

Objective:

To identify strategic interventions with spheres of government and other stakeholders to facilitate the rapid release of suitable, well-located land for PHP.

The following issues were clustered under this objective:

1. Availability of serviced land (state, para-statal and privately owned land)
2. Acquisition and financing of serviced land
3. Informal settlement upgrading- in situ
4. SDF's –suitability and acquisition studies.
5. Engagement of HDA
6. Land use management and zoning (fiscal and regulatory frameworks).
7. Densification and PHP.

Issues fall into two categories:

1. Generic issues affecting all programmes: Impact on PHP/ community engagement and mobilisation, loss/destruction of community and household assets
2. PHP-specific issues relating to land access

GENERIC ISSUES:

- Nimby-ism → poor communities forced to periphery, in worst case may face eviction by wealthy interest groups. Solution: Integrated settlement planning, value capture mechanisms.
- Cost of well-located land (vs. savings on existing infrastructure) → need cost guidelines for disposal of parastatal land; affordability of buying in the open market.
- Prep funding insufficient (reference to land and services) → project preparation/implementation can become stalled and lead to delays that frustrate efforts to build community. Solution: Municipality & CRO engage community in PHP contributions in order to maintain separate momentum.
- Lack of innovative mechanisms to finance or release land for low income housing (value capture, mechanisms, planning instruments) → make it more difficult to secure well-located land, particularly where occupied by informal settlement. Solution: Examine best practice internationally and identify mechanisms appropriate to domestic situation, e.g., rates penalties for holding onto vacant land, planning conditions as a means of encouraging socio-economic integration.

1. Land availability

Role confusion – province, municipality, HDA – need to landbank based on IDP & HSP.

HDA needs to do an audit of state land holdings

Long lead times and backlogs can undermine community enthusiasm – need to use community contributions and capacity building to mobilise;

2. Acquisition and financing of serviced land

Confusion over who should budget and what are reasonable costs. Needs National to set out a framework if one does not already exist in terms of HDA's core mandate.

3. ISU

Only available to local government, needs to be made available to CROs given backlogs of ISs.

4. SDFs

Need to enhance public participation and communication through IDP and budget processes; municipality needs to engage in "meaningful public participation" around backlogs and delivery plans, make more use of incremental instruments such as interim services, in situ upgrading.

5. HDA -- See 1

6. Land use mgt & zoning – generic issues, see last bullet. Requires input from all 3 tiers of government, primary legislation, bye-laws.

7. Densification & PHP: Generic issue where land scarce/ at a premium. Possibility for PHP to encourage upgrading of grey hostels, bad buildings, and establishment of housing co-operatives as an alternative form of "community."

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