



An Assessment of the Regularisation Approach to providing Tenure Security in informal settlements in the City of Johannesburg

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Outline of the Presentation

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 - Implementation Aspects
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Introduction and Brief

Introduction and Brief

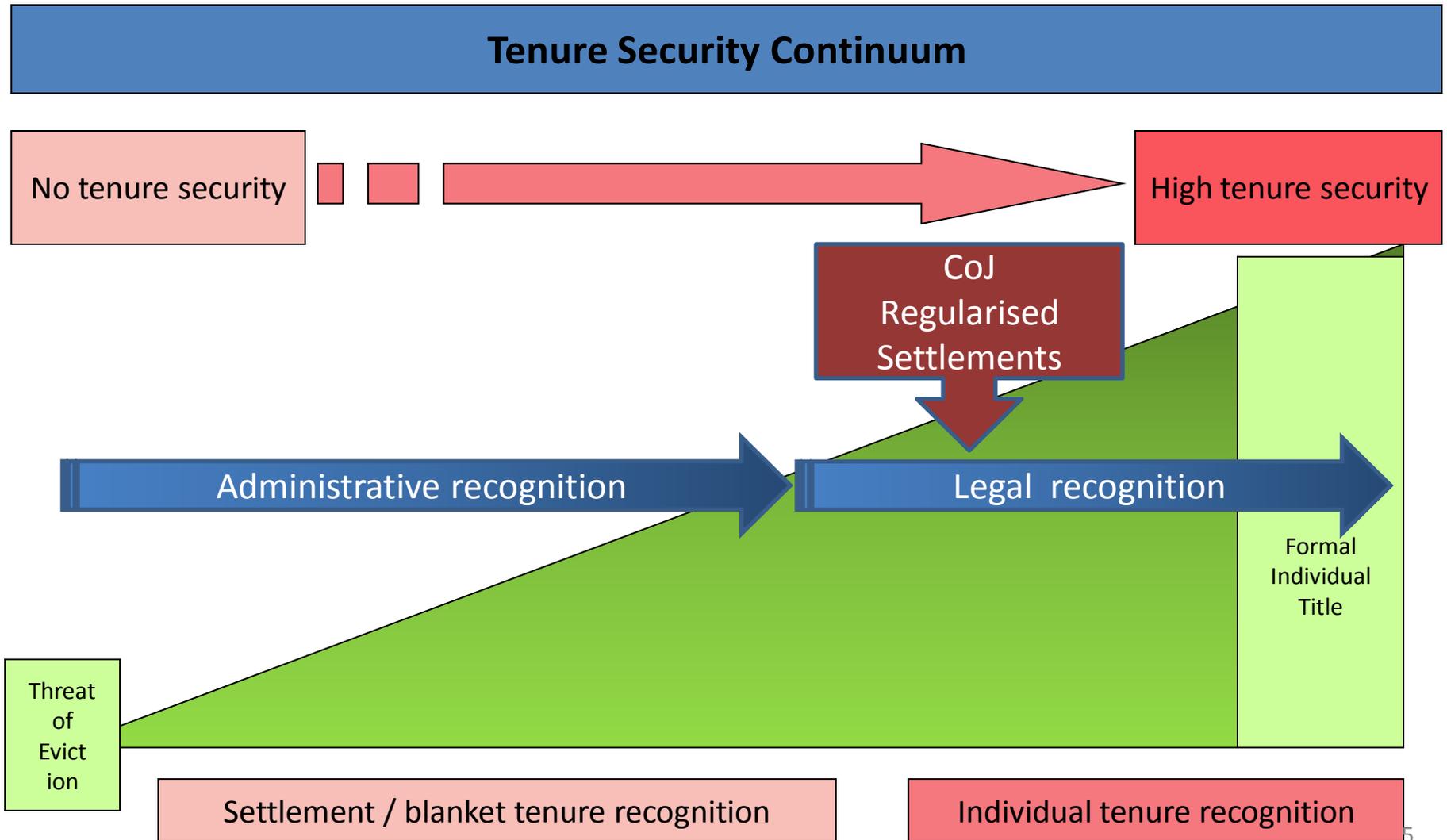
- Urban LandMark has previously worked with the City of Johannesburg (2008 – 2011) to develop an approach to incrementally securing tenure in certain informal settlement through a legal, land use management mechanism.
- The approach is called Regularisation as it regularises the land use by declaring settlements as Transitional Residential Settlement Areas in terms of an amended Town Planning Scheme
- The brief for this study is to assess the progress and impact of Regularisation and develop recommendations concerning the use and application of this legal recognition mechanism for securing tenure.
 - Desktop review and Interviews with stakeholders

Context

Context of the Case Study

- The City of Johannesburg is a metropolitan municipality with an estimated 3,8million residents. It is sprawling and covers an area of approximately 1 650km²
- The City of Johannesburg has approximately 180 informal settlements that are home to about 1,3 million people
- The approach was developed by the Development Planning and Urban Management Department (DPUM) in response to the then Mayor's request to address the appalling conditions he had witnessed on a site visit in 2007.
- The Housing Department is responsible for housing development including informal settlement upgrading.
- So the approach is that uses planning instruments to bring about **legal** recognition of the identified settlements

The Tenure Continuum



Context

Simple mechanism that :

- Identifies land with informal settlements on it
- Amends the Town Planning Scheme by listing the land portions and declaring them as Transitional Residential Settlement Areas and provides a schedule of 'rules' for how the settlement will be upgraded
- Legal instrument – Route 7



Context

AS Rules relate to:

- Spatial Planning and Design - Basic Layout plans →
- Community information - Enumeration and survey
- Community participation
- Incremental tenure security – registers and occupation permits
- Land uses and buildings management →
- Incremental processes – blanket security to individual occupation permits



Context

- **Implementation Aspects**

Socio economic study

- Household profile
- Settlement demographics
- Household pictures
- Sticker number
- City Citizenship
- Potential beneficiaries



Context

- **Implementation Aspects**



Context

- **Implementation Aspects**



Nature of the Support

- **To undertake an assessment of the CoJ Regularisation programme:**
 - Review the progress
 - Assess the Impact

Progress:

- Was good progress until the end of 2011 (concept, ISFU SC and ISFU)
- 23 settlements (possibly 35 000 households) now have tenure security, improved services, enumeration done in some settlements, basic layout plans prepared, information in the LIS of the City
- Institutional changes in the CoJ – programme now gone to Housing department, re-prioritising of projects but progress continuing with existing regularisation settlements

Nature of the Support

Impact – will be discussed in two categories:

Overall approach and technical achievements

As an Approach	Technical/Implementation Aspects
	<p data-bbox="801 664 1236 706">Basic Layout Plans</p> <p data-bbox="801 735 1313 778">Rudimentary services</p> <ul data-bbox="801 806 1729 1206" style="list-style-type: none"><li data-bbox="801 806 1149 849">- Road access<li data-bbox="801 878 1574 921">- Roads improvement (grading)<li data-bbox="801 949 1729 992">- Sanitation (VIP and chemical toilets)<li data-bbox="801 1021 1632 1135">- Water standpipes (5 families per standpipe)<li data-bbox="801 1163 1729 1206">- Solid waste (2x week bag collection) <p data-bbox="801 1292 1613 1335">Records of household information</p>

Nature of the Support

Impact

As an Approach	Technical/Implementation Aspects
	<ul style="list-style-type: none">- NUSP has appointed the service provider to draft development plans- Service Providers (TRP, Architects, etc) 27 informal settlements which are upgradable not relocations, besides the 23 regularized settlements- Development plans which will implemented by municipal officials and communities- COJ has being accredited level 2 assignment by Province

Nature of the Support

Impact

As an Approach

Innovative – no other municipality
Technically and conceptually a simple mechanism
Contributed ideas to other case studies
Contributed to Urban LandMark and the TSF Southern Africa's thinking on tenure

- Uniquely introduces land tenure into a planning mechanism
- Allows for an incremental approach to tenure security

Technical/Implementation Aspects

Nature of the Support

Impact

As an Approach	Technical/Implementation Aspects
<ul style="list-style-type: none">- Can be a 'stepping stone' to formalisation of informal settlements- Appropriate and less onerous requirements for planning and services <p>Programme Approach</p> <ul style="list-style-type: none">- Set up a Steering Committee: all departments involved- Set up an ISFU- Linked household information to the LIS and tries to embed the programme into the municipality	

Assessment of Impact



Improved water and sanitation services

How to carry the work forward

Regularisation provides an innovative way to legally and incrementally secure tenure in informal settlements – provides a legal route to tenure security

Conceptually, the approach is well thought through

Has application in other municipalities



Continue to support and promote the approach

How to carry the work forward

Implementation was always going to be a 'learning by doing' approach.

To date not all aspects have been implemented – no occupation permits, on going management aspects such as land use management



Support institutional 'embedding' of the implementation aspects

How to carry the work forward

There is scope to improve on the regularisation 'model':

Build in more community participation to have a more community-based approach: layout plans, addresses, land use provisions



Support improvements to the regularisation approach going forward

How to carry the work forward

New Institutional home in Housing is positive:

Budgets for services provision

Good co-operation with service entities

Taking a community-based approach



Support the Housing Department to continue to develop and implement the approach