUALITY**

**INFORMALITY**

**POVERTY**



# LOCAL GOVERNMENT CONTACT POINTS



# SPATIAL PLANNING



=

**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

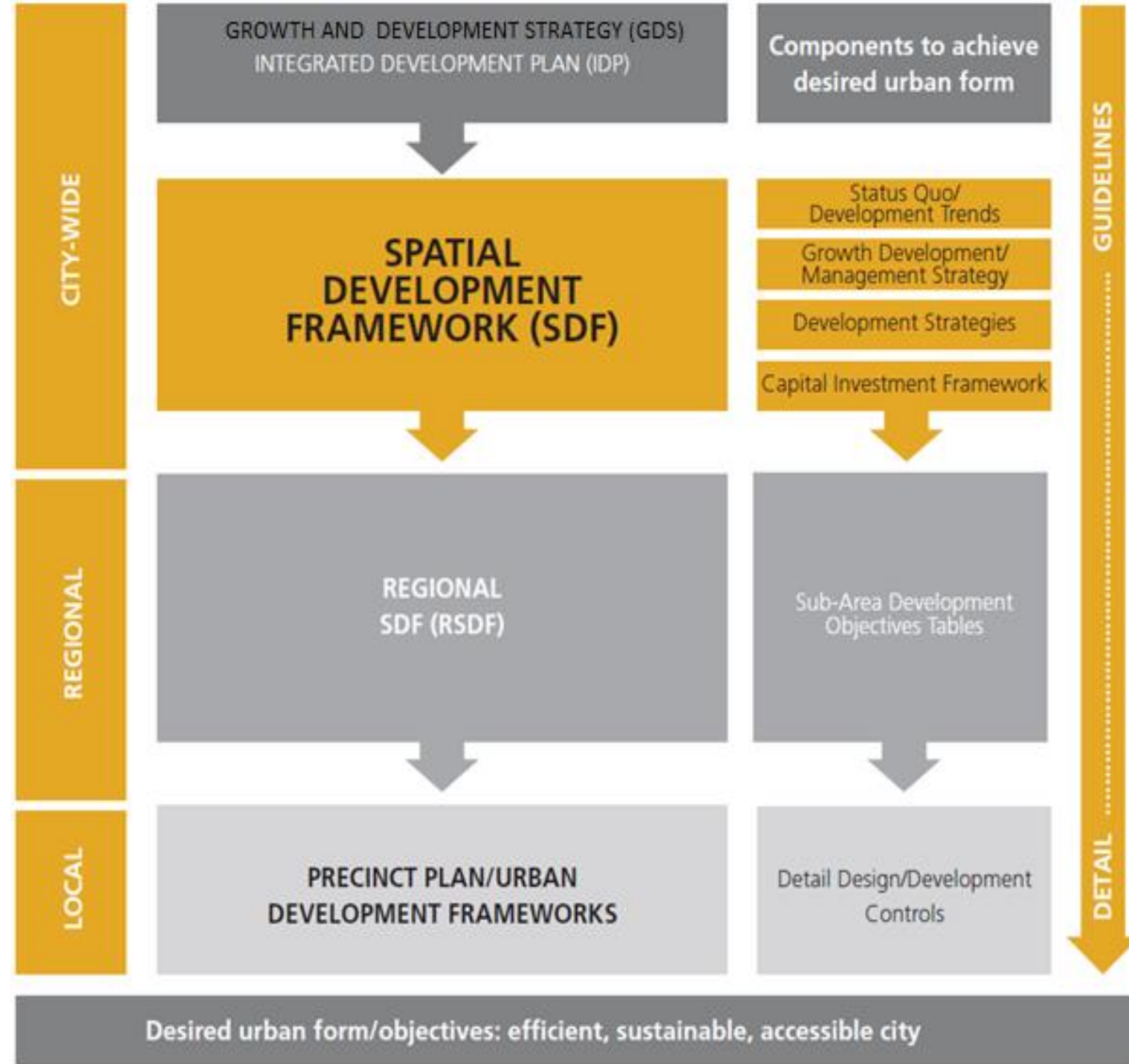
# SPATIAL PLANNING

**Clear hierarchy of plans** – to ease decision making.

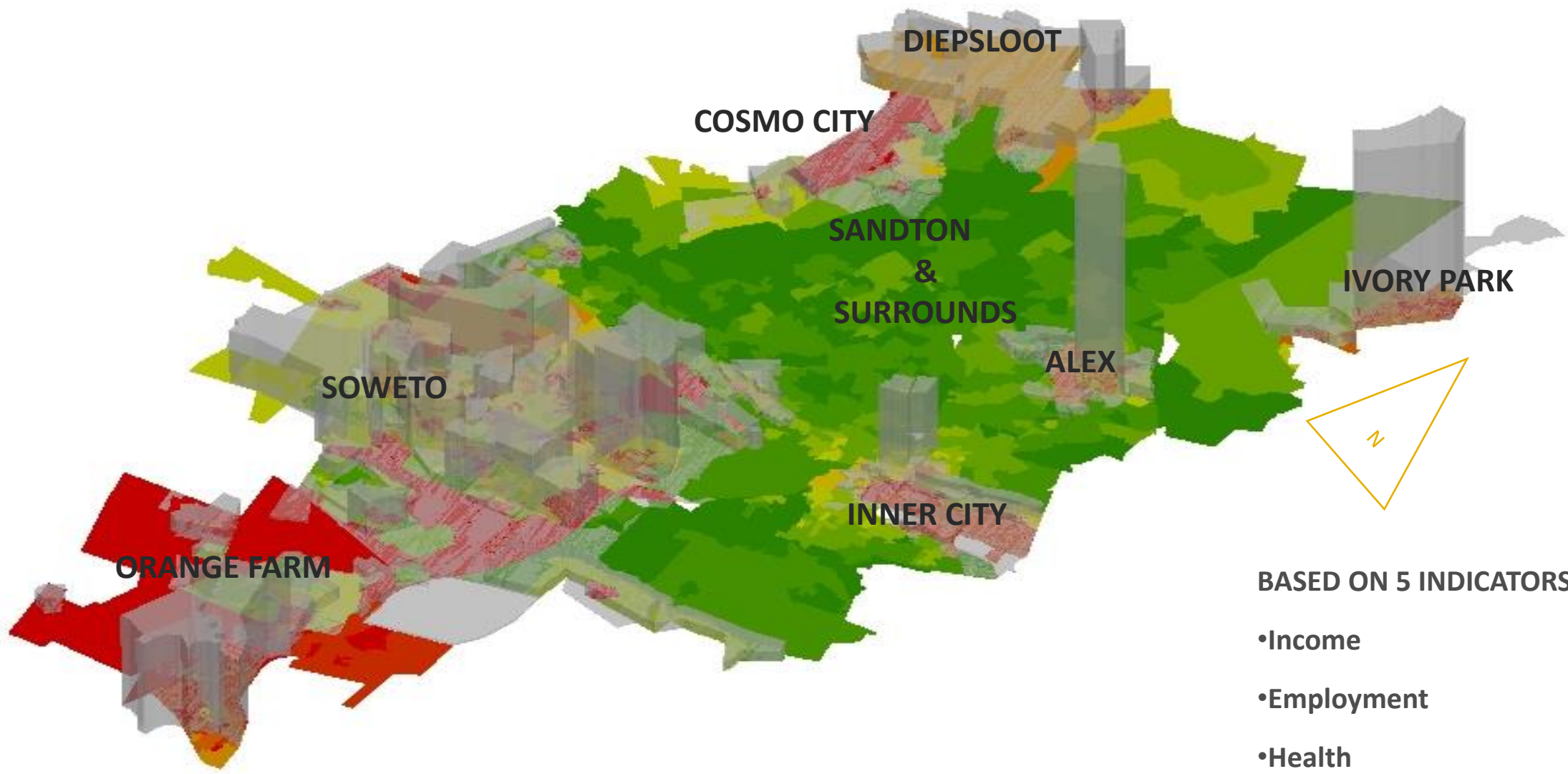
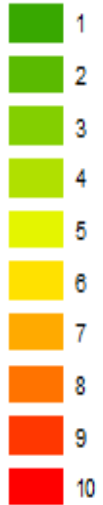
**Integrating key structuring elements** – transport, environment and infrastructure

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

**Capital investment** - incorporating engineering and social infrastructure.



# SPATIAL PLANNING

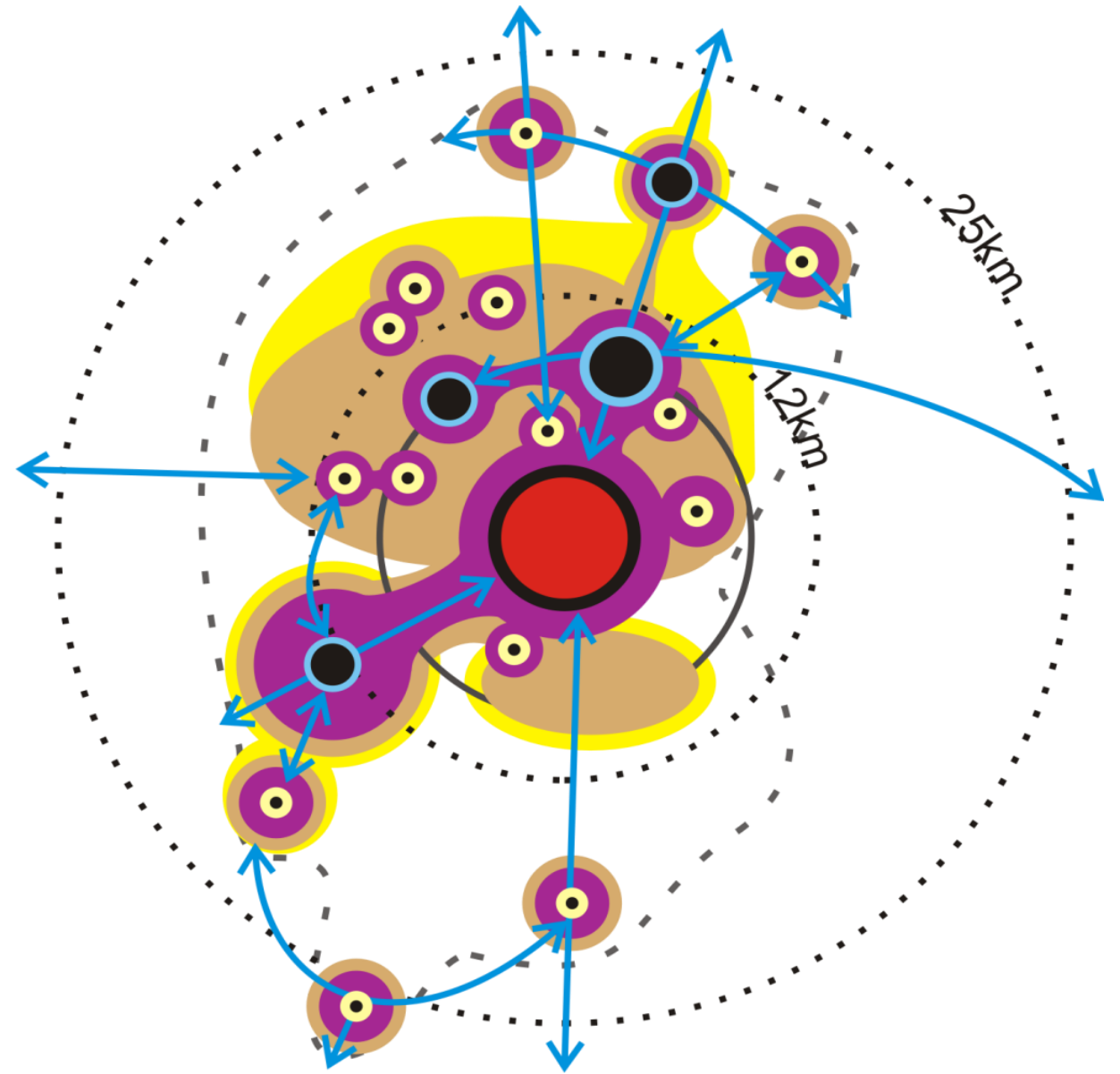
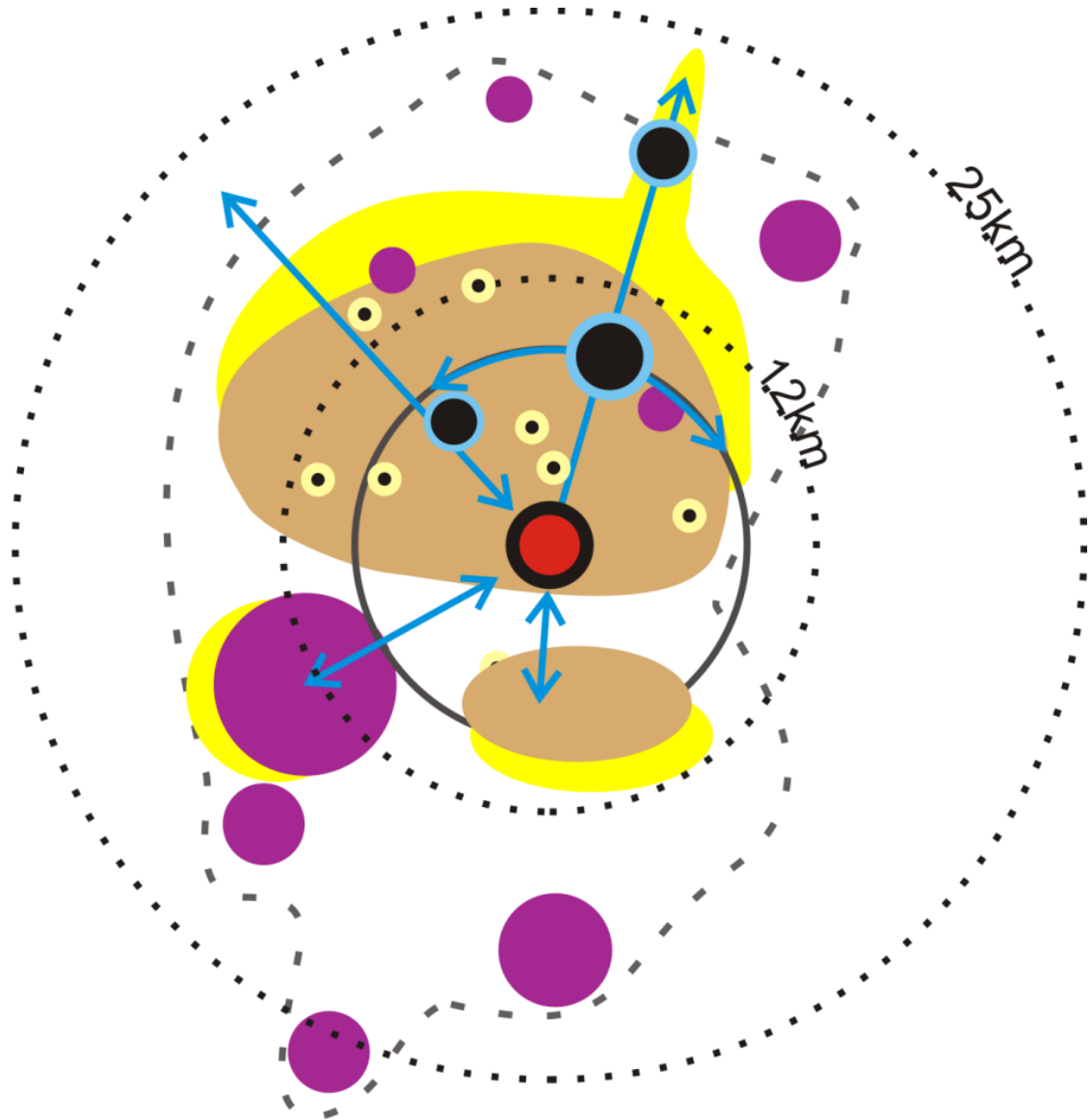


BASED ON 5 INDICATORS:

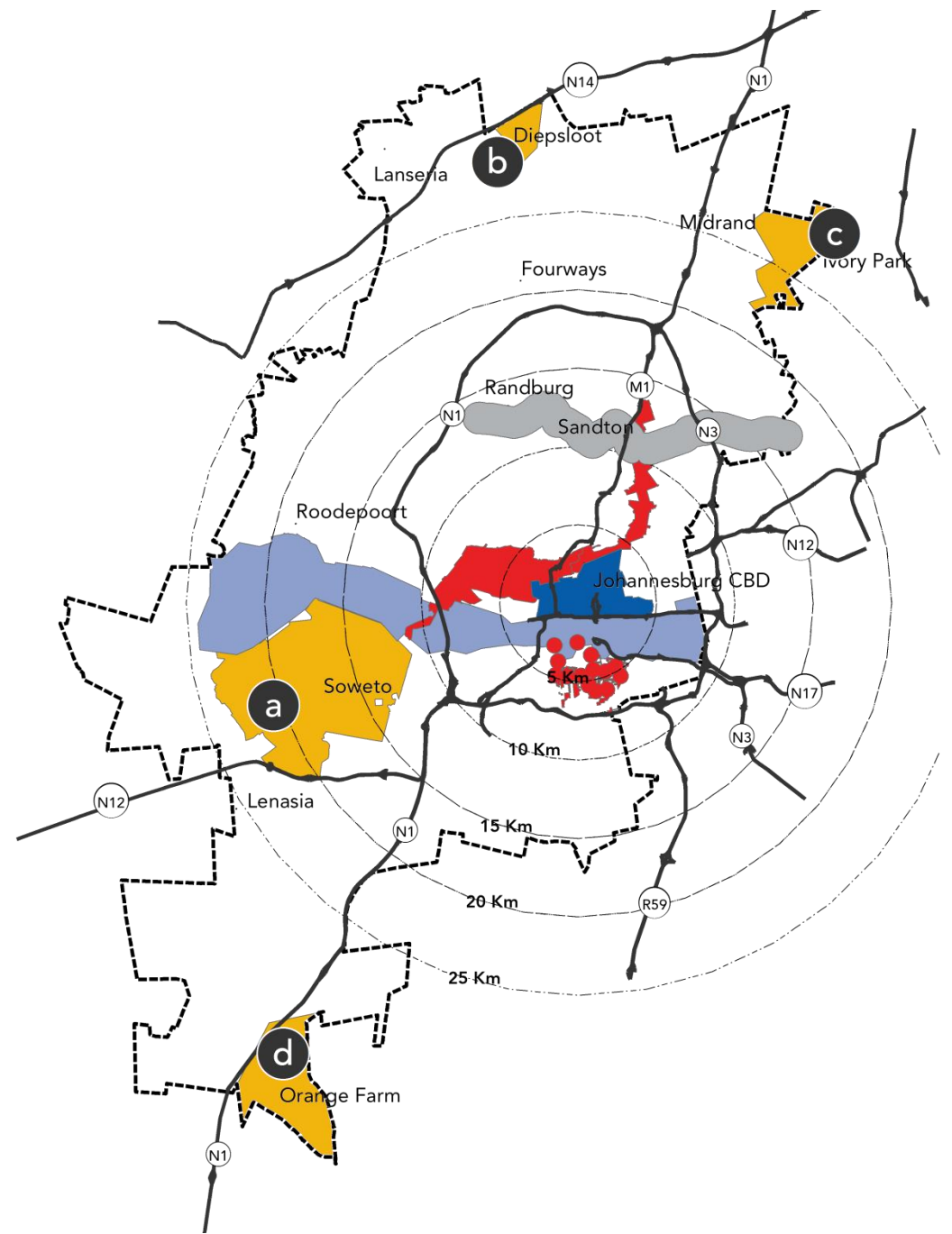
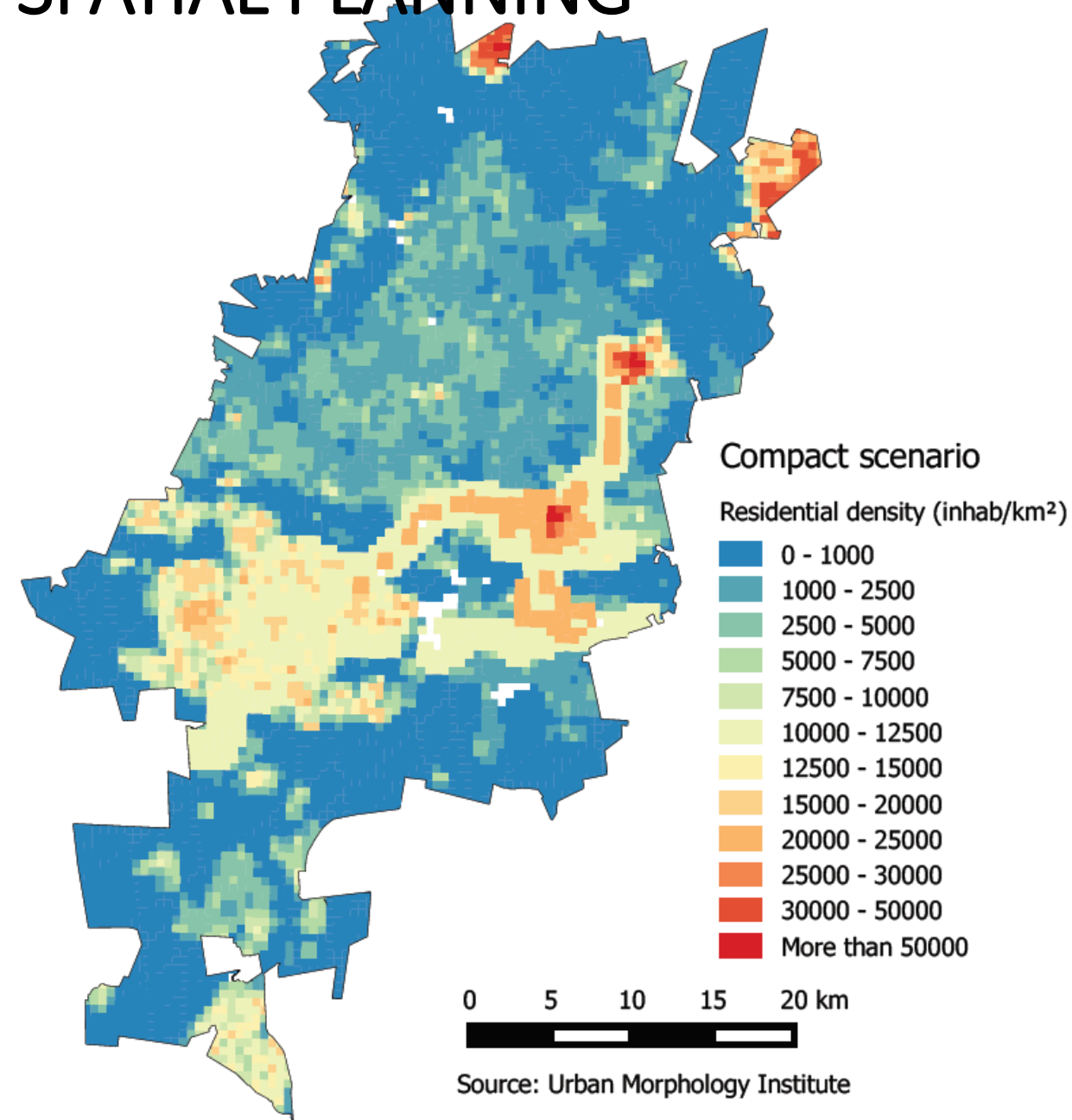
- Income
- Employment
- Health
- Education
- Living Environment

Areas with the highest population concentrations are the most deprived areas in the City

# SPATIAL PLANNING



# SPATIAL PLANNING

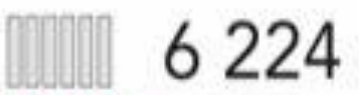




# SPATIAL PLANNING



POPULATION



DENSITY (P/km<sup>2</sup>)



# FINANCING

**Development impact fees** - user pays can also be an incentive.

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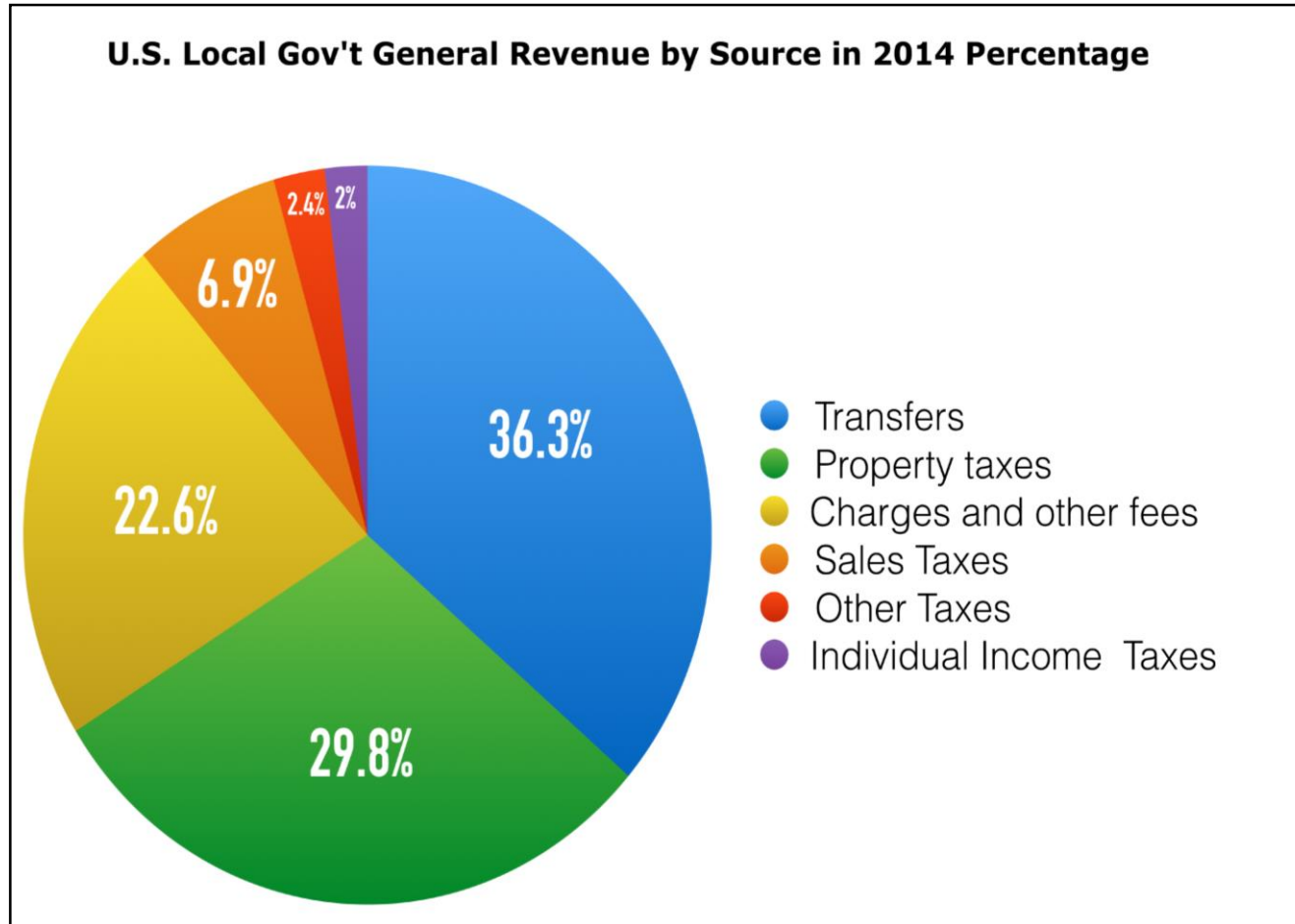
= **Planning gain** – premium FSI.

+

**Rates and taxes** – rebates + penalties, rates increment to finance infrastructure.



# FINANCING

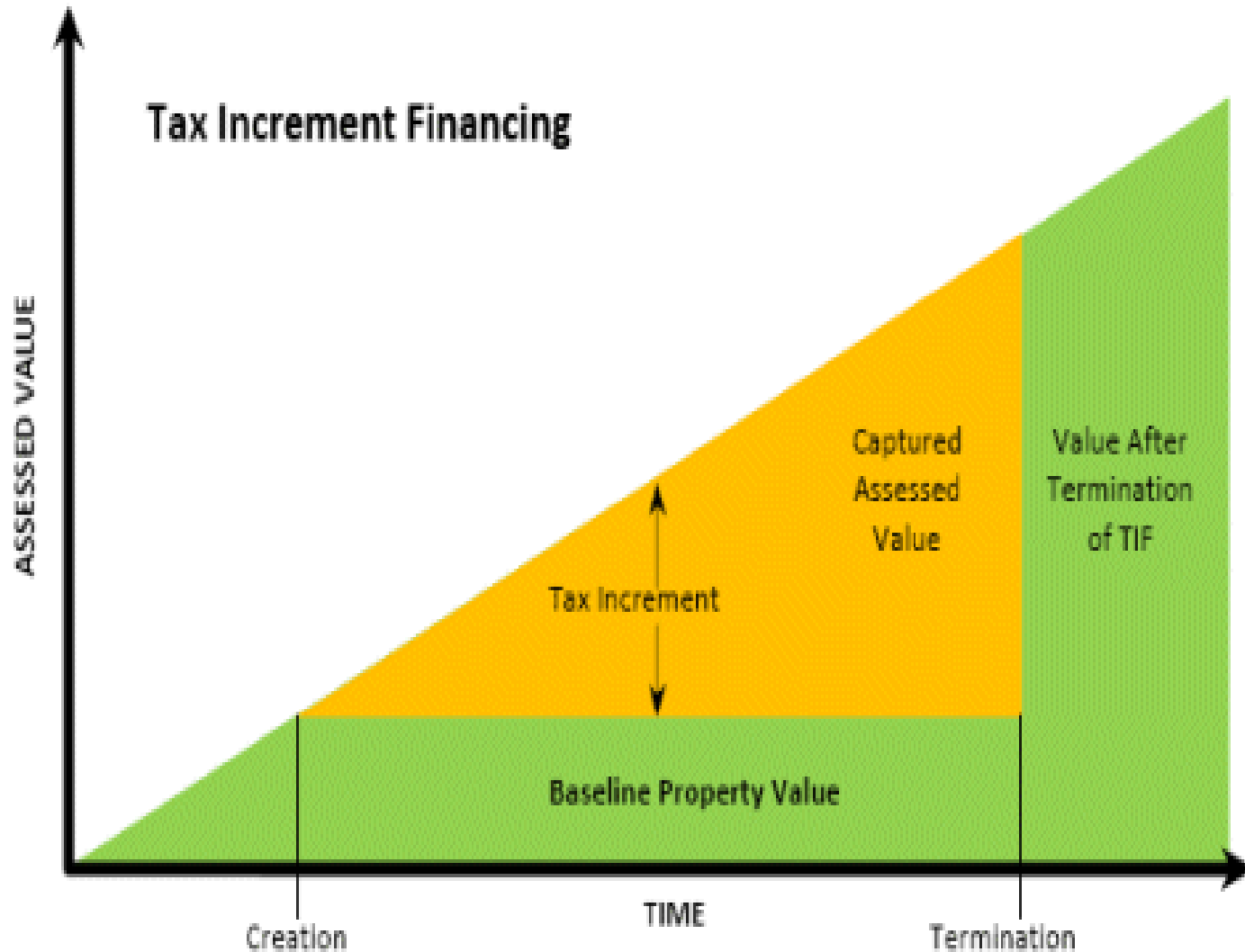


**Property as a primary point of contact between a city and citizens**

**Urbanization increases real estate investment**

**Opportunity to develop more land based instruments.**

# FINANCING



- 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/3<sup>rd</sup> party until the investment surplus is settled.

# GOVERNANCE



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**Political and administrative interface.**

**+**

**Planning and finance interface.**

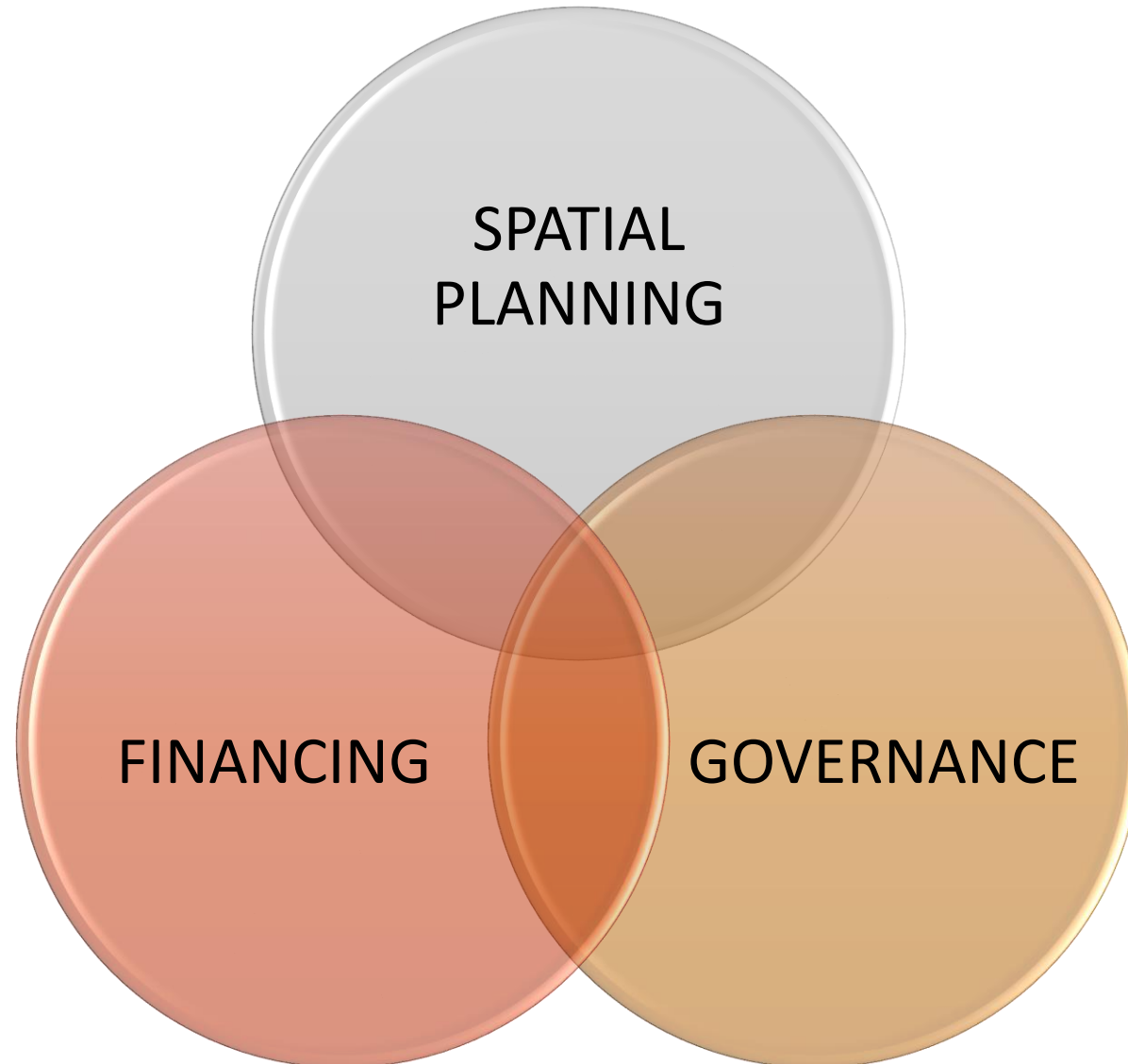
**+**

**Open external engagement.**

**+**

**Leverage private sector investment**

# LOCAL GOVERNMENT CONTACT POINTS





ADVISORY AND INVESTMENTS

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28 NOVEMBER 2018