

URBAN LANDMARK CONFERENCE

Peri-Urban Land Management Assessment and Strategy in Metsweding District Municipality

28 August 2008



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INTRODUCTION AND PROBLEM STATEMENT



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PROBLEM STATEMENT

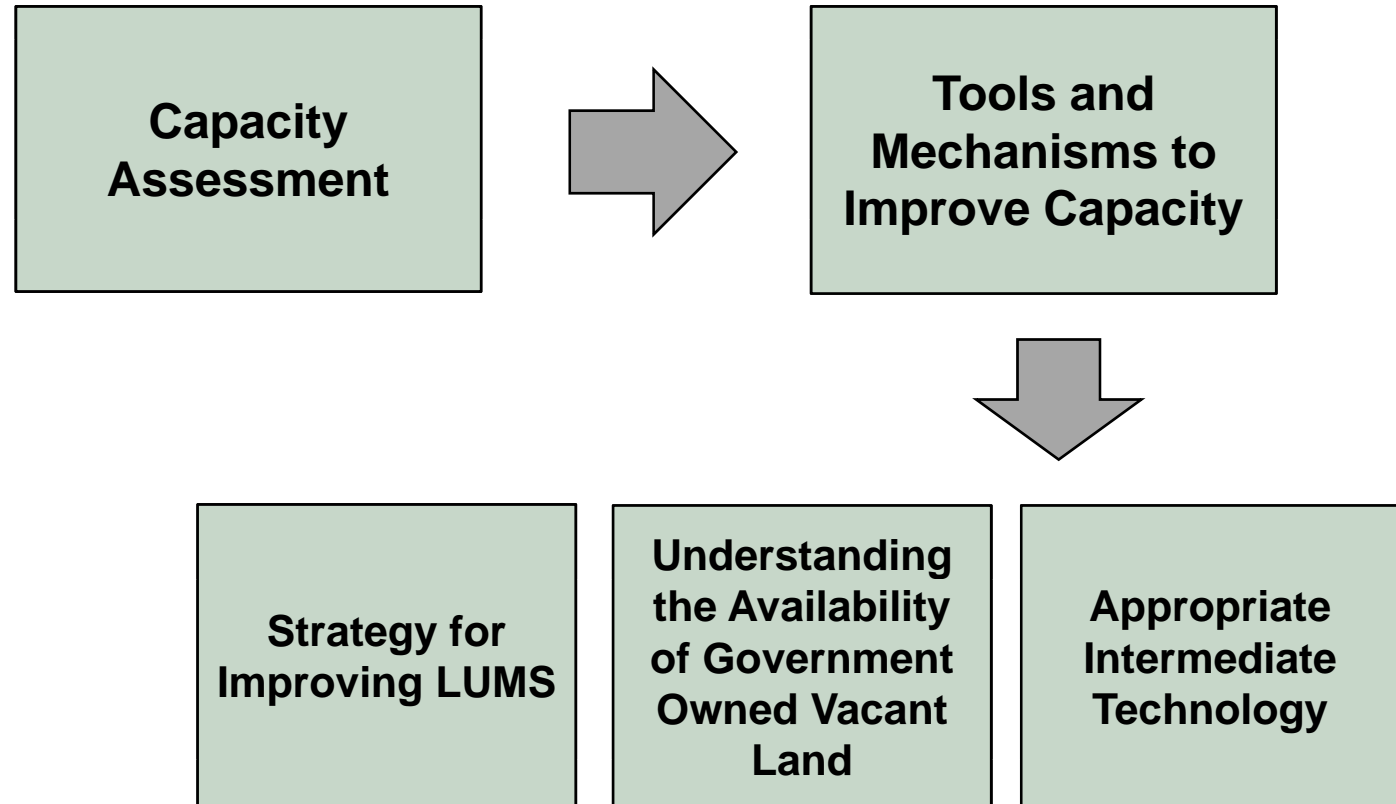
- Peri-urban land is managed most directly by district and local municipalities
- These local governments typically have very limited experience and capacity to effectively carry out their mandate
- National policies and legislation are of no use if capacity situations in local authorities do not support the efficient implementation of policy.
- The rationale for this study is a belief that improved land use management processes and improved access to information will enable –
 - better service delivery; and
 - local authority to fulfil its function as developmental local government.



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PROJECT BRIEF



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UNDERSTANDING THE ROLE OF PLANNING AND LAND USE MANAGEMENT IN ADDRESSING POVERTY



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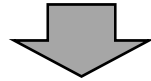




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Planning

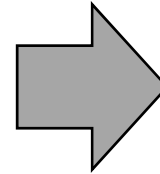


spatial plans,
principles and policies

direct the use and
allocation of land in a
municipal area.

sustainability,
integration, inclusion
and efficiency

manner in which the
poor is integrated into
the main stream
urban fabric and
space economy of
any municipal area



Land Use Management



implementation
mechanism for the
spatial plans and
policies

does not guide spatial
growth and
development

Manage physical
development

- Assign and record land use and development rights and restrictions
- Ensure that the rights are exercised accordingly
- ensure that developments do not contravene rights

ROLE OF LAND USE MANAGEMENT IN ADDRESSING POVERTY

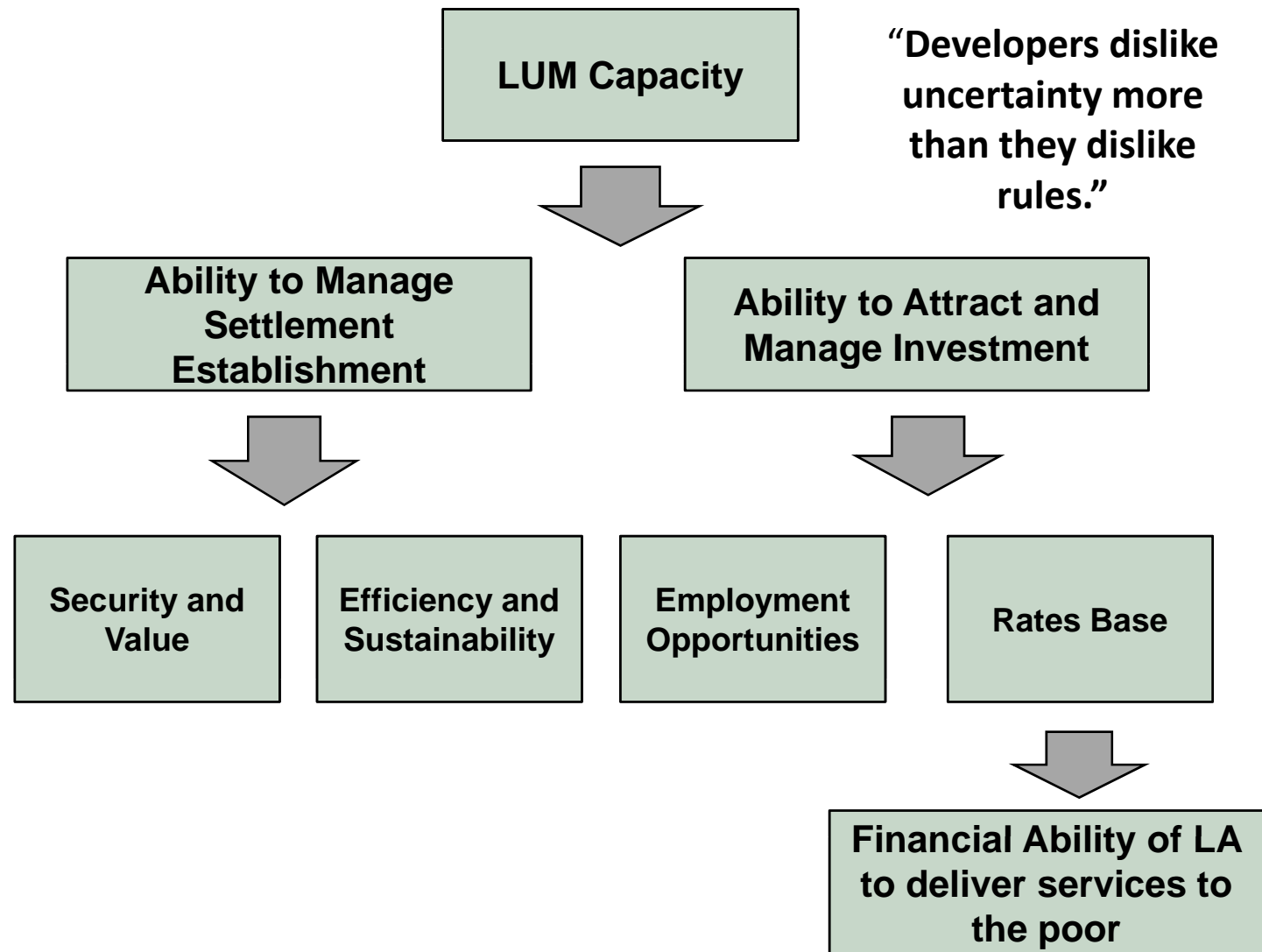
- Proper Land Use Management ensures –
 - Security of use (through the rights recorded in the municipality's land use scheme)
 - Security of investment (through regulating all land uses in the development to ensure orderly, harmonious development that does not have any negative impacts)
 - Security of tenure (through a proper land allocation system such as township establishment)
 - Value (the rights recorded in the municipality's scheme add value to a property)
- Need to ensure that settlements are formalised so that the poor can benefit from Land Use Management System



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CAPACITY, URBAN GROWTH AND POVERTY



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UNDERSTANDING METSWEDING



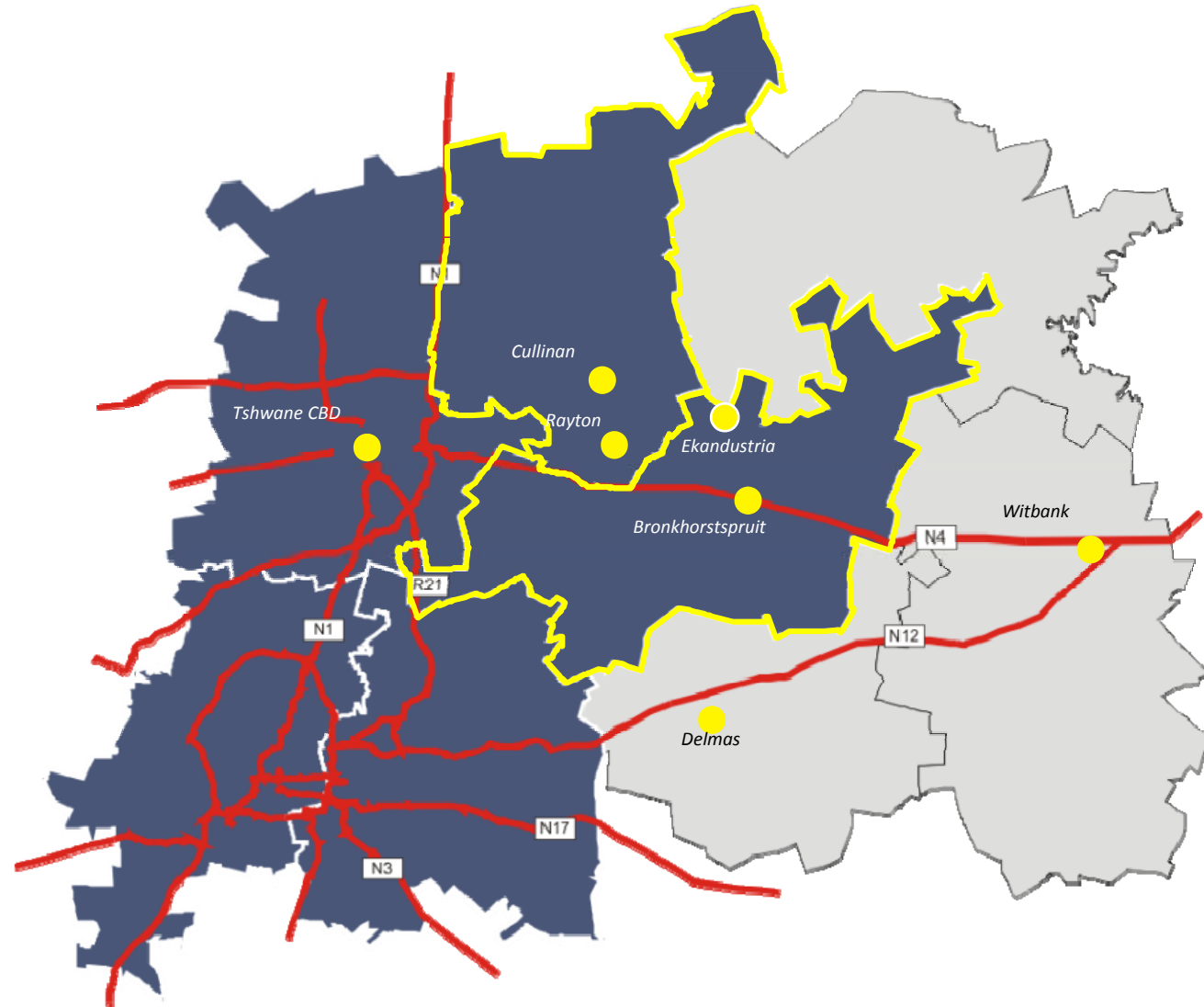
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PROVINCIAL CONTEXT

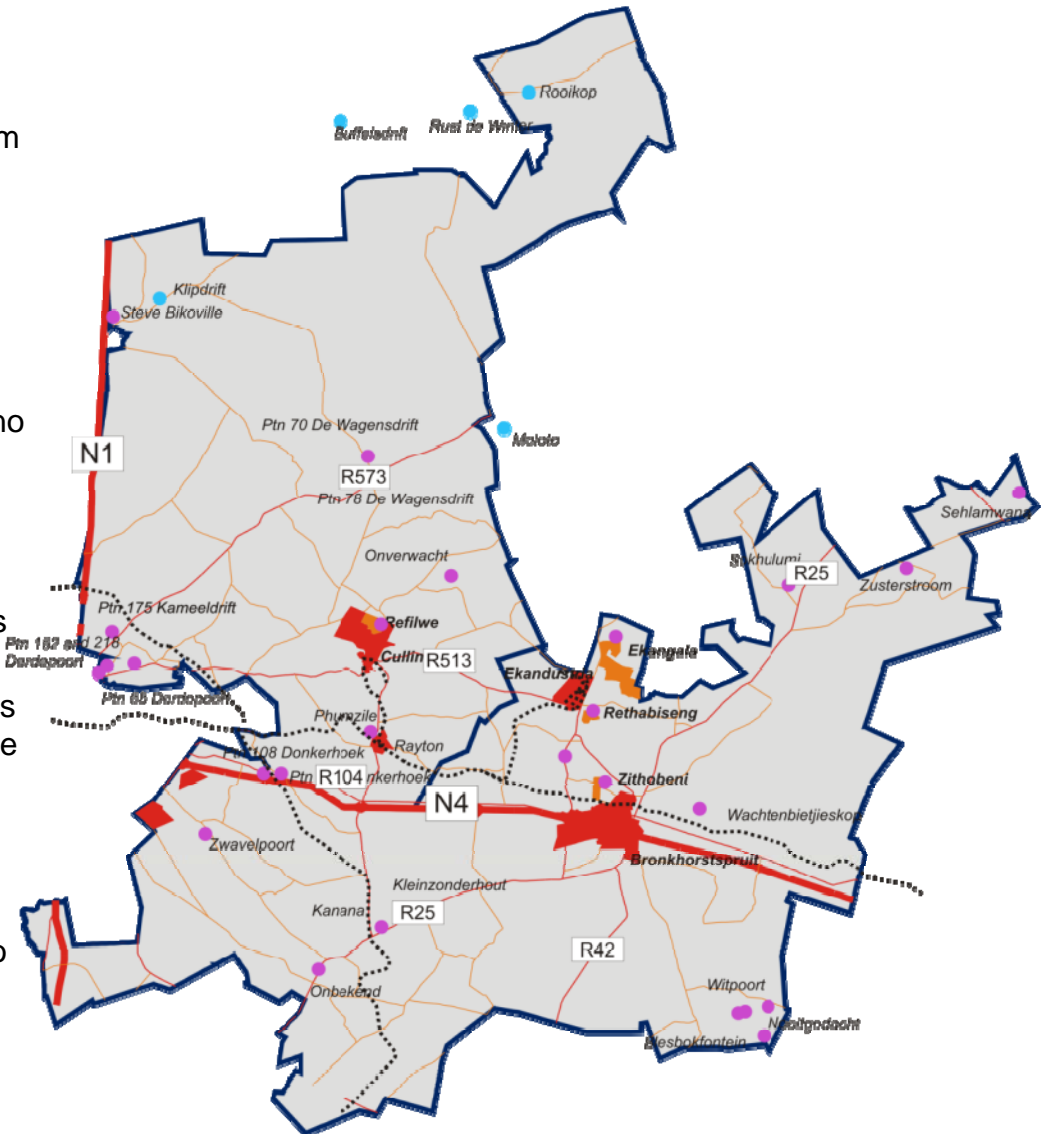


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LOCAL CONTEXT

- 16% of adults have no form of formal schooling, while 10% has some form of higher education
- 19% of the economically active population is unemployed
- 14% of households have no annual income while 63% have an annual income of less than R38 400 (2001 income levels).
- The male to female ratio is 52:48
- 28% of the population uses walking as their main mode of transport
- 70% of households have access to electricity for lighting
- 6% of households have no access to piped water
- 38% of households are situated in rural areas.



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PART 1: LAND USE MANAGEMENT CAPACITY ASSESSMENT



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DEFINING CAPACITY

Question	Explanation
What resources do the municipality have in place to support efficient and sustainable land development?	This issue refers to capacity in terms of human resources (qualitative and quantitative) and access to physical and technical resources such as equipment.
How enabled is the local authority to make informed decisions on land development in the municipality?	This issue refers to two aspects, namely (i) whether the municipality have appropriate spatial development policies in place that can guide development and decision making and (ii) whether the municipality have access to spatial information as a tool for effective decision making.
How efficient is the municipality's processes when dealing with land development?	This question specifically addresses the internal land use management processes and the shortcomings and frustrations that exist in these processes.
How empowered is the community insofar knowledge of land development processes are concerned?	This issue refers to whether the municipality has any programmes in place through which to empower communities with knowledge of planning and development processes. The rationale behind this is that communities that are aware of their rights and responsibilities insofar land use and land development are concerned, indirectly contribute to more efficient land use management.

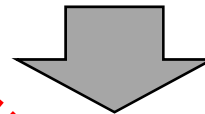


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DISTRICT VS LOCAL AUTHORITIES

Metsweding District Municipality



Kungwini Local Municipality

Nokeng tsa Taemane Local Municipality



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SUMMARY CAPACITY ASSESSMENT: DISTRICT

- Land use management is not a core competency of a District Municipality
- The Metsweding District Municipality has one official responsible for land development and planning, namely the Head Development Planning and Environment.
- The main responsibility of this official is to provide support to the two local municipalities and ensure coordination of planning between the local municipalities.
- No clear understanding of what “support” and “coordination” entail and what exactly the functions and responsibilities of the District should be.



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SUMMARY CAPACITY ASSESSMENT: LA's

Resources	Policy	Systems and Processes	Community Empowerment
<ul style="list-style-type: none"> • <u>HR Capacity</u> • Too few staff members • No staff in key positions <ul style="list-style-type: none"> • GIS • Land Use Contraventions • Relative level of experience • Institutional memory • <u>Technical Capacity</u> • Access to GIS information and general information resources • Computers and Printers • Internet and e-mail 	<ul style="list-style-type: none"> • Certain degree of Plans and Policies exist • Policies/Plans are not adequate to govern development of the area • Policies/Plans are not necessarily aligned to higher order Plans and Legislation • Implementation of Plans questionable 	<ul style="list-style-type: none"> • Processes are very inefficient (vary between the two local authorities) • Backlogs exist • Because of lack of experience, some technical matters are not understood • Development Facilitation Act procedure preferred option by many developers • Lack of a process management system (with management support information) 	<ul style="list-style-type: none"> • Non-existent • Web-sites contain very little useful information with regard to Land Use Management Processes and Planning in general



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PART 2: STRATEGY FOR IMPROVING LAND USE MANAGEMENT CAPACITY



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STRATEGY: DISTRICT MUNICIPALITY

- Role and Responsibility of District Municipality in terms of overseeing , coordinating and improving land use management processes in the district must be improved
 - Monitoring System: Land use management decisions and land use development trends
 - Inter-governmental Land Use Management Forum
 - Spatial Information System for the District with extensive datasets which can be utilised by the local municipalities as a resource
 - Alignment of the Spatial Development Frameworks
 - Assist with the creation of capacity
 - Establish a Professional Mentoring Programme for the Local Municipalities



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STRATEGY: LA'S



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Nokeng tsa Taemane Local Municipality	Kungwini Local Municipality
<ul style="list-style-type: none">• Creating temporary capacity to assist with the eradication of land use application backlogs• Filling of vacant positions in order to create permanent capacity• Implementation of a Spatial Information Management System• Implementation of a Land Use Application Management System• Improvement of Land Use Management processes and granting of Delegated Authority to approve land use applications in certain instances to the City Planning Division	<ul style="list-style-type: none">• Complete Functional Restructuring

UNDERSTANDING THE AVAILABILITY OF GOVERNMENT OWNED LAND FOR PRO-POOR DEVELOPMENT



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PURPOSE

- Database comprising information on all government owned land in the district
 - Local Authority, Provincial Government and National Government
 - Parastatals
- Development Status (Aerial photo's)
- Environmental
- Access to transport
- Spatial Development Framework
- Urban Edge
- Strategic Development Potential of Vacant Land



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ACCESS TO INFORMATION

- One of the main issues that have been identified is the lack of access to GIS systems and planning information
- Lack of software and often appropriate hardware
- Affects ability to plan, planning decisions and management decisions
- Information in public domain
- Create an intermediate solution (appropriate technology) to ensure the municipalities have access to planning information.



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THANK YOU



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