



- Incremental Settlement -

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Demand > Supply

- “In 2004, 23% of households in South Africa’s nine largest municipalities still did not have access to formal shelter ...”
- **“... even if the housing budget is doubled, we would only overcome the backlog by 2030.”**

Give up on ‘slum eradication’, for now –
Richard Ballard – The Mercury, 29/10/2009

Between 'shack' and 'RDP' house

Two broad options for poor:

- **Wait for BNG house**
 - Could take long time
- **Invade land**
 - No security



LANDfirst

Incremental Settlement

LANDfirst Stages

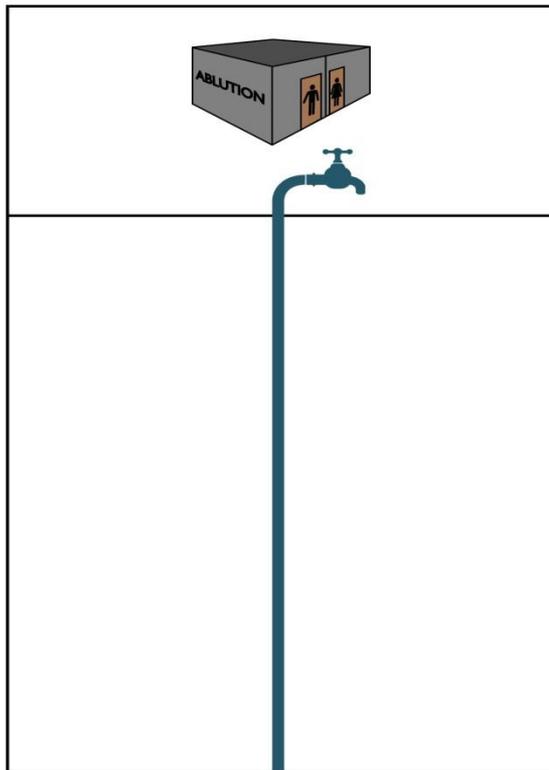
- Identify & acquire well located land on which to settle
- Accommodate incremental settlement on this land
- Create and maintain an affordable, safe and secure environment

LANDfirst Types

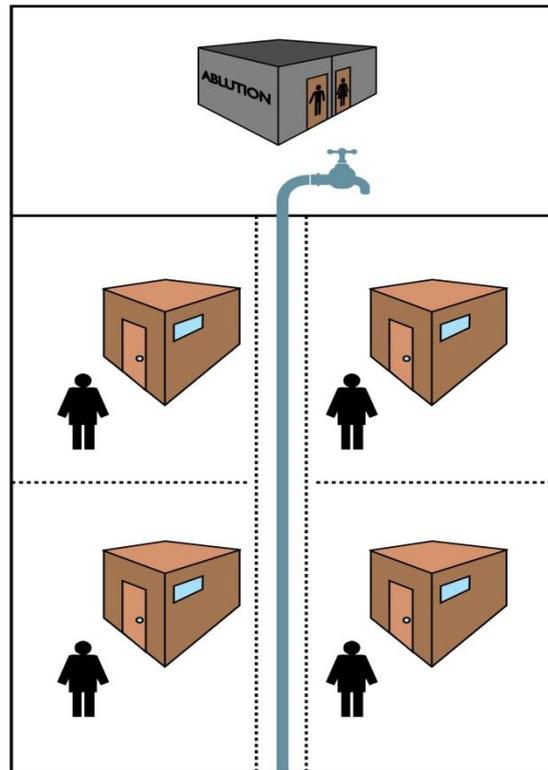
- People stay where they are & provided with basic product
 - **Informal Settlement Upgrading (ISU)**
- Basic product provided & people settle on the land
 - **Managed Land Settlement (MLS)**

LANDfirst Process

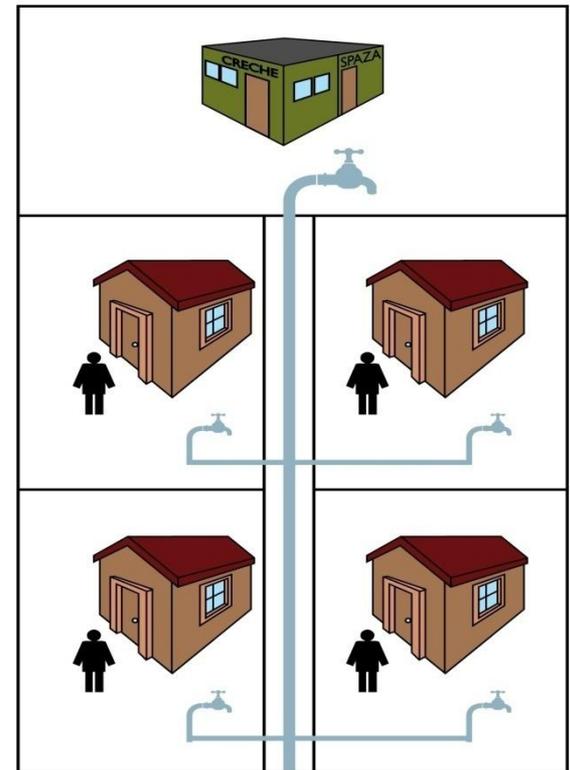
(1) basic



(2) self build

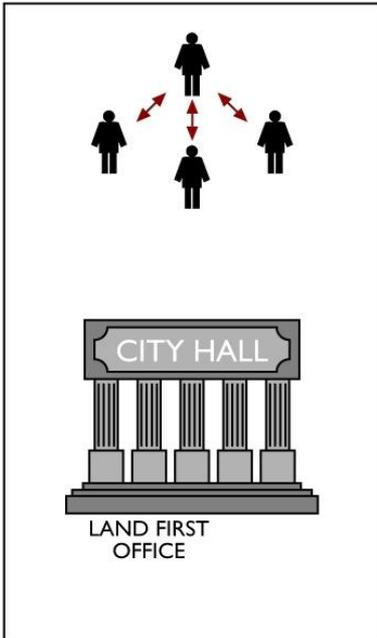


(3) upgrade

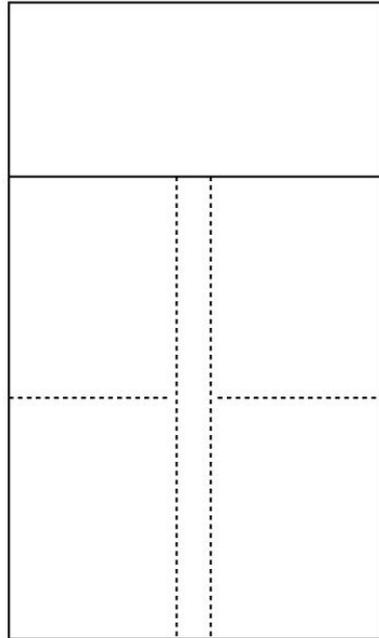


Basic Product

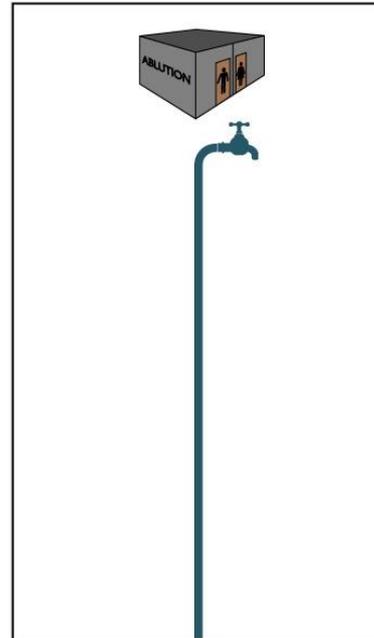
Basic Organisation



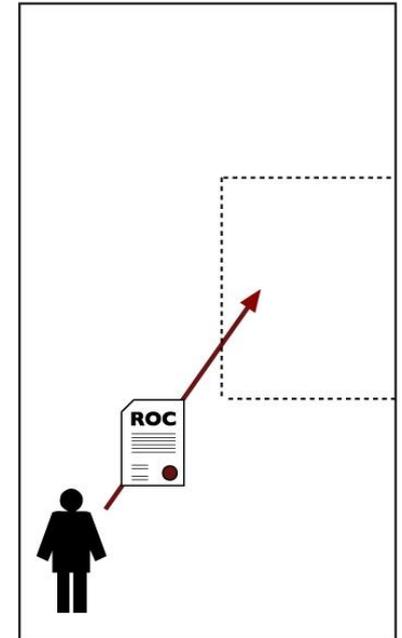
Basic Planning



Basic Services



Basic Tenure



Basic Tenure

- **Administrative recognition**
 - Shack registers, emergency services
 - e.g. Recognition Occupation Certificate
- **Legal recognition**
 - Special residential zones in town planning schemes, DFA land development areas
 - e.g. lease agreement

Tenure Upgrading

- **Developmental regulation**
 - Expansion of administrative /legal recognition
 - e.g. Rules to transfer rights in shack registers
- **Township establishment**
 - Ordinances, LFTEA
 - e.g. Title deeds

Responses to LANDfirst

Objections

- “It’s just moving people from one to another shack.”
- “There is no guarantee that the area will be upgraded.”
- “It encourages sprawl.”

Support

- “Just give us land and we will build our own houses.”
- “It recognises us as citizens and we can start investing.”
- “Provides an alternative to invasion.”

Key Intervention 1

- **Emergency services:**

“Catch up to need”: Provide basic emergency services to informal settlements

- Use ISU (phase 1 & 2 – interim services) or MIG
 - e.g. eThekweni Municipality (sanitation containers)

Key Intervention 2

- **Basic settlement:**

“Get ahead of need”: Acquire and release land with basic services

- Use ISU (phase 1 and 2) or SLAG (or create new Basic Settlement Grant)

- e.g. Mayibuye, Essential Services & PHP (Gauteng Department of Housing) & 4 peg policy (NMBMM)

Acquiring Land for Incremental Settlement

- 'Occupied' land
- State land
 - HDA data base (up to 18 steps - reduce bureaucracy)
- Private land
 - grants (what happened to LASS ?)
 - resources obtained through value capture tools
(see work done by Urban LandMark and DAG)

Value Capture Tools

- Regulatory tools
 - Incentive zoning: e.g. private developer builds an ablution block in return for being allowed to develop more floor area
- Fiscal tools
 - Vacant land tax: e.g. state charges higher tax on undeveloped land to discourage land hoarding/ speculation; and tax used to subsidise land purchase

LANDfirst Network

A network of civil society organisations supporting the **LANDfirst Charter**: a vision for ‘dignity through land’, where all sectors are working to progressively increase access to secure and well located land

- Afesis-corplan
- Urban Landmark
- Planact
- Project Preparation Trust (PPT)
- LEAP
- iKhayalami
- Built Environment Support group (BESG)



Thanks

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