

Land and Housing management

Week Eleven

Land and Urban Management

By

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Last week

- Low cost housing
 - Understanding low cost housing
 - Approaches to low cost housing
 - Low cost housing prices
 - Examples of low cost housing projects

This week

- Land and Urban management
 - Understanding urban management
 - Relationship between population and housing

Understanding urban management

- Description of urban management
- Aspects of Urban management
- Land management
- Urban land management
- Sustainable land management

Urban management

- Processes and policies involved in planning, developing and overseeing the growth and maintenance of an area – urban management
- Urban management encompasses various aspects including;
 - Urban planning
 - Infrastructure development
 - Environmental management
 - Transport and mobility
 - Economic development
 - Governance and policy

Aspects of urban management

• **Urban planning**

The Urban planning process involves the designing of the layout of a city

- This includes the distribution of different land uses – residential, commercial and industrial areas
- The urban planning process aims to optimize land use, infrastructure and resources

- **Infrastructure development**

This encompasses building and maintaining essential services such as water supply systems, sewerage management systems, transportation networks and energy services.

For proper function of a city, infrastructure development is quite essential

- **Public service provision**

Key to the management of urban areas is the provision of services such as sanitation, healthcare, education and transport networks, among others.

These services should be accessible and equitable to achieve effective urban management

• **Transportation and mobility**

Urban areas attract masses in businesses, work – formal or informal, amenities, tourism among other. This leads to increase in population, and therefore increased demand for services, including mobility services

Transport and mobility infrastructure and services are crucial to urban life, and these are part of urban management

Land management and urban land management

Land management is the process of handling the use and development of land resources

The Sustainable use and stewardship of land to achieve social, economic and environmental objectives

Land management therefore encompasses;

- Enforcement and protection of rights to land
- Implementation of strategies and practices to optimize productivity

Urban land management is the planning, regulation and administration of land use in urban areas

The Main goal of urban land management is **efficient** and **sustainable use** of land to support urban development

Urban land management has various aspects, here are some Key aspects of urban land management

- Land tenure and property rights
- Land acquisition and development
- Economic development
- Social equity
- Land use planning
- Urban renewal and redevelopment
- Land information systems
- Regulatory frameworks

Aspects of Urban Land management

- **Land use planning** – the allocation of land to different uses in a way that balances the social, economic, and environmental values across a particular landscape.

It is the process of deciding the best way to utilize urban land

- Land use planning purposes to identify a combination of land uses that best meet the needs of stakeholders in a given land scape, while safeguarding resources for the future
- It aims to balance different needs and avoid conflicts between incompatible land uses
- When effectively done, it provides direction on how land-use activities should take place, and encourages synergies between the various uses

- **Urban renewal and redevelopments** – this involves revitalizing deteriorating and underutilized areas to improve the urban environment

Improvements in the environment help in urban shape, and maintenance

Renewal and redevelopments can include;

- Infrastructure upgrading – giving infrastructure new shape, look and sometimes a different use.
- Creation of new housing and commercial spaces – fresh developments to increase the housing stock and make use of urban land
- Old industrial sites redevelopment – these can be turned into residential sites or commercial sites, public spaces or recreational parks

- **Land information systems** – essential tools for managing and analyzing data on land on land ownership, land use, and property values

Land information systems offer up-to-date and accurate data that helps in urban planning and urban land management processes

Land information systems include Geographic Information Systems (**GIS**)

- **Regulatory framework** – these are laws and regulations that control land development and land use

Regulatory frameworks ensure that development is orderly and sustainable

These can include

- Building standards
- Building codes, and
- Environmental protection

- **Social equity and inclusion** – ensures that all people, regardless of social or economic differences have access to land and housing

Social equity and inclusion encompasses;

- Addressing issues of informal settlements
- Preventing displacement of the vulnerable
- Providing affordable housing

Challenges to urban land management

Urban land management encounters a number of obstacles ranging from social, economic, regulatory and environmental among others.

Here are some challenges that strain the urban land management processes.

- **Rapid Urbanization:**

Population increase in urban areas results into increase in the demand for land and for housing.

Managing the increasing demand for land in growing cities can be a challenge and can affect urban land management.

- **Informal Settlements:**

Urban areas especially in developing countries are characterized by various informalities, including in the housing sector. As cities as towns grow, they attract migrants from rural areas or other urban centers.

Sometimes these are not planned for, and have no proper settlement resulting to creation of unplanned, uncoordinated and unwanted settlements – informal.

Addressing the land and settlement needs of people living in informal or slum areas can strain urban land management

- **Land Speculation:**

Some land owners choose to hoard their land and avail it at exorbitant prices which can strain investors and urban dwellers in search for land for housing and development.

This also misinforms the land development processes

The challenge for urban land management processes is in preventing land speculation and ensuring that land is available for necessary development.

- **Environmental Degradation:**

Urban areas house and support numerous activities, some of these have negative impacts on the land resource. It is important to protect natural resources and minimize the environmental impact of urbanization.

- **Land Tenure Security:**

Security of tenure is a critical aspects in urban land use and management. A lack of tenure security halts and stalls development processes and procedures. Urban land management is challenged with ensuring that there are clear and secure property rights for all residents.

Sustainable land management

Practices and policies that aim to **balance the ecological, economic, and social functions** of land is referred to as Sustainable land management (SLM).

Sustainable Land Management seeks to ensure that land resources are used in ways that meet current needs without compromising the ability of future generations to meet their own needs.

Sustainable land management encompasses aspects like land use planning; biodiversity conservation; water management; land development; land tenure rights; sustainable agriculture; urban development; and soil conservation & health

The relationship between population and housing

The relationship between population and housing reflects how changes in population dynamics influence housing demand, availability, accessibility and affordability.

This relationship is complex and multifaceted, hence the aspects of that describe the relation are multidimensional, including the social, economic, and environmental aspects

Here are some key aspects of this relationship:

1. Population Growth and Housing Demand

As people increase in an area, the demand for basic needs – including housing also picks on. More people require more homes, leading to a need for new construction and expansion of housing infrastructure. As the population grows, the demand for housing increases hence, population growth results into increased demand for housing.

- **Urbanization:** Rapid urbanization, driven by population growth in cities, intensifies housing demand in urban areas. This can lead to housing shortages and increased property prices.

2. Household Composition

These are characteristics that make a household. Composition can be in terms of age of household members, number of members in a household and their sex/ gender.

Household composition in terms of number is also referred to as **household size**. When the size changes, this impacts the housing needs and demand. The change in household size will determine the type of housing needed or on demand

As children grow or couples separate, this reduces the household size, but increases the housing units needed. Also, the demand for smaller housing units or single-family units can increase

Household composition in terms of **age** can also impact housing. As people grow old, they may shift housing demand towards different types of housing, such as smaller homes, accessible units, or assisted living facilities.

Household composition therefore influences the housing typology

3. Migration

Migration is a common occurrence with populations; people are not stationed, they move from one place to another for various reasons.

Internal Migration (rural to urban) can result into housing demand spike in cities. This demand in most cases outpaces the supply of affordable housing.

International Migration (Immigration) can also increase housing demand in specific regions, thereby influencing local housing markets and policies.

4. Population and the household economy

When Population growth occurs in conjunction with rising income levels, this can lead to increased demand for better-quality housing that fits within the **Income Levels**. Conversely, in areas with low-income growth, the demand might be higher for affordable housing.

5. Housing Affordability

The affordability of housing can be determined by the population. A rapid increase in population without an increase in housing supply can lead to a supply-demand imbalance. When the demand is high and the supply is low, housing tends to be more expensive and less accessible.

Housing affordability is also influenced by income disparities. Where population increases in favor of high income groups, the low income groups will be pushed out – gentrification. This intensifies affordability issues.

6. Housing Supply

The stock and supply of housing is quite dependent on population dynamics.

Population drives the demand for housing, therefore, the ability for the market to meet the population driven demand depends heavily on construction rates.

Construction rate informs the housing stock, so if this lags behind, then there can be a shortage and increase in prices may result.

In addition, housing regulations such as zoning laws, codes and standards can either facilitate or hinder the development of new housing, hence influencing housing supply

Challenges in Balancing Population and Housing

Population dynamics have a great impact on the housing status. Population affects, either positively or negatively the supply, affordability, adequacy, access and availability of housing.

There needs therefore to be a balance between population and housing. This balance is not easy to strike because of certain aspects;

- Infrastructure development
- Affordability
- Sustainability

- **Infrastructure Development:**

To balance the population and the housing, there needs to be housing stock that meets the demand. This calls for infrastructure development, particularly housing development that keeps pace with growing urban populations.

Ensuring that infrastructure development keeps pace with population growth is critical for sustainable urbanization, and is a challenge as it is not easy to strike the balance.

- **Affordable Housing:**

There is need to create housing that meets the needs of the various population groups; make housing affordable to all residents. Creating enough affordable housing to meet the needs of a growing population is a significant challenge, requiring targeted policies and investments.

- **Environmental Sustainability:**

Balancing the need for housing with environmental conservation is essential to prevent long-term ecological damage.

Conclusion

Land, as earlier seen is a resource that houses and supports all activities in all settings and jurisdictions.

Land management and administration in urban areas can be complex due to urban dynamics and varying interests on urban land

It is on this land that all developments should occur, it is therefore imperative that land is managed sustainably and efficiently.

To do this, land management in urban areas take various aspect including land use planning, and urban renewal, among others

Next week

Land and Urban Management (continued)

- Rural – urban housing variations
 - Disparities in housing outcomes
 - Variations in housing size
 - Variations in architecture and building techniques
 - Variations in land use – building lines/ house coverage ...
 - Variations in support services and amenities

References

- Gilmour, D. (2018). Land use planning, basic knowledge