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## **THE IMPACT OF CHALLENGES FACING LAND USE MANAGEMENT ON PROPERTY DEVELOPMENT AND POSSIBLE WAYS TOWARDS ADDRESSING THESE CHALLENGES**

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### **ABSTRACT**

*Urban Planners within the public sector as well as the private sector are on a constant basis faced with a number of challenges relating to/in respect of Land Use Management. These challenges are not only impacting on the day-to-day operations of an Urban Planner, but are also impacting directly on Property Developers thus impacting (directly and indirectly) on urban land markets. A Property Developer must be aware of these possible challenges as this can impact on his or her development when it is least expected with possible major effects on the feasibility of the project. In some (probably most) instances the property developer can do very little to address these issues. It would then be up to the Urban Planner to overcome/address/take care of these challenges or to try and minimize the impact of such challenges. Property Developers should however play an active role in assisting the Urban Planner to timeously identify and address the challenges.*

*This paper is set out to challenge Urban Planners as well as Property Developers to identify and to face up to these challenges.*

*In this paper the reader will be provided with a basic understanding of Land Use Management, the nature of Property Development and the requirements for successful property development to assist in ensuring a common understanding of the basis of this paper.*

*The more prevalent challenges currently facing the Urban Planner and Property Developer will be identified. It is envisaged that this will encourage the Urban Planner as well as the*

*Property Developer to confront these challenges as well as to identify possible new challenges.*

*If these challenges are not identified and addressed, it can influence urban land delivery and thus impact negatively on urban land markets. It could further impede the notion of co-operative governance as well as the relationship between government and the private sector.*

*It is important for professionals and developers to work together to overcome these challenges facing Land Use Management and to assist towards creating and implement a system that would be to the advantage of the community it is suppose to serve. If these challenges are addressed, it will be possible for developers to provide products that are affordable and developments that are more cost effective and still attaining the required return on investment.*

*It is often said that time is money. If there is a time saving on a development from its inception to finalisation, more funds could be available for further developments with the resultant spin-offs.*

*It is not claimed in/through this paper that the challenges identified are the only challenges that exist. It is also not claimed that these challenges would be the most important in all cases. It is further not claimed that the proposals to address these challenges are the only workable solutions. It can however provide a basis for policy makers and partnerships between policy makers and the private sector in confronting these challenges.*

## **INTRODUCTION**

Planners (Land Use Planners) from the Public Sector as well as the Private Sector are constantly faced with a number of challenges relating to Land Use Management. These challenges are having a direct impact on Property Developers. Property Developer must be aware of these challenges as this can impact on development when it is least expected with possible major effects on the feasibility of the project. In some (probably most) instances very little can be done by the Property Developers to address these issues. It is up to the Planners to overcome/address these challenges. Property Developers should however play an active role

in assisting Land Use Planners to identify and address these challenges. Cloete (1999:123) states that there are certain factors, which a developer or investor has very little or sometimes no control over. These inter alia include local economic, political and social factors as well as National and local regulations relating to property development. By addressing the challenges, it could be possible to influence some of the regulations (although this will take time) especially when new legislation is in the process of being drafted. This should however be done with circumspection. Lyons & Hamlin (1991:2) indicated that “Because market forces are so complex, intervention in the market by government can be risky, and often produces results that are the opposite of those intended.” Although this refers more to government’s intervention in property development, this is also true for land use management interventions.

Mr Soloman Tsenoli said<sup>1</sup> that although planning is important emphasis should be on implementation.

In this paper it is the intention to first give a short understanding of the concept Land Use Management. Reference will also be made to Property Development / the nature of Property Development. From here some of the more prevalent challenges currently facing the Town Planner/Urban Planner and Property Developer will be identified and briefly discussed

In the third part of this paper the intention is to touch on ways and means to overcome and/or how to take care of the challenges.

## **LAND USE MANAGEMENT**

Land Use Management (or what is also referred to as Land Use Control) originated due to the necessity to ‘control’ and co-ordinate the way in which development was taking place (Cloete 1999:15,24-25). This was done to create an environment that would not be hazardous to the public.

The Town Planning and Townships Ordinance, 1986 (Ord. 15 of 1986) refers to ‘... the co-ordinated and harmonious development of the area ... in such a way as will most effectively

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<sup>1</sup> Mr Soloman Tsenoni – Member of South African Parliament – Keynote Addresses (Monday 14 April 2008) in the Opening Ceremony: SAPI Planning Africa 2008 Conference.

tend to promote the health, safety, good order, amenity, convenience and general welfare of such area as well as efficiency and economy in the process of such development.’ (Ord. 15 of 1986:Section 19). This could be seen as the general purpose of a town-planning scheme (also be referred to as the Land Use Management document).

## **PROPERTY DEVELOPMENT**

Pisani & Pisani (1989:7-27) demonstrates the crucial role development has played in the growth of the city.

Property Development can be defined as a ‘... process directed at the increase in value of an existing property (undeveloped or developed) by the application of resources (material, human and capital).’ (Cloete 1999:114)(See also Masino (2001:1) where it is stated that when companies make decisions relating to location, expansion and investment its fundamental goal is to increase revenue). This definition gives the nature of property development. Parsa & Farshchi (1996:10) refer to it as ‘accumulative imperatives’.

### Reasons for Property Development

There are effectively two sectors in development having a different nature to one another. The Public sector (e.g. a local authority) and the private sector (e.g. Abcon, ABSA Devco, etc.) (Parsa & Farshchi, 1996:9). For public sector development the value or the yield of the development for the community will carry more weight than the cost of the development. A typical example of such a development could be the development of a water reservoir. The value of the water reservoir for the community in relation to the cost of building the reservoir will be higher for the community. Further if the municipality develops (the municipality as a whole) it evidently creates spin-offs. (Leitch, 2002:15).

The focus of private sector development is aimed mainly at profit. The cost of developing and producing a product must be less than the amount it will fetch when sold (Cloete, 1999:114-115). An investor would thus invest in property if the market indicated that there is a demand for such an investment / development. The property developer would in all probability want to sell the development in time with the expectation that the market price of the property would

have risen over time. Such price increase would contribute to the developers return on investment (Viruly, 1999:28).

With regard to property development the cost of developing a property must thus be less than the amount the developer is able to sell the property for (this is said on the assumption that the developer has develop the property with the aim of selling it) (See also Maisel & Roulac, 1976:416-417). When West (1999b:15) discuss the process of evaluating the suitability of a site for development, it is indicated that questions arise relating to the accessibility of the site to / from major road ways, the existing zoning of the site, the accessibility to the markets, the physical characters of the site, the availability of infrastructure, the compatibility with surrounding land uses and with regards to the longer term planning for the area (See also Masino, 2001:1 and Cadman & Catalano, 1983:20-22).

#### Requirements for successful Property Development

For a property development to be successful the development must be feasible. Not to go into the detail of a feasibility study, it is necessary to note some of the main elements of a feasibility study.

These are the following:

- i) Objectives of the Developer – As indicated earlier one of the main objectives of a developer is to make a profit. West (1999a:29) stated that a successful property development is when the objectives of the property developer are met or exceeded.
- ii) Socio-economic feasibility - Typical factors of importance are ‘demographic factors, urban growth patterns, housing tendencies, tendencies in the building industry and property market, personal income and expenditure patterns, macro-economic factors, local economic conditions and applicable national and local political factors.’ (Cloete 1999:129).
- iii) Physical feasibility - Three factors can be identified namely, site characteristics (legal requirements (e.g. property rights, zonings), services (the availability thereof), geotechnical conditions, topography and vegetation.), location characteristics (accessibility of site, exposure of site, complementary activities)

and environmental factors (climate and surrounding land uses.) (Cloete 1999:131-133).

- iv) Marketing feasibility.
- v) Financial feasibility -This will consists of the total capital cost and the total operating cost.

## **THE CHALLENGES FACING LAND USE MANAGEMENT**

As planning and development are dynamic fields that change constantly, so too will the challenges facing Land Use Management. The challenges facing Land Use Management is impacting either directly or indirectly on the feasibility of a project. It impacts on the socio-economic feasibility with specific reference to urban growth patterns, it impacts on the physical feasibility as it affects the legal requirement and it affects the financial feasibility due to time constraints (sometime time wasted). In this section some challenges facing Land Use Management will be discussed.

### Historical Background

‘The nature of these interest (this is the interests of a portion of the citizens due to the history of South Africa) varied regionally so that the planning systems we have today are complex, multiple and contradictory. These systems have had dramatic impacts on urban ... settlement patterns.’ (National Development & Planning Commission, 1999:4) The historical background of spatial planning in the country is one of the challenges facing Land Use Management. Reference is here not only made to the Political and Physical history, but also the Legislative History. Between 1910 and 1930 (British planning influence) there was a strong provincial influence over land, together with a tendency to shape settlement pattern along ethnical and class lines. From 1930 (Post-war reconstruction efforts) the concept of an inwardly orientated neighbourhood unit and the dominance of the motorcar. From 1948 (Grand apartheid era) featured the formulation and implementation of separate development of all aspects. From 1976 (from the Soweto uprising) resulted inter alia in a rapid increase of informal settlements. From 1985 (late apartheid reforms) change was eminent due to internal and international opposition. (National Development & Planning Commission, 1999:4 –5, Cloete 1999:16-19,28-30)

Oyugi & K' Akumu (2007:94) states that the urban development problems (and also land use management) currently facing most African cities are '... rooted in their historic, socio-economic and physical development processes intertwined with ineffective urban development policies.'

The above forms the background of where we are today.

If the book Planning Law, written by Jeannie van Wyk (Van Wyk, 1999) is studied, it is astonishing the number of legislation's (National, Provincial, TBVC States and Self-governing territories) we had over the years.

This situation has been aggravated with a number of further legislations that were produced from National and Provincial side. It is believed that a similar situation, only under a new dispensation, would prevail with regard to the number of Acts in operation if the older Acts and Ordinances are not repealed. The Gauteng Planning and Development Act, 2003 as well as other similar National and Provincial legislation are making an effort to repeal some of the previous Land Use Management related legislations.

#### Inability/unwillingness to change

People have an inherited reluctance to change. This is mainly due to uncertainty as to what the new will imply. This is something that will always be with us as people will always be 'scared' of change.

The dilemma of the inability or unwillingness to change are present at all levels of government, be that on official level or on political level. This is however not a phenomena only present in government but also with developers and with the community. The ability to manage and to overcome this and still having the support of those originally unwilling to change, will have a direct influence on the success of the project.

The Green Paper on Development Planning (National Development & Planning Commission, 1999:12) makes reference to wilful recalcitrance, where in some cases certain officials are

deliberately ignoring or undermining the principles and policies. Reference is also made to two reasons, being that they do not wish to confront change and/or the direction of that change and a rejection of a nationally standardized plan.

A purpose of the Land Use Bill, 2001 has exactly this in mind ‘... to regulate land use management uniformly in the Republic.’ (Land Use Bill: Preamble). Although this principle seems to be an acceptable principle it should be noted that no two areas are exactly the same. Thomas (1975:29) argues that the task of the different states in the United States ‘... is to assure a singleness of purpose at the state level and, at the same time, provide for the uniqueness which prevails at the local level.’ It is not possible to compare a place situated in the Gauteng province with a place in the Northern province. It is not even possible to compare areas within the same province with one another e.g. Johannesburg with Nigel. Differences exist and provision should be made within a Land Use Management system for this. There seems to be a lack of understanding for this issue at National and even Provincial level.

#### Lack of information<sup>2</sup>

If planners do not have information on the area to be planned for (e.g. physical information (on the physical nature of the area) or social information (information on the community, community needs, etc.)) it is not possible to come up with ‘suitable’ or sustainable solutions and/or Land Use Management systems. Property developers need information to make decisions regarding where to develop, what to develop and when to develop. This principle can also be used with regards to finding a suitable Land Use Management system. This is directly impacting on property development/property developers.

This is not only applicable to the area where planning take place, but also with regards to the existing and proposed new systems as well as with regards to the ways in which these challenges can be overcome.

#### Impact of development on other public services

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<sup>2</sup> Also the difficulty experienced to integrate information/database sets. See paper by Andries Naude, Elsona van Huysteen, Helga Goss – Geospatial platform and tools: Supporting planning and decision making across scales, borders, sectors and disciplines (SAPI Planning Africa 2008 Conference).

Thomas (1975:33) indicates that a number of developments in Florida were undertaken without addressing or assessing its impact on the city structure and city infrastructure. Needs were created for social facilities such as schools, etc. as a result of the subdivision of properties. (See also Oyugi & K' Akumu 2007:105 and Hwang & Byun 2003:210). Local Authorities in South Africa will be faced with similar (if this is not already the case) challenges where Small Holdings are being subdivided (through inter alia township establishments) without provision being made for such public facilities. Subdivision within the Kempton Park, Boksburg and Benoni Small Holding complexes are examples hereof. The recent Eskom crisis is a further case in point of the impact of development on public services.

### Lack of Capacity

A further dilemma that is facing Land Use Management is that of capacity. The 'Lack of capacity is one of the most serious issues facing the planning system (specific reference can here be made to Land Use Management systems) in South Africa ... International research has shown that capacity is a key issue in determining the shape of the spatial planning system:' (National Development & Planning Commission, 1999:15).

This problem is evident on official as well as decision-makers level. This is however seemingly changing. The lack of capacity has created a serious problem in the increase of backlogs with regards to planning applications (National Development & Planning Commission, 1999:15-16). Oyugi & K' Akumu (2007:99-100) argues that a lack of capacity on decision-making level is indicative in the quality of decisions taken. This in turn is/could affect the financial feasibility of a project due to the time delays created by the backlogs.

### Sectoral orientated/ non-integration of authorities

The existing/previous systems are fragmented across the spheres of government (being sectoral orientated/non-integrated), across racial zones (different planning legislation for different groups), across ethnic lines (homelands), across geographic areas (urban-rural divide) across provinces, across jurisdictional boundaries (tribal authority areas) and across sectoral uses (National Development & Planning Commission, 1999:5-6).

A dilemma facing Land Use Management is the lack of inter-governmental co-ordination. Different departments e.g. Housing, Transport and Environment, have their own policies and legislation that is impacting on the spatial planning and development field. These legislation's and policies are largely done in isolation, which impose a workload on local authorities and the officials already struggling with sufficient capacity relating specifically to its manpower. This has the affect that the different sectors/line functions - especially at local level – are becoming sectoral orientated and consider issues independently from the other sectors. This results in unacceptable time delays and holding costs to the private sector (National Development & Planning Commission, 1999:14).

Changing operating environment (also with regards to proposed new legislation)

This phenomenon has been one of the pressing challenges that faced Land Use Management over the years. New legislation that is sectoral orientated, changes within local government e.g. new councillors (with lack of capacity due to no previous experience (National Development & Planning Commission, 1999:15-16) and new governmental systems (Metropolitan and District Municipalities)) had prolonged development initiatives. (See also Robinson, 1997:16)

In the document produced as part of the Report Back for the Workshop on Urban Planning, Urban Design and Social Housing – Social Housing Focus Trust (SHiFT), dated 20 September 2007 it is stated that ‘... little progress (was made) in practice. There have been many commitments made in Integrated Development Plans and Spatial Development Frameworks but with those plans there has been weak articulation of planning and housing’ (SHiFT, 2007:3).

## **HOW TO OVERCOME AND TAKE CARE OF THESE CHALLENGES**

There are a number of ways to overcome and to take care of the challenges mentioned previously as well as other challenges not mentioned in this paper. The existing legislative framework of which the Development Facilitation Act, 1995 (Act 67 of 1995) and the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) are two to mentioned, sets the basis for tools to be implemented to overcome these.

Lewis (2006) argues that changes could be effected (also applicable in addressing of challenges) through a change in roles. The way we do things.

In this section possible ways of overcoming or ways of taking care of challenges, will be discussed. As is the case with the challenges facing Land Use Management, the list to be discussed should not be seen as a comprehensive list. This list will also not be static. As the challenges facing Land Use Management change with time, so do the methods to overcome these challenges. To overcome the challenges will not be quick as ‘Planning is a long-term investment’ (Zetter 2006:299).

### Legislative framework

The Constitution has an influence on the planning system due to requirements such as co-operative governance, promotion of social and economic rights, and the protection of the environment (National Development & Planning Commission, 1999:7, Act 108 of 1996: Sections 24 and 41 as examples).

National legislation, for example the Development Facilitation Act, 1995 (Act 67 of 1995) is a move away from the control-orientated legislation to legislation and frameworks, which are more strategic orientated. The Development Facilitation Act, 1995 (Act 67 of 1995) introduces norms/principles that must guide development (the Chapter 1 principles) and that must guide decision-making (National Development & Planning Commission, 1999:13 and Act 67 of 1995). (The Gauteng Planning and Development Act, 2003 (Chapter 2) has also included certain general principles.<sup>3</sup>)

### Integrated development processes

‘... to intensify, diversify and focus land use and economic activity in areas where bulk infrastructure and mass movement/transport channels/services (roads and rail) are available.’ (Oranje, 1999:2). The integrated development processes are focused towards the optimal utilisation of existing resources. This will assist government at different spheres towards the

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<sup>3</sup> The Integrated Coastal Management Act is another example of change to old and outdated legislation.

optimum utilisation of scarce resources, with specific reference to financial resources. In practical terms it inter alia means the minimising of any duplication of functions by enhancing the optimal utilisation of these functions (Van Zyl & Jacobs, 1994:43).

Oyugi & K'Akumu (2007:105) states that 'The best approach in achieving land-use compatibility is to consider land-uses in relation to the provision of infrastructure and vice versa.' (Thomas 2001:33, Hwang & Byun 2003:210)

The Gauteng Spatial Development framework is a result of the integrated development process (Development Planning and Local Government, 2000).

Integrated development processes can also address the fragmented implementation of land use planning, which will in turn assist property developers in their decisions by planning authorities can be speeded up.

#### Capacity building initiatives

There are four ways being discussed in the Green Paper on Development and Planning in which the issue of capacity can be addressed.

These are:

- Review technical training – This is in respect of the context of such technical training as well as the method of training, thus teaching students to think creatively.
- Communication and education campaign – Reference is specifically made in the Green Paper to communication and education with regards to the Development Facilitation Act, 1995 (Act 67 of 1995), the principles and the real impact of the same, as well as the planning paradigm of new legislation.
- Promotion of mid-career education – Mid-career training courses can be introduced, which will focus on the planning and developmental issues facing South Africa today. This should be addressed in Continuous Professional Development (CPD) courses offered by inter alia professional institutions such as SAPI.
- Internship – by using advanced students and/or new graduates where there is limited planning capacity (National Development & Planning Commission, 1999:42-44).

Sirianni (2007:6) discuss a process where citizens were empowered (through information as well as financially) to enable good deliberative involvement.

There are also a number of legislation's enacted to improve the skills of South Africans (The Skills Development Act, 1998 (Act 97 of 1998)) and to collect money through levies paid by employers to ensure capacity building and training (The Skills Development Levies Act, 1999 (Act 9 of 1999)) (Department of Labour, 2000: 28 & 36).

### Community participation

Mr Ebrahim Fakir said<sup>4</sup> that participation is important for the success of the developmental state. There are a number of acts that create the framework for community participation. The purpose of the Municipal System Act, 2000 (Act 32 of 2000) as set out in the purpose statement of the Act is 'to provide for the core principles, mechanism and processes that are necessary to enable municipalities to move ... towards the social and economic upliftment of local communities, ... to provide for community participation, ...'. Section 4(2) of the Act says that the municipality has a duty to encourage the involvement of the local economy and to consult the community. This is also a move towards achieving diversity in deliberation (Sirianni 2007:13).

The Development Facilitation Act, 1995 also enhanced this principle in Section 3 of the Act. The Town-planning and Townships Ordinance, 1986 through Section 28 provides that a local authority must give notice of a Town Planning Scheme (Land Use Management system). This principle is captured in Section 49 of the Gauteng Planning and Development Act, 2003. This will ensure that a Land Use Management system can be compiled that would be able to serve a community's needs. It is for this reason that it is not always possible to have a unified system that would be able to cover all areas.

In North Carolina the community is engaged in the principle of community policing. One of the biggest advantages of getting the community involved is that they are in the

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<sup>4</sup> Ebrahim Fakir – Keynote Addresses (Monday 14 April 2008) in the Opening Ceremony: SAPI Planning Africa 2008 Conference.

neighbourhoods on a daily basis, and they can provide planners with information to engage in developments and to assist planners in the implementation of the Land Use Management system (Rohe, Adams & Arcury, 2001:86-87).

In Brazil (Recife) community participation was stimulated as an input to finding solutions in housing the poor (Maia, 1995:178). (See also Sirianni (2007:11) where an effort was made to address NIMBYism in Seattle's neighbourhood within community participation.)

Oyugi & K' Akumu (2007:106-107) states that efficiency and accountability would be strengthened through community participation. The Federal Building Code of Germany offers a details framework for land use planning procedure. Specific provision is made for participation of public agencies and neighbouring municipalities in the preparation of these plans (Bundesamt, 2000:31).

#### Provide access to information

'Planners and planning firms (this is however not restricted to planners and can be made applicable to all developmental/construction orientated professionals) need to regularly monitor their 'capacity' to retain vitality and to avoid lapsing into a state of limbo' (Welch, 1994:42).

It is thus necessary for professionals to re-evaluate themselves to enable them to plan within a changing global economy. This is where tertiary institutions can play and are playing an important role by providing mid career education courses. (See also National Development & Planning Commission, 1999:42-44).

In this section reference to the access to information also relate to the 'usability' or 'compatibility' of such information. Government Departments (National and Provincial sphere), Municipal Authorities and Parastatal institutions (Eskom, etc.) should, in establishing databases, ensure that it is possible to integrate the information/databases with information/databases of other governmental institutions. This should be addressed on a National Level.

Access to information can also be provided through community participation (Rohe et al, 2001:86-87).

There is a strong move towards the effective use of new technologies. An example is the current 'computer age' where there is CAD programs, web-sites, and e-mails (Jordaan, 2002). (See also Oyugi & K' Akumu 2007:107) Access to information is becoming easier. The Constitution also refers to the right to information (Act 108 of 1996).

Pat Luckin<sup>5</sup> provided an example of how the local knowledge of the community can be used to obtain information on the area and the plan with the community.

### Flexible

Control must not be ridged and a certain flexibility must be implemented within an appropriate Land Use Management System. '... flexibility is a characteristic which makes a system ... less vulnerable to change' (Virtanen, 1992:87). Hanley & MacMillan (2001:64) indicated 'By allowing flexibility, economic instruments allow us to achieve environmental objectives at a lower cost to society than regulatory alternatives.' One of the problems of the implementation of Land Use Management Systems is the rigidity in which it is implemented.

The flexibility of a Land Use Management system to adapt to the changes the future brings, is one of the characteristics of an effective system (Virtanen, 1992:87).

Hwang & Byun (2003:210) states that zoning systems are '... passive systems and static ways of managing development, and lack the flexibility to meet the needs of ever changing development environment.' (Also see Hwang & Byun (2003:211-212) for a discussion on Urban Growth Management programmes as an alternative to zoning systems.)

Flexibility in a Land Use Management System can have the following advantages:

- it favours certain economic interests (these are developer specific);

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<sup>5</sup> Paper by Pat Luckin – Towards Collaborative Spatial Planning: Participatory GIS and Three Dimensional Modelling for Land Use Management in South Africa (SAPI Planning Africa 2008 Conference – Tuesday 15 April 2008).

- it can bring general benefits (saving of time and money for property developer and it can be made affordable to be used by the beneficiary communities);
- it may enhance the qualities of plans (creates the opportunity for change from the old);
- it creates the opportunity for plans to adapt to location and other existing circumstances;
- it can enhance speed in decision making. (Virtanen, 1992:88) (See also Oranje, 1995:27–30 and Maia, 1995:178)

‘The flexibility of land use planning (a Land Use Management system) depends greatly upon the statutory planning systems which is expressed in legislation and other official regulations.’ (Virtanen, 1992:88).

#### Implementation through community

The principle is to involve the community in the form of Ward/area committees to ‘implement’ those issues that would directly affect the specific area only. (See also Lewis 2006:877) This might have similar principles/characteristics as the community policing in operation in North Carolina. One of the biggest advantages of getting the community involved is that they are in the neighbourhoods on a daily basis, and they can provide planners with information to engage in developments and to assist planners in the implementation of the Land Use Management system. (Rohe, et al, 2001:86-87)

These committees can also administer certain levels of applications, e.g. building line relaxations, home industries (this is a small business with limitations on size, house must still be a dwelling house, etc.), etc., thus alleviating pressure from the planner to proceed with the planning/implementation of strategic plans/actions.

#### **CONCLUSION**

Information from Land Use Management systems in countries like Zimbabwe, Australia and Nigeria were also look at and it seems that the systems presently still in operation in South African, is still more flexible/’consumer friendly’ than the systems in operation in these countries.

It is important for professionals to work together to overcome the challenges facing Land Use Management so as to create and implement a system that would be to the advantage of the community it is suppose to serve. If these challenges are addressed, it will be possible for developers to provide products, which are more cost effective and affordable and still receive the required return on investment.

It is often said that time is money. If time is saved from inception to finalisation of a development, more funds could be available for further developments with the resultant spin-offs.

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**Keywords**

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