



THE NEED TO TRANSFORM LAND USE MANAGEMENT

Verna Nel



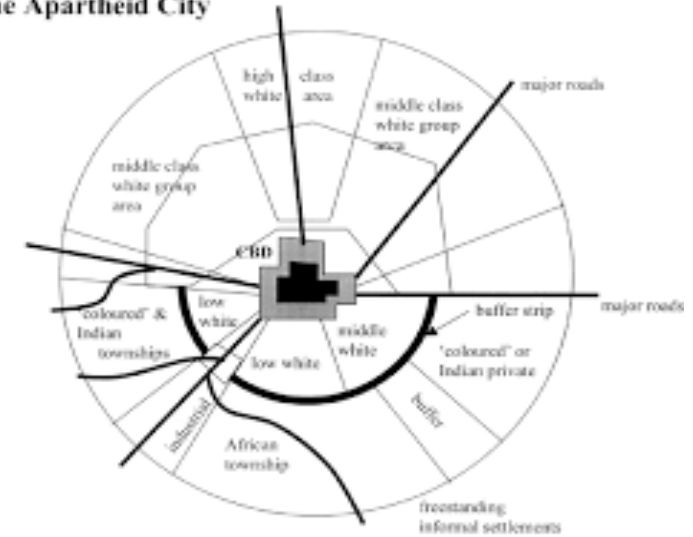
MY MAIN TAKEAWAYS FOR PRACTICE FROM THE SAPER PROJECT

1. Need for mentorship
2. Issues with the registration process (linked to 1 & 3)
3. Status of the planning profession
4. Inadequacy of Land Use Management systems

COLONIAL / APARTHEID PLANNING

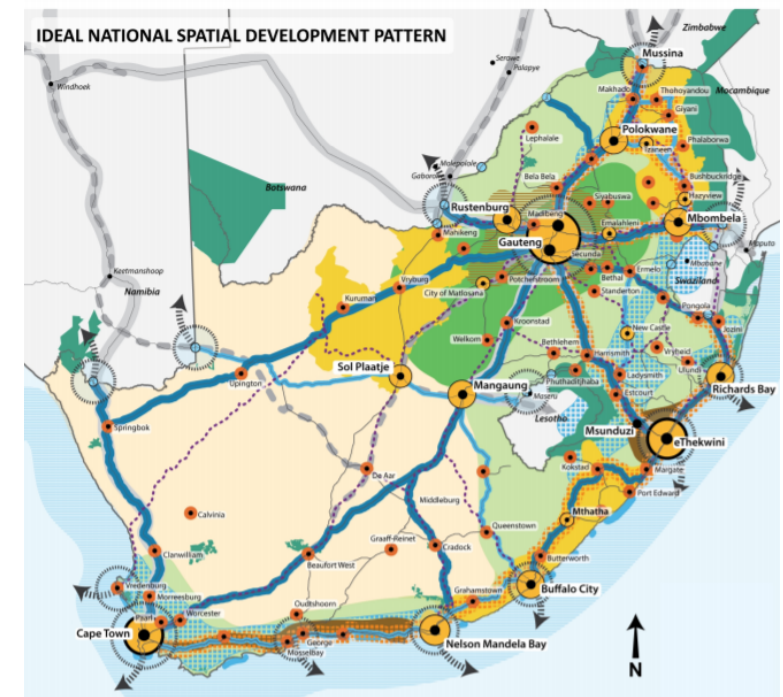
- ▶ Separation of white and other population
- ▶ High quality building and infrastructure, and a range of amenities in white's neighbourhoods, little provision for others.
- ▶ Planning and health regulations mostly to maintain
 - ▶ Standards in the white's areas
 - ▶ Separation between races
- ▶ Apartheid exacerbated this separation spatially, socially and economically

The Apartheid City



POST 1994 PLANNING: ACHIEVEMENTS

- SDFs
- IDPs
- Mandatory community participation in planning
- National Development Plan 2009
- SPLUMA, 2013
- IUDF, 2016
- (Draft) NSDF 2019



<http://sacplan.org.za/documents/Booklet-NSDF.pdf>

POST 1994 PLANNING: CHALLENGES

- ▶ Poverty and unemployment (>30% post Covid),
- ▶ Weak economic growth and job creation (Only 13% of the population are taxpayers compared to eg for the UK where 47% of the population are taxpayers).
- ▶ Structure of SA cities has not changed much in 25 years
- ▶ Zoning still the dominant form of land use management
- ▶ Processes do not accommodate the poor or people in traditional areas

SAPER FINDINGS

The current land use management system: -

- ▶ Allows for creativity and transformation
- ▶ Land use zoning (as applied) does not easily accommodate livelihoods, informality or diverse cultural needs
- ▶ The emphasis on uniformity ignores different economic, cultural and religious traditions
- ▶ We require a different model

CONCLUSIONS

- To break from South Africa's colonial and apartheid past, we need to change how we do land use management,
- We need approaches that work for diverse settings, cultures and needs
- There are emerging ideas that can assist with this undertaking, but considerable work is still needed to turn these ideas into a clear framework of decolonised land use practice.

A scenic landscape of South Africa at sunset. The foreground is dominated by large, light-colored rocks and dense, yellow-orange flowering bushes. In the middle ground, a town with numerous buildings is visible, nestled in a valley. The background features a range of mountains under a sky with soft, warm colors from the setting sun. The overall atmosphere is peaceful and picturesque.

THANK YOU