



human settlements

Department:  
Human Settlements  
REPUBLIC OF SOUTH AFRICA

CONCEPT NOTE

Human Settlements Spatial Planning  
Framework (SPF)

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**FINAL DRAFT**

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Adaptations of Monty Narsoo’s financial motivation for Human Settlements Master Spatial Plan

## 1. Introduction

The realities of poverty, inequality and unemployment are still the major challenges facing South Africa twenty years into democracy. A decade ago in the *10 Year Review*, poverty is understood to involve three critical dimensions: *income*, *human capital* (services and opportunity) and *assets*. The Comprehensive Plan for Integrated Human Settlements (dubbed Breaking New Ground) in 2004 made the case that these problems were manifested in spatial terms: '...the inequalities and the inefficiencies of the apartheid space economy, have lingered on. The lack of integration between housing plans and land use, transportation and bulk municipal infrastructure investment planning has meant that the existing spatial fabric has shown little change with housing for low-income urban dwellers still being provided on the periphery and very limited housing delivery taking place in the rural context.' This problem found echoes in the National Spatial Development Framework (NSDP), which in 2004 was an indicative framework to inform decisions on infrastructure investment and development spending, because it was concerned that national investment and development programmes were not fully addressing the distortions of the inherited apartheid space economy. In particular, the NSDP noted that new housing delivery has in fact exacerbated spatial distortions.

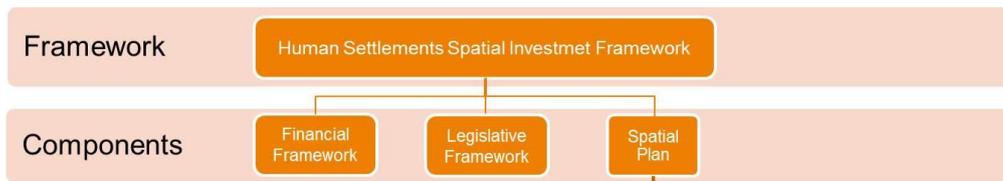
The situation has altered little in the last ten years despite the impressive house-building programme that has improved the lives of nearly three million households through tenure, basic services and housing. There had been a concerted policy attempt to address these issues by the Comprehensive Plan. The key message of the plan was that human settlement development should be demand driven and supply negotiated, and by social contract with key stakeholders. This yielded some improvements but not on a scale that changed the landscape where poverty, inequality, and unemployment is still visible in spatial terms in human settlements. This has been exacerbated by the rapid urbanisation that has occurred in the last two decades where people seeking livelihoods and employment are largely located in informal settlements. By 2030 over seventy per cent of South Africa's population will live in urban areas.

In the framework of integrating neighbourhoods and settlements - making them more efficient to provide access to economic opportunities and providing services and amenities - shelter becomes a major imperative in government's attempt to address the distorted spatial economy. The key issue is the economy and how it manifests itself in spatial terms:

- Inadequacy of dwellings in terms of resilience to disasters and compliance
- Limited access to dignified level of diverse services
- Distances between work and home effect the poorest people's disposable income most adversely
- The pressure on the mobility networks (vehicular) and limited supply and safety of non-motorised mobility routes and public transport
- Limited choice in location of affordable housing opportunities
- The programmatic focus on large-scale spectrum of the economy
- The culture of non-payment that negatively influences the delivery of mixed-income settlements
- The dominance of greenfields development

A strategic and systematic response, based on real understanding of the demand and supply dynamics in human settlements and how they play out in spatial terms, is needed if integrated neighbourhoods and settlements are to be developed. This increased understanding should also provide the basis for a more efficient and effective direction of investment.

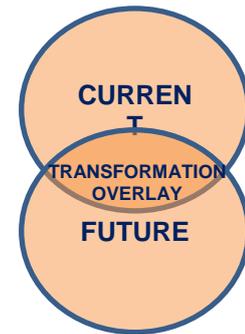
**Figure 1: Categorising delivery according to Master Spatial Plan**



In order to meet the UN- Habitat Sustainable Development Goals articulated as compact, connected and integrated settlements, the spatial, financial and legislative components complement each other.

The transformation of the spatial environment from the current to the envisaged future condition of an integrated settlement requires the application of an interim mechanism. Implementing such a mechanism, allows and supports the bridging from the previous condition of the environment to the new envisaged integrated condition of the environment, considering the lengthy time frames for legislative change. The application of the recently gazetted Priority Housing Development Area (PHDA) regulation (September 2014) is such a transformative mechanism.

*It implies that the Minister can approve state lead developments that demonstrate the meeting of new objectives to enable spatial transformation.*



**Figure 2: Approach to transformation process**

## 2. Understanding the Mandate

Chapter 8 of the National Development Plan (NDP) ‘Transforming human settlements and the national space economy’, and its vision for urban South Africa states:

*“By 2030 South Africa should observe meaningful and measurable progress in reviving rural areas and in creating more functionally integrated, balanced and vibrant urban settlements. For this to happen the country must: clarify and relentlessly pursue a national vision for spatial development; sharpen the instruments for achieving this vision; [and] build the required capabilities in the state and among citizens.”*

The development of Integrated Urban Development Framework (IUDF) has been agreed to by cabinet in 2013. The draft IUDF has as its vision ‘‘Liveable, safe, resource-efficient cities and towns that are socially integrated, economically inclusive and globally competitive, where residents actively participate in urban life’. It has outlined seven policy levers:

- Integrated transport and mobility
- Integrated sustainable human settlements
- Integrated infrastructure planning
- Inclusive economic development
- Efficient land governance and management
- Empowered active communities
- Effective urban governance

From these documents it is clear that government policy supports the view that ‘integrated and sustainable human settlements are the key to redressing the prevailing apartheid geography, restructuring cities, shifting ownership profiles and choices, and creating more humane (and environment-friendly), safe living and working conditions.’ It should be noted that levers on infrastructure, land, and active communities *fall directly within the ambit of the NDHS activities* and others indirectly.

The NDP and the draft IUDF have reference to spatial development and apartheid geography. Similarly the New Growth Path states there should be a focus on spatial development and the creation of viable communities as part of the employment creation strategy.

Given government’s policy pronouncements, targeted spatial interventions is a priority. Testimony to this is the number of government’s spatially targeted programmes: Special Economic Zones, Industrial Development Zones, Urban Development Zones and the Strategic Infrastructure Programme, which involves both development corridors, rapidly growing areas, mining towns and PHDAs. Most recently the Department of Human Settlements has added the PHDAs as an intervention tool. The master spatial plan will take these interventions into account.

The mandate for the Department of Human Settlements to develop a master spatial plan for human settlements is contained in the budget speech of the Minister on 15 July 2014:

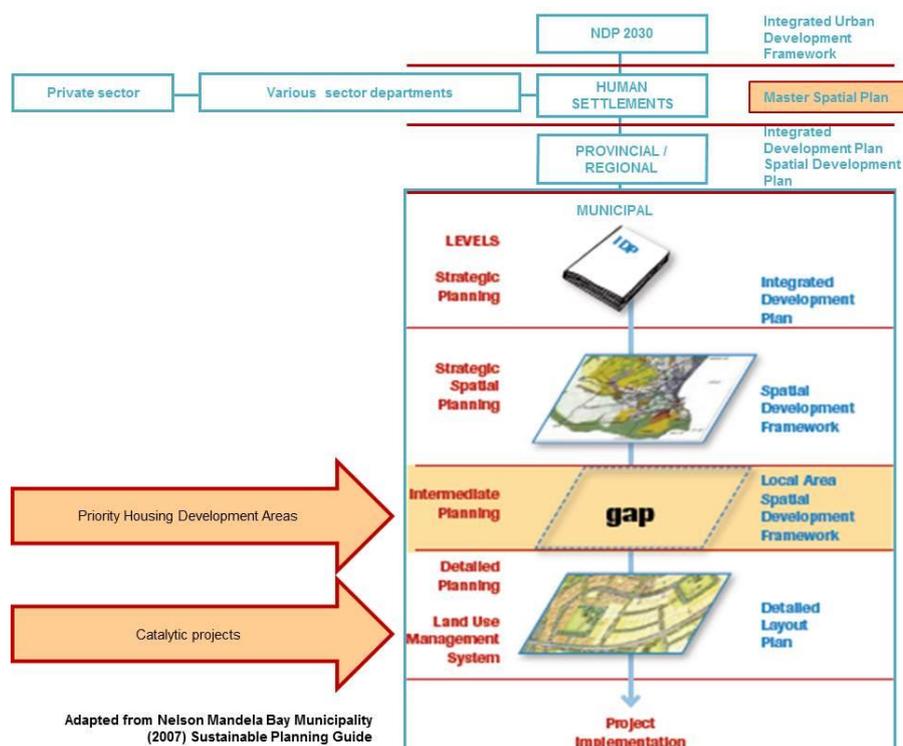
*“We will embark on and lay the basis for a **Master Spatial Plan for Human Settlements** so that we can direct all the necessary amenities to where human settlements are and we are able to plan ahead for the provision of the necessary infrastructure and amenities.”*

### 3. The Spatial Planning Framework (SPF): Translating the mandates into spatial interventions

Translating the mandate into a spatial plan requires a clear methodology and logic, which will then be subject to policy and oversight. In crafting the spatial plan its purpose should be outlined, as well as principles, and criteria. This will ensure understanding of the demand side or reality at macro, regional, municipal and locality levels of the demographic, economic and social circumstances. On the supply side there needs to be an understanding of what programmes, both within government and private and civil sectors, are ongoing, as well as future plans. Following on from this is a set of interventions that will convert the above understanding into a project pipeline (identifying catalytic projects). The pipeline should meet realigned participatory planning processes and differentiated norms and standards.

The SPF will attempt to address the gaps in the current spatial planning environment (outlined in Figure 3 below) by providing specifically national direction and guidance to human settlement investment, local area spatial planning and criteria to identify catalytic projects for development.

Figure 3: Spatial planning instruments at various levels



Adapted from Nelson Mandela Bay Municipality (2007) Sustainable Planning Guide

#### 4. Purpose of the SPF

The purpose, defined in terms of the overriding mandates detailed above, is to:

- Create a spatial framework to guide investment by all state departments and state-owned companies and private sector actors in relation the human settlement sector
- Achieve a creative balance between spatial equity, economic competitiveness and environmental sustainability so as to overcome the legacy of apartheid spatial planning
- Provide guidance to the implementation of all MTSF targets in alignment with a spatial plan and approval of projects
- Provide guidance to the Implementation of strategically chosen catalytic interventions to achieve spatial transformation

Therefore the SPF intends to provide guidance on the following:

- Purpose of the SPF
- Principles of spatial targeting
- Criteria for investment
- Identification and mapping of broad investment areas as per the criteria
- Programmes and planning
- Project pipeline issues will include identification of land available in most suitable locations, both public and private, infrastructure, social and economic opportunities. In parallel will be the fast tracking of a list of projects which will form part of catalytic projects. Mining towns can form part of the catalytic projects, which are defined as projects to generate further investment and sustainability of the areas in which they are situated.
- Instruments for implementation

#### 5. Spatial principles

A review of the strategic and legislative frameworks, a number of issues are well described, in particular the National Development Plan (Chapter 8 “*Transforming Human Settlement & National Space Economy*”) and the Spatial Planning and Land Use Management Act 2013, and reveals a consensus on the common spatial principles:

- Spatial Justice seeks to integrate settlements on both a racial and class basis to combat current ghettoisation of black and poor people.
- Spatial Sustainability relates to ensuring the location of affordable housing opportunities in relation to social, health, education and employment opportunities, and ensuring that there is a relationship to natural environment.
- Spatial Resilience concerns itself with mitigation against future shocks and stresses and capacity to respond effectively.
- Spatial Quality ensures that the settlement design and built environment caters to well-being of the residents and delivery of quality services.
- Spatial Efficiency relates to the optimal performance of the built environment that includes densification and sustainability.
- Good governance<sup>1</sup> relates to the accountability and responsibilities of all stakeholders in relation to agreed mandates.

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<sup>1</sup> This additional component is evident in SPLUMA 2013  
2014/10/16

## 6. Spatial Targeting principles

The NDP 2030 calls for optimal efficiency in our strategic approaches and prioritisation (which is largely premised on the strategic application of limited resources) to optimise impact, to address the apartheid geography and create the conditions for more humane – and environmentally sustainable – living and working environments. Thus defining spatial targeted approach to state development.

Spatial targeting occurs at different scales – national, provincial, regional, municipal, local simultaneously - with different programmes to address different outcomes. The government has supported a range of such spatial targeting initiatives from national corridors, including but not limited to presidential projects (SIPS); jurisdiction (provincial and local SDF); economic (SEZ); social rental housing (SHRC); integration (IZ); rapid urbanisation (URP); rural sustainability (ISRDP); to nodes/hubs and most recently to transport oriented development.

To respond to the call for efficiency the human settlements sector (both public and private) is directed through the SPF to direct investment in places that optimise existing capacity of our settlements. The SPF will achieve efficiency by acknowledging urban extents and developing within those i.e. consolidation of land before engaging in expansive greenfield development which are fiscally onerous due to the capital and maintenance requirements of new infrastructure development.

The Sustainable Development Goals are described by UN-Habitat as “compact, connected and integrated” settlements, and are achieved through the application of the legislative (political /policy/regulations); spatial (urban and rural area design); and financial components simultaneously.

**Figure 4: UN-Habitat Sustainable Development Goals**



Compact settlements demonstrate:

- Definition of urban extent (which inadvertently increase land values)
- Increased density in urban areas (60 dwelling units per hectare results in viable public transport settlements)

Connected settlements demonstrate:

- Deliberately restructured settlement patterns = spatially transformed settlements
- Pedestrian and non-motorised prioritised environments = energy efficient settlements and places with character
- Transit orientated development with differentiated mobility routes

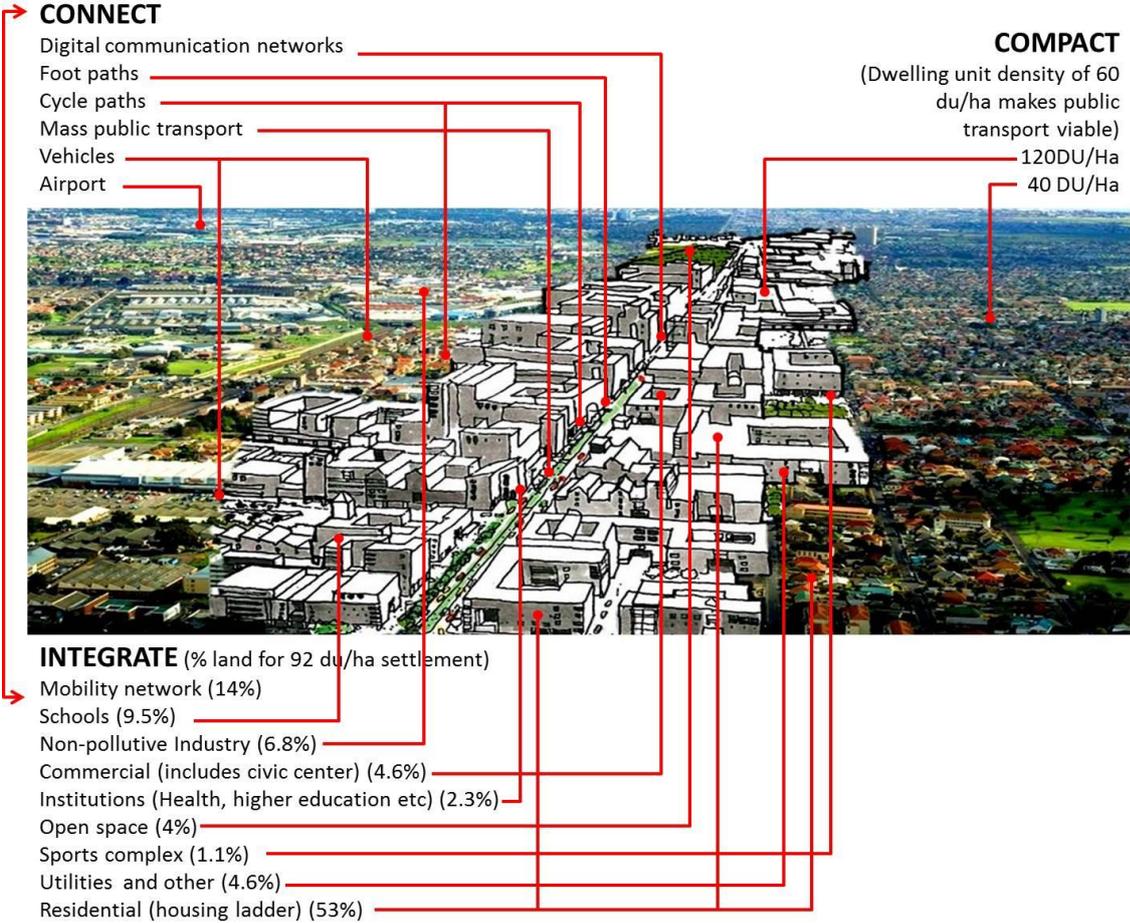
Integrated settlements demonstrate:

- Appropriate settlements types in different contexts (both urban and rural)
- Mixed use environments = whole neighbourhood or villages
- Diversity and choice in housing options in every neighbourhood = freedom of movement
- Natural environment constraints and opportunities (climate, topographic features, conservation, agricultural potential)
- Political objectives balanced with local needs

The Minister’s budget vote speech in 2014 targets focus on the delivery of human settlements in mining towns. The speech also suggests a split of budget related to different housing programmes, supporting development of mixed and integrated settlements (as described below). It describes principles of good administration supported by accurate and accessible information amongst others.

And finally it aims to bring a range of partners from academic, professional bodies, communities, and the private sector to partner with the State to deliver the targeted quantity of houses while not compromising quality of life opportunities presented in meeting targets.

Figure 5: Artists impression of the desired outcome



**7. Prioritisation within the human settlement sector to meet demand**

The drivers of contemporary urbanisation in South African are access to work opportunities (service, mining, manufacturing sectors particularly) and service delivery capacity. The formal sectors (both state and private) have not met the demand for adequate accommodation for people, particularly in areas where there has been significant growth of opportunities and capacity.

The limitation on resources demands that the State prioritises its development initiatives and identifies catalytic projects that stimulate development in an incremental way.

In order to prioritise projects, the following aspects are taken into consideration and balanced according to the strategic objective of integration and impact:

**7.1 Criteria for impact**

- Type of contribution of the settlement to the South African economy
- Government plans and objectives to be met (NDP)
- Growth or decline in the economy and population
- Demographic profiles including income, age, gender and employment to establish demand
- Extent of the difference between supply and demand for adequate housing (housing need)
- Location related to the local municipality
- Meeting a critical mass requirement

## 7.2 Criteria for integration

- Settlement type which includes Inner Cities (CBDs and high streets), sub-urban (Suburbs and Townships), Peri-urban (Townships and Informal Settlements), and rural (noting the difference in settlements related to agriculture and communal-owned land)
- The particular housing challenge to be addressed as per local area
- Location related to job opportunities and mobility networks at various scales
- Existing capacity (infrastructural and social and economic amenities)
- Level of deprivation
- Civic structures engaged in (re)development processes

The weighting of criteria to be developed for each of the above will be flexible to accommodate the dynamic objectives, notwithstanding that any investment in the built environment has long-term impacts.

## 7.3 Understanding the Demand (Mapping as a Tool)

The SPF will have a national spatial perspective that identifies areas of high investment potential, areas of deprivation and areas of intervention. This will be mirrored at local level by settlement types. At the national level mapping of the demand takes the following concepts are taken into account:

- Investment areas

The focus is on the number of national, provincial and municipal programmes; housing need; growth in employment; population growth; and Gross Value Add (GVA which is a local version of Gross Domestic Product); equal measure value of goods and services produced; and in-migration. Included in this category is the current and planned intervention by the State.

- Areas of Deficiency (Deprivation)

Focus Housing Need; lack of access to basic services; number of people with no formal education; number of unemployed people; number of Households with an income of less than R3 200.00 per month.

These are reflected in spatial maps that provide a valuable tool for the SPF in identifying, not only the priorities, but the type of priorities. The maps also reflects a ranking of both potential need and actual need. Enhancing this analysis to include other indicators such as economic sectors, social, and health will deepen the insight into the condition of people. A further programme of enhancement can occur through a consultation process.

In identifying the demand at more local areas, a number of settlement types need to be understood. Typically at municipal level, towns and cities may be divided into the following settlement types: Inner Cities (CBDs), Sub-urban (Suburbs and Townships), Peri-urban (Townships and Informal Settlements) constitute the urban environments, and rural settlement, in the form of either agriculture related (farm) or communally-owned land. Using the above indicators and on the basis of the STATSSA data similar maps can be produced to give an overview of areas of high investment potential and deprivation. There are a number of programmes within the Department of Human Settlements that have undertaken detailed assessments of settlement dynamics including the NUSP and social housing programmes. In addition the Department has commissioned studies to establish various baselines.

## 7.4 Understanding Supply (Mapping as a tool)

- Areas of Intervention

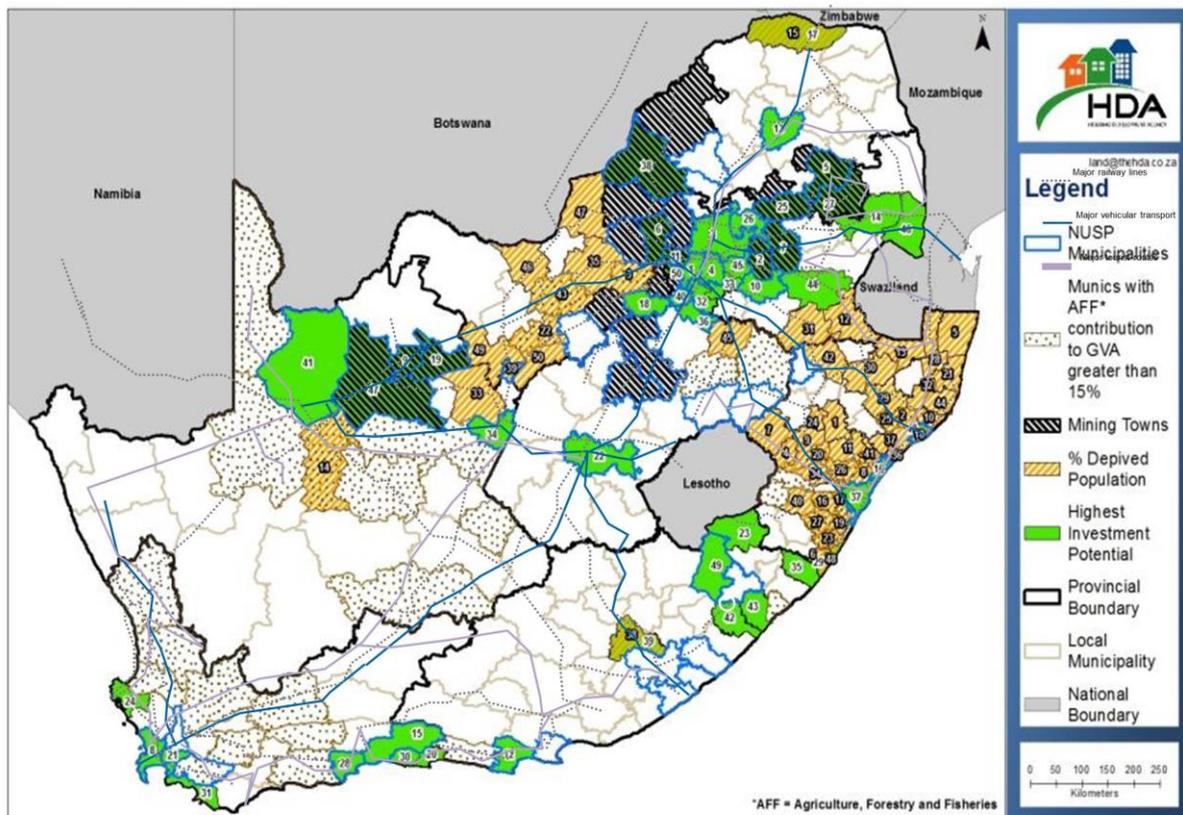
As already mentioned, there are a number of intervention areas or zones that involve corridors and twelve selected cities and towns, rapidly growing areas, mining towns, PHDAs, NUSP municipalities, and niche towns (e.g. military veterans). Together with the human settlements delivery programme particularly projects on IRDP, UISP, and social housing information, part of the supply to these areas has been mapped. So the housing need is further understood.

In relation to supply, more needs to be understood on the role of the private sector and communities. An understanding of the substantial rental stock in backyards in suburbs and townships, particularly in mining towns, and in inner cities, will give the state an indication of the kind of changes to policy, programmes and operations that are required, in addition what partnerships it can pursue.

### 7.5 An example of mapping as a tool

The figure below demonstrates a spatial interpretation of the balance between intervention areas of highest human settlement investment potential, the most deprived settlements, addressing areas of particular intervention (such as mining towns and related NUSP municipalities, agricultural potential), followed by a detailed description of their contribution to supply and demand.

**Figure 6: Spatial configuration using investment, deprivation, economic drivers for human settlements**



*Annexure 1* describes a list of municipalities with the characteristics described above and demonstrates the potential spread of catalytic projects that can be identified applying the suggested ratios below. After interrogation of strategic provincial and municipal documentation, a project pipeline would be developed. The exact location, quantity and qualitative outcomes will be expressed in business plans for development, including collaborative funding allocations where the PHDA Regulation<sup>2</sup> and policy as an instrument can be used for implementation.

### 8. Classification of projects according to criteria

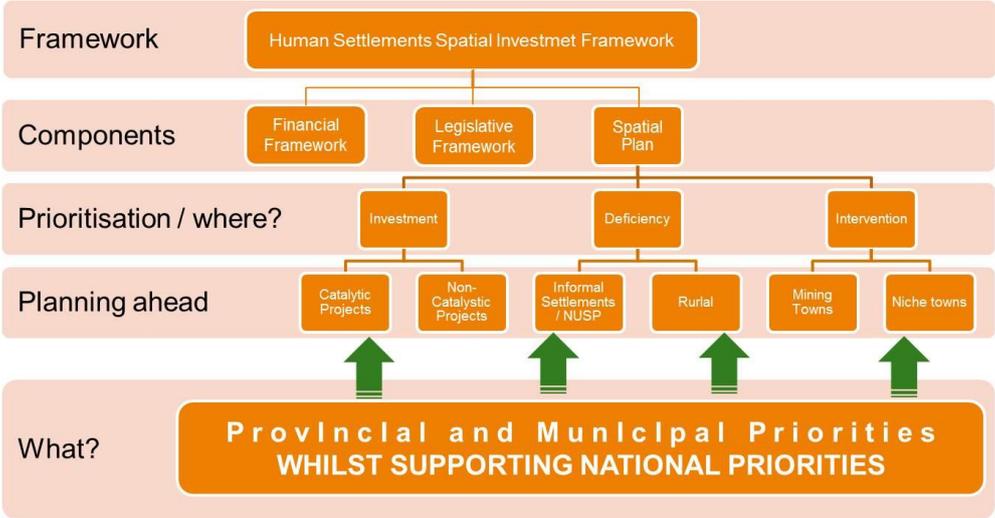
The criteria for classification (through an appraisal process) of projects as described above is done according to criteria for integration and impact to meet the principles as described in the figure below. It is done through an evaluation team to be established.

<sup>2</sup> Priority Housing Development Areas (PHDA) Regulation gazetted September 2013 by Department of Human Settlements 2014/10/16

Regional classification of projects may be as catalytic (see definition below), mega (projects larger than 5 000 units), and informal and rural settlements. Settlements have a particular contribution to the economy are also taken into consideration, such as mining towns, agricultural towns, tourism and industrial towns or lastly towns related to the mobility sectors.

Assignment and accreditation of municipalities are premised on delivery pipeline against business plans submitted for each project / development including the land parcel identified and performance to meet these requirements. A project can hold more than one classification.

**Figure 7: Relationship of various planning process to Human Settlements Spatial Investment Framework**



**8.1 Alignment of national initiatives leading to catalytic projects**

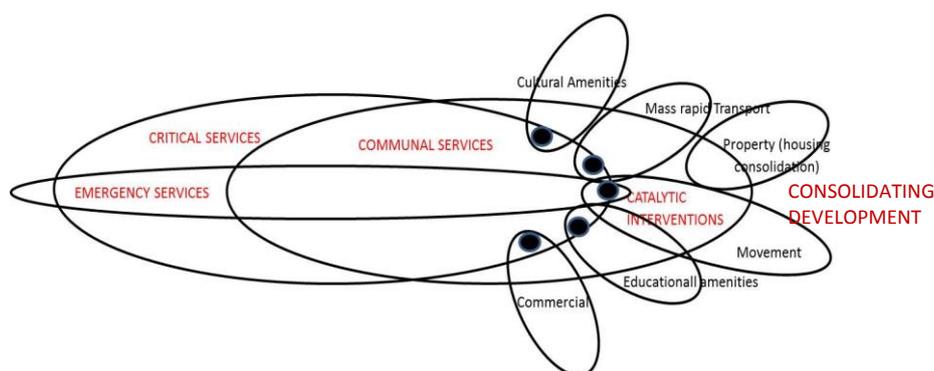
The use of catalytic projects in the process of human settlements delivery speaks to a broader incremental approach. Incremental approach is defined by phased pipeline which identify specific projects for delivery. Typical project management processes are applied as a mechanism to affect delivery.

Catalytic projects will be identified for implementation according to the prioritised spatially targeted municipalities, and therefore provinces.

The progressive development of various planning instruments will be consolidated to form one body of information. This will serve to identify overlaps, competing interests, and missed opportunities from various documents:

- Built Environment Performance Plans (defining integration zones and urban network strategies within metropolitan municipalities)
- IDP and SDF (Local)
- Human settlement strategies (Provincial and Local)
- Social Housing strategies (Provincial and Local)
- Informal settlement upgrading strategies

**Figure 8: Diagram illustrating components of incremental development and catalytic projects**



### Priority Housing Development Areas

Using the example of PHDA, the activities of related to the outputs of declaration, development plans, appropriate legislation, governing structure and budget allocations require activities related to the strategic intent, spatial, legislative, financial and institutional structures respectively. The inputs, again respectively, required will be involve processes which define the development objectives for the identified are and its role in the local context; development planning processes (which are iterative and done in consultation with the stakeholders); land information pertaining to land parcels identified for investigation, land assembly processes toward ultimately the packaging of unencumbered land for disposal to appropriate stakeholder for development under the championship of a recognised champion for the defined PHDA.

The declaration of a PHDA will ensure that the political, spatial and financial commitment is guaranteed to achieve the desired impact. Catalytic projects can be identified in PHDA or can be stand alone initiatives premised on the Circumstances of Priority described below.

Catalytic projects can range from mega scale<sup>3</sup> inclusionary neighbourhoods to seemingly small but high impact interventions. The underlying principle of all of these is that they are all spatially targeted interventions with a main objective to intervene to deliberately restructure settlement patterns. “Catalytic projects are game changers and the nature and scope of these projects are likely to have major spatial and infrastructure investment requirements”<sup>4</sup>. This implies that catalytic projects do not necessarily occur in the same place where supply is lacking, but are located in places of best opportunity for access to work, live, play and pray within a one hour commute of various modes of transport related to the beneficiary’s own circumstance of priority.

## **9. Suggested benchmarking for investment**

The ratios of investment at national level should be benchmarked against urbanisation trends whilst balancing investment in rural areas. The ratios for national scale noting that subsidised housing should constitute thirty per cent of the housing stock investment.

**Table 1: Projected population and national investment alloations**

	Year 2015*	Year 2030*	Year 2040*	Year 2050 (Tbc)
Population (projected)	53.1 million	58.1 million	60.9 million	80 million
Projected urbanisation (%)	63	70	72.5	75
Urban investment	63	70	72.5	75
Rural investment	27	30	27.5	25

\*UN population projects 2010-2040  
(en.wikipedia.org/wiki/Demographics\_of\_South\_Africa#U.N.\_population\_projections:\_2010\_to\_2040)

<sup>3</sup> Larger than 5000 units over one or many land parcels

<sup>4</sup> Guidance Note for the Built Environment Performance Plan 2015/16 – 2017/18 by National Treasury and Cities Support Programme  
2014/10/16

The ratio at regional investment is benchmarked against population size (and resultant number of households) and housing need, noting that subsidised housing markets internationally have a 70:30 relationship between tenure of rental and ownership. Therefore the calculation of subsidised housing supply shall take that into consideration related to the backyard rental opportunities provided by the IRapid Development P programme.

Ratios for local investment on certain housing options is according to demographic profile and settlement type as described below:

**Table 2: Scenarios for housing option allocation**

	BNG	Social	Affordable	Rental (CRU)	Serviced sites
Urban	10%	30%	20%	30%	10%
Inner city (CBD)	4%	5%	10%	10%	0%
Suburban	0%	20%	10%	10%	5%
Township	6%	5%	0%	10%	5%
Peri-urban					
Current*	30%	10%	20%	20%	20%
future	10%	30%	20%	20%	10%
Rural	10%	0%	60%	30%	0%
Agriculture	tbc	tbc	tbc	tbc	tbc
Communal owned land	tbc	tbc	tbc	tbc	tbc

## 10. Programmes and Planning

The programme for the SPF consists of five parts:

- **Part 1** is the process of consultation and approval of the:
  - Purpose of the SPF
  - Principles of spatial targeting and development
  - Criteria for prioritisation of human settlement development
- **Part 2** is enhancement of the demand and supply information and development of instruments to inform implementation through engagement with:
  - Municipalities and their planning and spatial development frameworks
  - Other organs state dealing with policy and information issues including COGTA, Treasury, Economic Development, and the Presidency
  - Other spatial intervention programmes of government
  - Provinces on their demand and supply information
  - The private and civil sector on a similar basis
  - Research and information organisations including HEIs

The various instruments proposed include:

- SPF categorisation tool and evaluation process
- Land use as a pipeline generator (zoning, food supply, green economy, ratios)
- Meeting sustainability objectives and relationship to affordable mobility networks
- Accreditation aligned with spatial interventions (application of funds representative of delivery requirements)
- Housing options (ratios, built form)
- Layout and development planning guidelines (density, development rights related to road hierarchy, settlement type)
- Incremental development (including catalytic projects)
- Meeting MTSF targets

- Relationship and alignment to other key initiatives eg National Treasury initiatives such as BEPP
- **Part 3** relates to the development of spatial plans demonstrating spatial restructuring and development of pipelines of development areas and in NDHS and other government departments and sphere including provinces and municipalities inter alia:
  - Mining Towns in Distress
  - Rapidly Growing Areas
  - Priority Housing Development Areas (PHDA)
  - IRDP
  - UISP and NUSP
  - Restructuring Zones
  - SIPs
  - UDZ
- **Part 4** is about institutional arrangements that will prioritise and develop project pipeline; and monitor and evaluate the compliance to the principles, criteria and impact of the SPF and HSSIF through state led development plans.
- **Part 5** relates to the prioritisation and fast tracking of catalytic projects and the implementation thereof via plans and programmes by a dedicated programme management facility, including plans and programmes.
- **Part 6** is to establish monitoring and evaluation of the programme against key success factors that must be present in the development plans and in the final delivered development that provides for the beginnings of the delivery of a sustainable human(e) settlement:
  - Refocus planning and government subsidies on one hour walking distance (+/-3km) neighbourhoods, with the focus on public realm (infrastructure and social amenities) investment
  - Revise zoning and building regulations and by-laws to encourage desegregated mixed-use
  - Ensure sustainable densification opportunities for XS, S, M, L and XL scale for business, retail and residential usages
  - Just add (Housing) options, to create mixed-use, mixed-income neighbourhoods and minimise relocations and densify our settlements to a minimum average sixty dwelling units per hectare
  - Street edge activation as a condition for development approvals
  - Phased and adaptable interventions at all scales (city, neighbourhood, precinct, developments, buildings, and residential or other units)
  - Public, private and community partnerships led by committed civic structures supported by project teams
  - Culturally adequate, desirable and dignified environments through provision of sufficient public infrastructure
  - Technical innovation in the service of a vision (and not vice versa)

These parts mentioned above define a possible skeletal framework for future programme for implementation.

## 11. Conclusion

This document articulates the principles and approaches for the formulation of the SPF. Spatial targeting is advocated as a practical tool that could drive the desired spatial transformation and efficient utilisation of land in a rapidly urbanising country. It proposes a short-, medium- and long-term

strategic phases in the delivery of human settlements. It is premised on the creation of a spatial plan for human settlements investment, where state intervention in the residential property market is seen as one of the catalysts of transformation.

The aim is to reverse the apartheid spatial segregation through a strategic spatial targeted approach to land identification and assembly for inclusive, integrated and sustainable human settlements. As stated in the introduction, the strategy proposes the alignment of political, legislative, institutional and financial elements as critical components to the realisation of spatial transformation. The incremental approach proposed above should enable provinces and municipalities to integrate spaces and transform places as a national developmental priority.

Land will be identified, assessed, assembled and developed with adequately detailed development plans inclusive of design provision for integrated human settlements. The collaboration across the three spheres of government, private sector and the local communities should encourage the provision of a range of housing finance options and typologies that foster inclusive development and spatial integration.







