

PART C: IMPLEMENTATION

CHAPTER 9 TYPES OF IMPROVEMENT PROJECT

- 9.1 Basic infrastructure
- 9.2 Emergency infrastructure
- 9.3 Roll-over upgrade
- 9.4 In situ upgrade
- 9.5 Managed land settlement
- 9.6 New township development

9.1 BASIC INFRASTRUCTURE

9.1.1 Characteristics

Basic services comprise shared water supply and sanitation, refuse removal, stormwater management, access by emergency vehicles, together with some fire prevention/limitation measures. They are provided to an informal settlement to ensure that the health and safety of the community meet basic minimum criteria.

2 Justification/rationale

The servicing of the settlement is entirely based on ensuring that acceptable health conditions prevail. Health risks are not confined to the informal settlement but also to surrounding communities and in particular to downstream communities who are at risk through the pollution of water courses and groundwater

9.1.3 Procedures

- Establish a Project Committee to include community representatives.
- Evaluate all options together with the Project Committee.
- Ensure community support and ownership of the selected option prior to implementation.
- Set up an education programme with respect to the service to be offered
- Ensure that service charge accounts are rendered and amounts due recovered.
- Call for public tenders for provision of services and implement after following due procurement process.

9.1.4 Advantages&disadvantages

Advantages

- Compliancewithminimumbasichealthcriteria.
- Jobopportunitiesforlocalcommunity.

Disadvantages

- Riskofestablishingasenseofpermanencetotheselement.
- Riskofattractingin-migration.
- Riskofnonpaymentofservicecharges.

9.2 EMERGENCYINFRASTRUCTURE

9.2.1 Characteristics

AtemporaryplannedinformalsettlementestablishedbytherelevantAuthoritytoaccommodatedisplacedpersonsduringemergencysituations. egflooding, fires etc. LocalAuthoritiesshouldintermsoftheirDisasterManagementcontingencyplanning identify sites for the establishment of emergency settlements and undertaketheplanningthereof.

9.2.2 Justification/rationale

The establishment and servicing of a settlement to temporarily accommodate displacedpersonsduringemergencysituations.

9.2.3 Procedures

- Forward planning to be undertaken in terms of Disaster Management contingencyplan.
- Establish a Project Committee to include displaced community representatives.
- Obtain support from affected communities and ownership of planning workundertakenundertheDisasterManagementcontingencyplanprior toimplementation.
- Setupaneducationprogrammewithrespecttotheservicetobeoffered
- Appointcontractorstoundertakeworksunderemergencydelegationsor arrange for work to be undertaken Departmentally subject to resources beingavailable.

9.2.4 Advantages&disadvantages

Advantages

- Provisionofemergencyservices.
- Fasttrackprocess.
- Compliancewithminimumbasichealthcriteria.

Disadvantages

- Riskofestablishingasenseofpermanencetothesettlement.
- Riskofattractingin-migration.

9.3 ROLL-OVERUPGRADE

9.3.1 Characteristics

A portion of land in or adjoining an informal settlement is cleared, levelled and serviced. It is then occupied by all the residents of portion of the settlement. That vacated portion is then levelled, serviced and occupied by the residents of another portion, and soon.

9.3.2 Justification/Rationale

This technique is employed when a community has settled upon un-graded, unserviced land, and there is a possibility for clearing a big enough area to permit a phased development. It can also be justified where the terrain is so unsuitable that an in situ upgrading (see 9.4) is impossible.

9.3.3 Procedures

- Create a project committee (see 3.5.6)
- Plan and agree all possible phases of the roll-over. If possible, have the first phase on a neighbouring piece of land.
- Identify all eligible beneficiaries by name, ID and dwelling number
- Number and mark all dwellings of eligible beneficiaries
- Agree which beneficiaries will participate in each phase
- Clear land for Phase 1
- Install infrastructure in Phase 1
- Occupy phase 1 and keep the vacated land clear for Phase 2
- Proceed with Phases 2 etc.

9.3.4 Advantages&Disadvantages

Advantages

- Opportunity to convert an informal settlement area into a proper township.
- Enables most of the community to stay in the same area.
- Creates a major improvement in the status of the settlement & community.

Disadvantages

- Usually impossible to create enough sites to accommodate the whole community. Therefore some have to be relocated elsewhere or become lodgers.
- Community tends to grow when there is the prospect of a project. Settlement control is therefore essential.

9.4 IN-SITU UPGRADE

9.4.1 Characteristics

An informal settlement is upgraded as it stands - with the objective of having to relocate as few dwellings as possible (see 2.2.5). Roads and other infrastructure is designed to fit into the shape of the settlement. As a result of this unconventional approach to township layout sites will tend to be of irregular shape and size. For this reason some unconventional approaches to tenure may also have to be adopted (See 10.2). In situ upgrading is increasingly being recognised as an appropriate mechanism, and the Provincial Department of Housing is developing a policy for financing such projects.

9.4.2 Justification/Rationale

This approach is justified where there is such a shortage of suitable vacant land that it is not possible to create either a new township (see 9.6) or a roll-over upgrade project (see 9.3). It may also be the community's first preference if alternative pieces of land are located in areas that are regarded as inferior - such as too far away from work opportunities, shops and schools.

9.4.3 Procedures

- 1) If there seems to be a possibility that an in situ upgrading could be appropriate, create an inclusive "investigation committee" to explore possibilities.
- 2) Obtain a good understanding of the nature of the settlement, from aerial photographs, physical inspections, soil test etc.
- 3) If there are promising prospects begin to work in detail with base maps and aerial photographs (see 4.2) to plot possible routes & configurations, and ways of accommodating dwellings that must be moved.
- 4) At the same time be working intensively with the community through surveys (see 4.3) and interactions in order to develop appropriate physical

- andsocialdevelopmentstrategies.
- 5) Formulate detailed incremental improvement strategies that have support from all stakeholders, including potential funders.
 - 6) Obtain finance, and implement with care.

9.4.4 Advantages&Disadvantages

Advantages

- People are not required to move - a great benefit if they like the location.
- Avoid having to find alternative land.
- The only choice if there is no other land available.

Disadvantages

- Land may not be ideal for development.
- The settlement may be laid out in a manner that makes servicing expensive.
- All work has to be done within an existing settlement.

It is probable, however, that this is likely to be the preferred improvement option in an increasing number of circumstances, due to the increasing scarcity of well-located land that is suitable for housing.

9.5 MANAGED LAND SETTLEMENT (“MLS”)

9.5.1 Characteristics

The objective of MLS is to provide emergency relief for people in crisis in an informal settlement by granting them permanent settlement rights on land that has been levelled and given a rudimentary level of infrastructure. Later the infrastructure can be upgraded, tenure granted and housing constructed.

9.5.2 Justification/Rationale

A MLS project is justified by a human settlement crisis, such as a flooded informal settlement, in circumstances where appropriate land can be quickly prepared for settlement with rudimentary services. These improvements are for a permanent settlement, and do not constitute a “transit camp” or other temporary settlement. Beneficiaries must qualify for assistance in terms of the national Housing Policy and are thus able to take advantage of housing subsidies, but on a phased basis, over, say, 3-5 years.

9.5.3 Procedures

- Identify suitable public land that can be immediately accessed.

- Prepare site assessment, town plan and an environmental impact assessments scoping report.
 - Undertake an initial engineering assessment, report on the bulk service requirements and a design for the initial (basic) and improved services.
 - Identify beneficiaries.
 - Obtain township approval.
 - Peg erven.
- Install basic services.
Beneficiaries occupy sites and re-erect their dwellings in a position that will permit the later construction of houses.
Sites are transferred to beneficiaries.
Services are upgraded.
Housing is improved.

9.5.4 Advantages & Disadvantages

Advantages

- Can be ideal for quick, but permanent settlement.
- Enables phased development.
- Helpful if only funds for infrastructure are immediately available.

Disadvantages

- Unless settlement is controlled it can get so dense that the construction of houses becomes impossible.
- A long term project requires long term management.

9.6 NEW TOWNSHIP DEVELOPMENT

9.6.1 Characteristics

The creation of a residential township on virgin land, including individual tenure and housing options, and the relocation of people from an informal settlement onto the project. Town planning and engineering design should nevertheless be appropriate for the intended beneficiaries.

9.6.2 Justification/Rationale

This is the conventional preferred township development option. Basic requirements are the availability of adequate suitable and well-located land and the availability of the required funds. A new township project presents possibilities

foreconomiesofscalethatareimpossibleinupgradingprojects(see9.3&9.4)

9.6.3 Procedures

- Identifyavailableandappropriateland
- Establishinclusiveprojectcommittee(seeCh.3)
- Commenceparticipativeplanningandinfrastructureselection(see10.2)
- Ensurethecreationofanintegratedsettlement(see2.2.2)
- Identifybeneficiaries(see10.12)
- Obtainapprovalsandfinance(see10.10)
- Developtownship
- Beneficiaryallocation(see10.12)andsalesadministration(see10.13)
- Addresstopstructureissues(see10.6)
- Occupation

9.6.4 Advantages&Disadvantages

Advantages

- Economiesofscale.
- Usuallyrelativelyuncomplicatedtechnically.
- Providestheopportunitytoplanforthebestpossibleproduct.
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Disadvantages

- Community has to move to a new area - perhaps some distance from resources.
Difficultiesofprovidingschoolsandotherfacilitiesintime.