



PANEL ON URBAN SPATIAL STRATEGIES: LAND MARKET AND SEGREGATION¹
(Policy Unit 6)

HABITAT III OPEN-ENDED INFORMAL CONSULTATIVE MEETINGS
THURSDAY 28 APRIL 2016, CONFERENCE ROOM 3

3 P.M. – 4 P.M.

Presentation

Alice Siragusa, National Institute of Urbanism (INU), Italy

Moderators

Pietro Garau, National Institute of Urbanism (INU), Italy

Shi Nan, Urban Planning Society of China

Panelists

- Thomas Dallessio, President, CEO and Publisher of NextCity, USA
- Myounggu Kang, Professor of Urban and Regional Planning, University of Seoul, Korea
- Susan Parnell, Department of Environmental and Geographical Sciences African Centre for Cities, South Africa
- Relinda Sosa Perez, Coordinadora of GROOTS Peru.
- Karel Maier, Vice Dean, Czech University of Life Sciences, Faculty of Environment
- Hans Verschure - Professor Emeritus, Katholieke Universiteit Leuven, Belgium

VISION

The organization of space is inseparable from the quest for sustainable development. Inequalities, a growing concern for most countries and the international community, are expressed in the physical segregation of different income, social and ethnic groups and in the sub-standard conditions of the places where the poor work live and work.

The negative externalities caused by haphazard city growth and lack of proper planning such as sprawl, pollution, and traffic congestion are a tremendous burden on the cities' vocation for attracting investment, employment and sustainable growth. The physical segregation of the city according to separate functional areas, such as business, industry and housing, creates dullness, alienation and insecurity.

The unregulated functioning of land markets only reinforces the tendency to produce physical separations between urban elites and the rest of the urban population. Sprawl and low density development compete with the preservation of the vital roles of peri-urban and rural areas in feeding larger urban centres and offering sustainable livelihoods to rural residents. Finally, the same physical development model is a major cause of environmental degradation and a major contributor to CO2 emissions far in excess of what wiser spatial organization models would entail

¹Information Habitat III Policy Unit 6 and its Policy Paper is available at
www.habitat3.org/the-new-urban-agenda/policy



PRIORITY POLICY OPTIONS/KEY MESSAGES

Urban Spatial Strategies;

The organization of physical space is key to sustainable urban and territorial development. It can be successfully achieved through fair and comprehensive urban spatial strategies.

- *Designing The Sustainable City:* Compact development and re-development on a human scale is the basis for the enjoyment of urban life by all, the satisfaction of basic needs, a vibrant economy and the protection of the environment.
- *Using Land Markets to Combat Segregation:* Appropriate legislation and planning measures can make sure that part of the wealth generated by urbanization processes is shared collectively providing security of tenure and access to land and services, combating physical and social segregation and improving the living conditions of the urban poor.
- *Extending the Benefits of Urbanization to All:* Urban strategies must guarantee that the benefits and services cities can offer are shared by all, regardless of income, lifestyle, place of residence and type and size of settlement.
- *Integrating Levels, Scales and Actors of Planning:* The integration between levels of planning, sectors and urban and rural development is essential for the success of urban spatial strategies. Useful tools to achieve this goal are available, including the International guidelines on Urban and Territorial Planning.
- *Shaping the City through Green and Public Space:* Green and public space is what defines the identity and character of a city, expresses its physical structure and provides the lifeline of city life: recreation, mobility, interaction, and togetherness.
- *A Global Dialogue for Sustainable Planning:* The continuation of a global dialogue on the sustainable organization of urban and rural space will be vital for the successful implementation of the New Urban Agenda and the Sustainable Development Goals. The processes put in place by Habitat III could usefully be translated into continuous activities devoted to networking and the exchange of ideas, experiences, information and good practices.

RECOMMENDATIONS

- *Design and Manage Sustainably the Form and Configuration of Cities and Territories:* Appropriate urban design must be a constant companion of sound urban planning in creating the sustainable city. This is the case for new developments as well as interventions in the existing city; in rapidly growing contexts as well as in declining urban areas; and in megalopolises as well as in small towns and peri-urban settlements. This is at the urban level as well as the territorial level.
- *Land as a Tool to Promote Equality and Secure Resources:* Intervene to prevent land market failures and excessive privatization of land, ensure an adequate market and public supply of affordable land for housing, encourage mixed-income development to offset segregation, secure land tenure in informal settlements, introduce efficient legal and technical systems to capture part of the land value increment accruing from public investment.



- *Guarantee Equitable Access to the Benefits of Urbanization:* In order to meet the challenge described previously regarding this topic, the following policy priorities are recommended:
 - i. Raise awareness in all stakeholders from different levels of society of the benefits of abiding by just and equitable planning that assures fair distribution of benefits of urbanization; acknowledge that urban planning is a key integrative tool across different sectors enabling better use of resources, reduction of costs and promotion of equality; accountability mechanisms for both providers and beneficiaries have to be established and practiced for this to happen.
 - ii. Establish legal frameworks and procedures to re-direct part of the wealth generated by cities towards the design and implementation of urban spatial strategies aimed at social and spatial integration;
 - iii. Establish frameworks, processes and working plans based on the alignment of goals with local values and norms that are still applied and, in many cases, have more strength than written laws that are often alien, usually fragmented and derived from different eras;
 - iv. Re-direct urban growth trends and decrease segregation in cities through spatial choices and decisions, supported by legal and financial tools in steering cities towards more compact, integrated, connected and inclusive urban patterns;
 - v. Stress the role of the public hand in planning to ensure sustainable and inclusive planning;
 - vi. Reform urban planning education and practice;
 - vii. Acknowledge, regulate, and support private sector efforts that overcome social and spatial segregation, and are not fully recognized legally, especially in the provision of housing, services, transportation, urban management and economic development; all benefits of urbanization;
 - viii. Create a demand for more sustainable non-segregated urban form and public space, which includes self-help solutions, better connectivity, public space-driven development, and social mix;
 - ix. Recognize the millions of small and medium size investors in the urban development / transformation of cities and their territories (mostly lower and middle income groups in developing countries) and support an inclusive legal, administrative, and financial framework;
 - x. De-stigmatize lower income groups and the working poor and recognize that their social capital and collective economic impact can decrease social and spatial segregation tendencies on the part of upper income groups;
 - xi. Capitalize on cultural heritage not only for its economic value, but also to sustain social and psychological benefits such as self-confidence, civic pride and identity;
 - xii. Contribute to a decrease of rural-urban migration and transformation by revitalizing agro-based economies and providing quality services inclusive of, but not restricted to, safe and affordable water and sanitation, quality health, educational and administrative services.

- *Coordinate among different Levels of Plans and Policies and Between Sectors:* Planning tools should be harmonized between themselves and in connection to the more general aims of urban spatial strategies.

- *Ensure an Adequate and Well-Distributed Provision and Management of Good Green and Public*



Space: Organize broad surveys to identify critical situations and gaps in public space provision and management, with special emphasis on informal, peripheral and high-crime areas as a key input to equitable urban spatial strategies.

- *Create a Mechanism to Support the Creation of Policy Based on Knowledge, Expertise and Experience of Multiple Stakeholders:* Organize a knowledge platform, a panel on sustainable urbanization, built on the legacy of the Habitat III Issue Papers and Policy Units process that provides an interactive meta-platform for the open sharing of knowledge, expertise and experience.

IMPLEMENTATION AND MONITORING

Poor data quality, lack of timely data and unavailability of disaggregated data are a major challenge. As a result, many national and local governments continue to rely on out-dated information or data of insufficient quality to make planning and decisions.

Cadastral data are key elements for monitoring land use, but other indicators are relevant and should be collected and updated regularly. Regional and national governments should make use of geospatial data on built-up, green and open areas to crosscheck data collected locally.

Open and easily accessible geospatial data can support monitoring in many aspects of development, from health care to natural resource management. They can be particularly effective especially in spatial analyses and outputs that can also be compared worldwide.

Considering the challenge of handling large amounts of data (both in terms of know-how and costs), local and regional authorities can work together with national and international institutions and research centres to make the most effective use of open, easily accessible data.



**GUIDING QUESTIONS FOR
PANEL ON URBAN SPATIAL STRATEGIES: LAND MARKET AND SEGREGATION**

1. Why is spatial planning so neglected when we speak about sustainable development?
2. Isn't it about time for a public space-led approach to urbanization?
3. Why is land so often used to create inequality and segregation instead of being a resource for public investment?