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# TACLING SPATIAL INEQUALITY IN SOUTH AFRICAN CITIES

**OPERATION VULINDLELA**

**REFLECTIONS ON REFORM CONFERENCE**

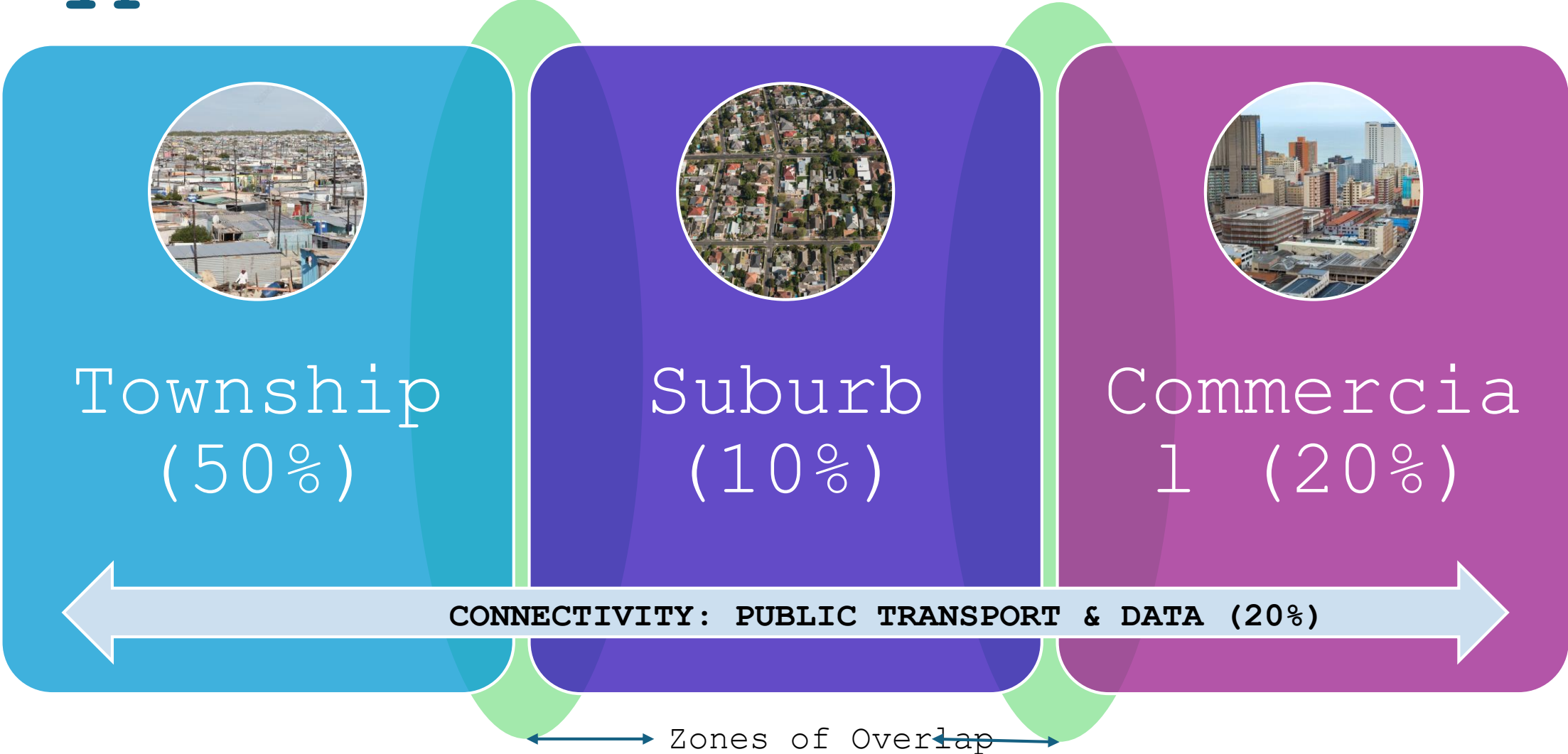
Edgar Pieterse (ACC) | 25  
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## Assumptions

- We need a generational perspective but be clear on what can be done within 5, 10, and 20 years
- We must simultaneously work across all settlement types, whilst optimising *connective tissue*: mobility and data
- Spatial impact comes from stacking multiple investments in strategic acupunctural nodes that can have catalytic effects

# Working across settlement types



# To Do List: Townships (broadest sense)

1. Radically improve safety and security in order to derisk household, public and private investments. *Unclear who is meant to drive this beyond the current work of SAPS and CPFs.*
2. Stabilize housing markets (formal, backyard and informal) by accelerating the resolution of outstanding title deeds; introduce block-chain mechanisms to aid acceleration and enable trading. *Enhance CSP's work.*
3. Improve public data on the dynamics of space-economies, including the informal sector. *Work started but potential applications for small businesses and residents needs to be clarified and enabled.*

# To Do List: Townships (broadest sense)

5. Optimise public schools as multi-purpose nodes for community programming: vocational training; ECD; CSO convening spaces; small business support and training; community festivals; etc. *Prototypical models to be developed as an open-source resource linked to testbeds to prime scaling.*
6. Place-based public employment mobilisation to activate ECD sector, green infrastructure, public space and safety. *Grow the success of the PEP model with stable funding and institutional model.*

**These spatial initiatives imply profound municipal and community management and prioritisation capability. We have not yet created or invested in bespoke institutional investments to foster spatial literacy,**

# To do: Suburbs and Commercial Areas

- Introduce a minimum % of *affordable* social housing (e.g. 30%) in all private developments above R10m.
- Incentivise (inclusionary) densification further through regulatory reform that allows for mixed-use and higher densities within suburbs, accelerating an organic trend.
- Promote transit-oriented high-density developments around stations, transit corridors and strategic minibus taxi ranks. (Note, much higher yields are available in inner cities and commercial nodes.) Start with publicly owned land >> ***mechanism to pool all state land, include SOEs and optimise development through bespoke agencies.***
- Ensure social development infrastructures (e.g. schools

# Connectivity

- Radical overhaul of the public transport regulatory and fiscal framework to ensure that minibus taxi industry can grow into its full potential. (Restructure the subsidy model and complete devolution.)
- In exchange for modernisation, the MBT industry can also access other investment and revenue opportunities related to new real estate proposition around interchanges and key ranks/stations.
- Through a public-private compact that includes zero-rated





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**Thank You**

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