

**Securing the formal status of a settlement through upgrading practices:
The case of Monwabisi Park in Cape Town, South Africa
29 July 2013**



Photo Source: Bruce Sutherland, Sept 2011

**Incrementally securing tenure in slum upgrading:
Reflections on promising practices in southern Africa**



Urban LandMark
making urban land markets work for the poor



Sustainable
Urban
Neighbourhood
Development

Legal & Administrative Recognition (incremental) Road Map

Land Use Management & Tenure Strategy
Improved tenure security through legal and administrative mechanisms

STEP 1. ADMINISTRATIVE RECOGNITION: UNDERSTANDING THE STATUS QUO IN MP

STATUS QUO is investigated

AIM: Define appropriate tenure options and local land use management system based on existing tenure arrangements & existing spatial pattern = Spatial Plan

Existing Administrative Recognition:

1. Community Register (since occupation 1996 by SANCO)
2. Services Delivery Cards (2000-2)
3. Minimal services installed (water and sanitation, 2001)
4. CoCT line depts on the ground (W&S, City Parks, EH, IS Anti Land Invasion Unit);
5. Electricity installed by Eskom (2003 & 2012-2013)
6. MP identified as ISTP Pilot area (2009)
7. CAP signed by SNAC and Mayor (2010)
8. 6 registered ECD's (2009-current)

ENUMERATION is completed

Accredited list & geo-location of households (98-100%) on CoCT Data Base, maintain and updated

Securing Tenure STEP 1:

Occupation Agreement (draft Feb, 2013)
Incremental services – electricity supplied (2012-13)
New block number link to dwelling number based on SRP (blocks and streets) (by end Sept 2013)

STEP 2: LEGAL RECOGNITION: AREA TO BE PROCLAIMED

Work with Project Leadership & community

Work with CoCT Line Departments

Spatial Reconfiguration Plan finalised 2013 = LEGAL PROCESSES TOWARDS PROCLAIMING LAND

1. Land reserved (LAA)
2. SRP = Development Framework (DF)
3. LUM: Subdivision and Rezoning Report based on SRP (confirmation of process LUPO + CTZS-SR2, 2013)
4. NEMA: Environmental Checklist completed 2013
5. HWC: Notification of Intent to Develop Report

APPLICATIONS approved by CoCT/WCG

Securing Tenure STEP 2:

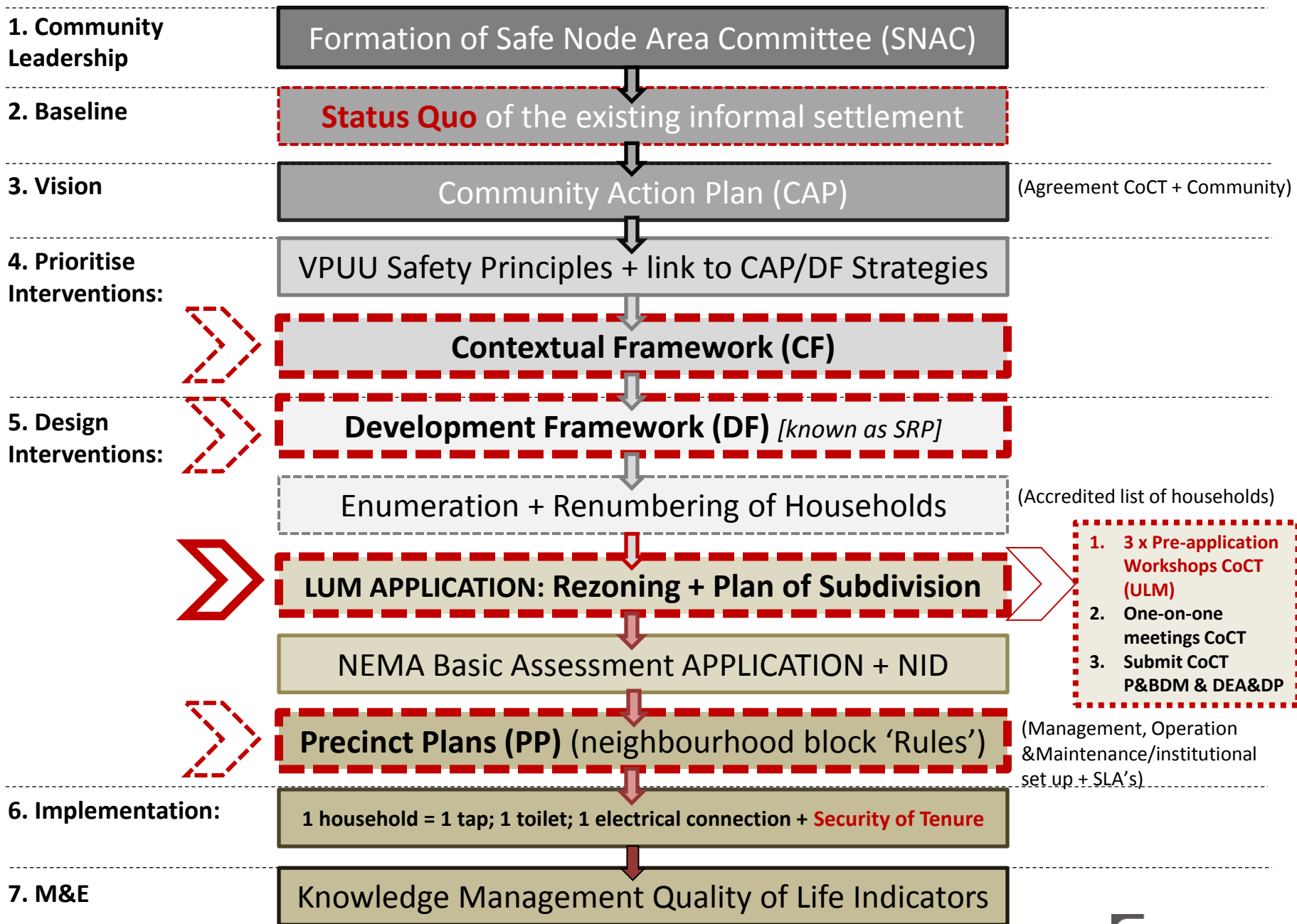
Preparing the land for development

Appropriate zoning and spatial structure (DF)
Subdivision of Neighbourhood Blocks
Set of Development Rules – Precinct Plan
Land prepared for bulk and individual services

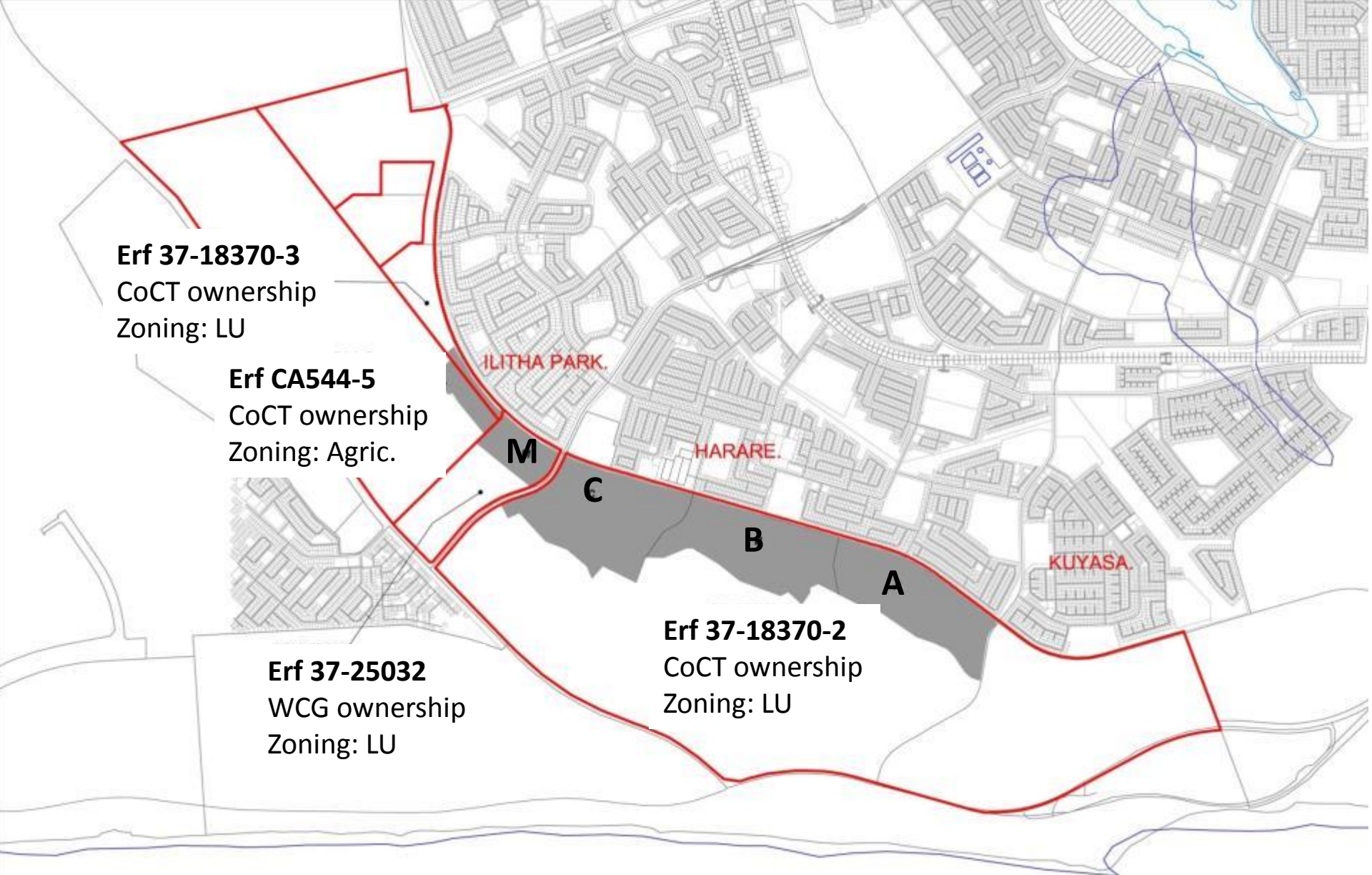
STEP 3. INCREMENTAL TENURE – towards long term individual or group tenure (or other) options

Securing Tenure STEP 3:

Internal Subdivision to individual/group



Package of Plans Approach within VPUU Methodology In-situ Upgrade



Erf 37-18370-3
CoCT ownership
Zoning: LU

Erf CA544-5
CoCT ownership
Zoning: Agric.

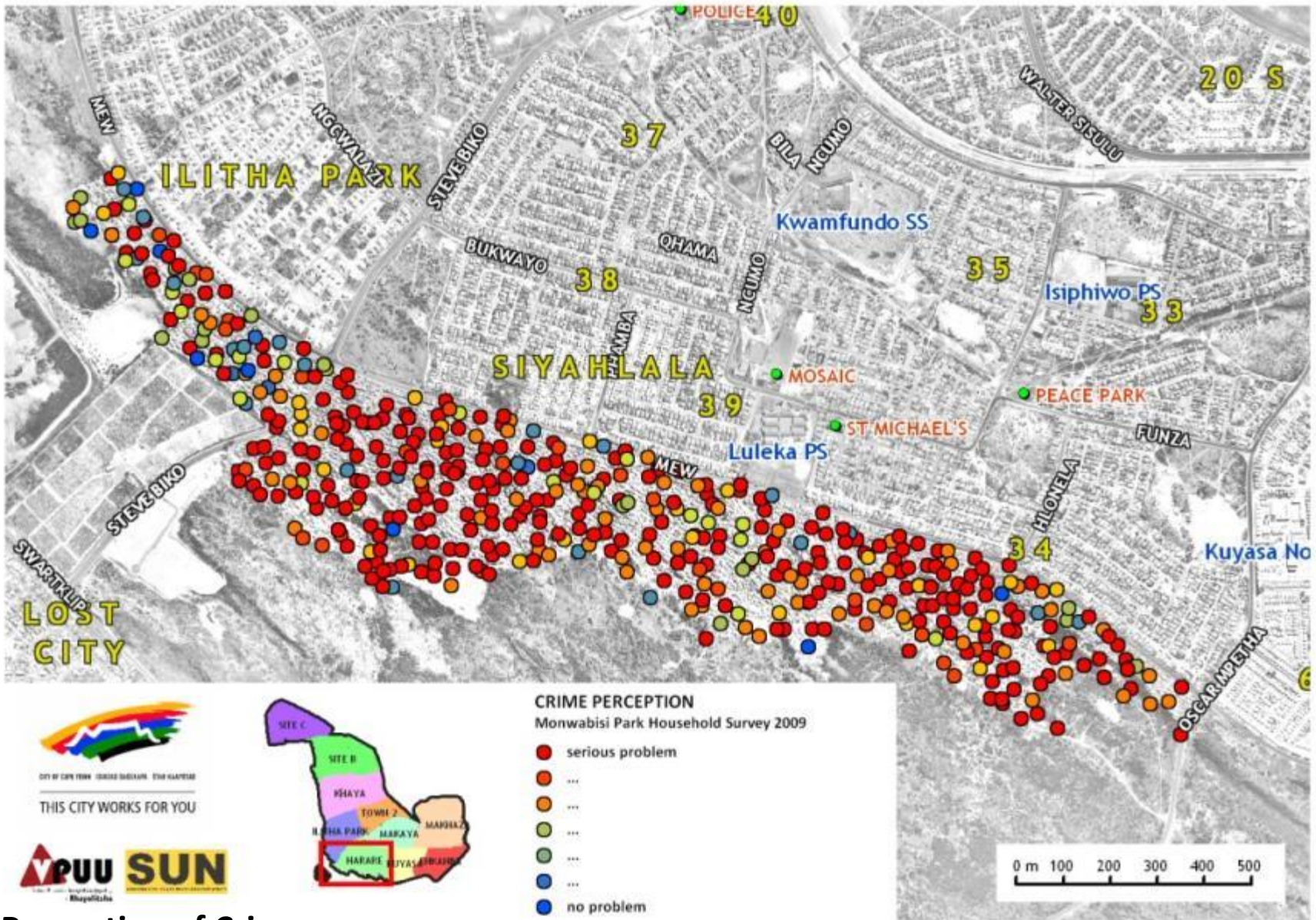
Erf 37-25032
WCG ownership
Zoning: LU

Erf 37-18370-2
CoCT ownership
Zoning: LU

Land Status – what currently exists



MP Safe Node Area Committee (SNAC), August 2009



Perception of Crime

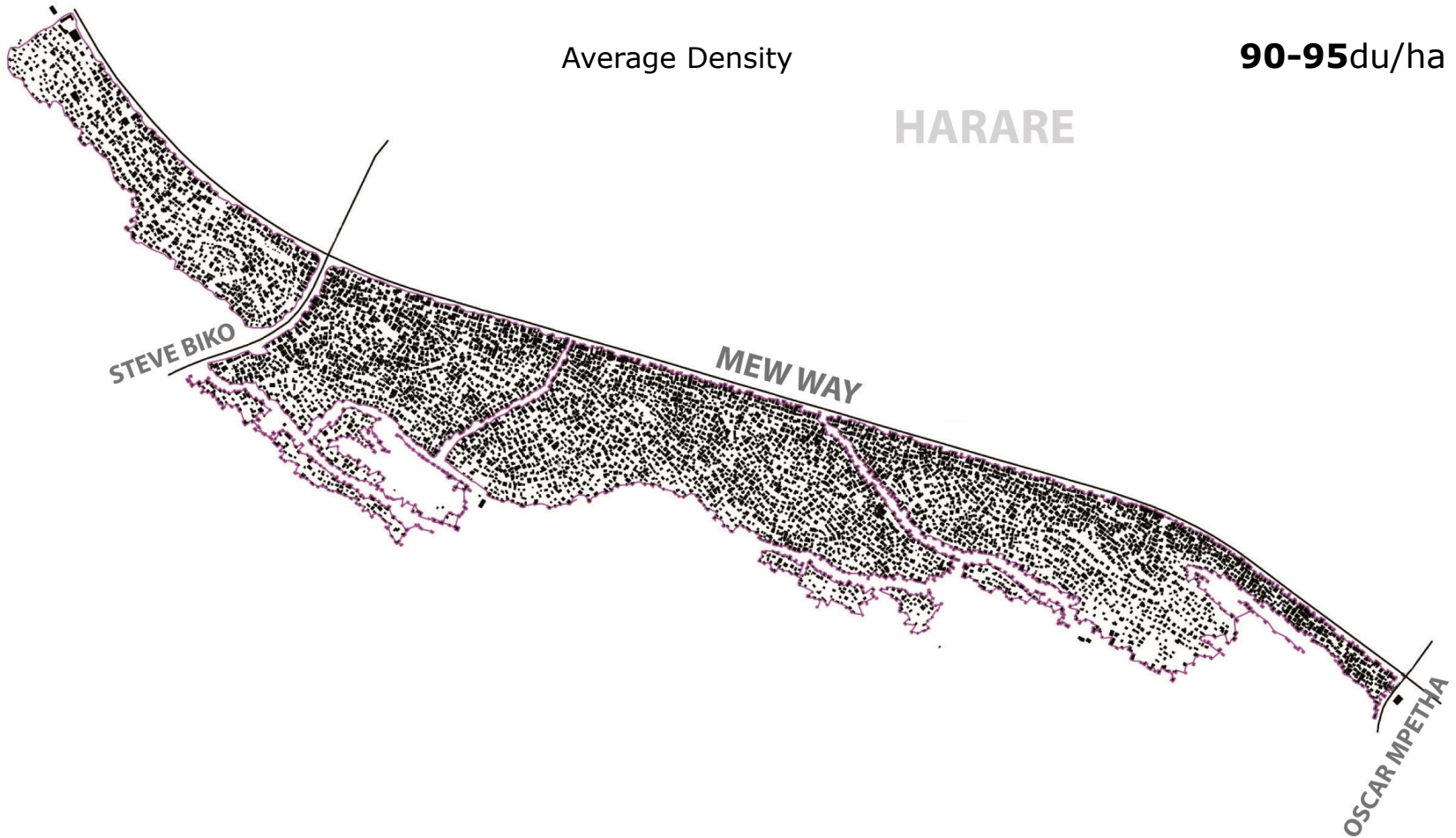
Baseline Survey, August 2009



ILITHA PARK

Number of Structures Listed	6472 structures
Estimated Number of residents	24,000 residents
Estimated Total Extent of Settlement	64ha (640,000m ²)
Average Density	90-95 du/ha

HARARE



Monwabisi Park Existing Footprint



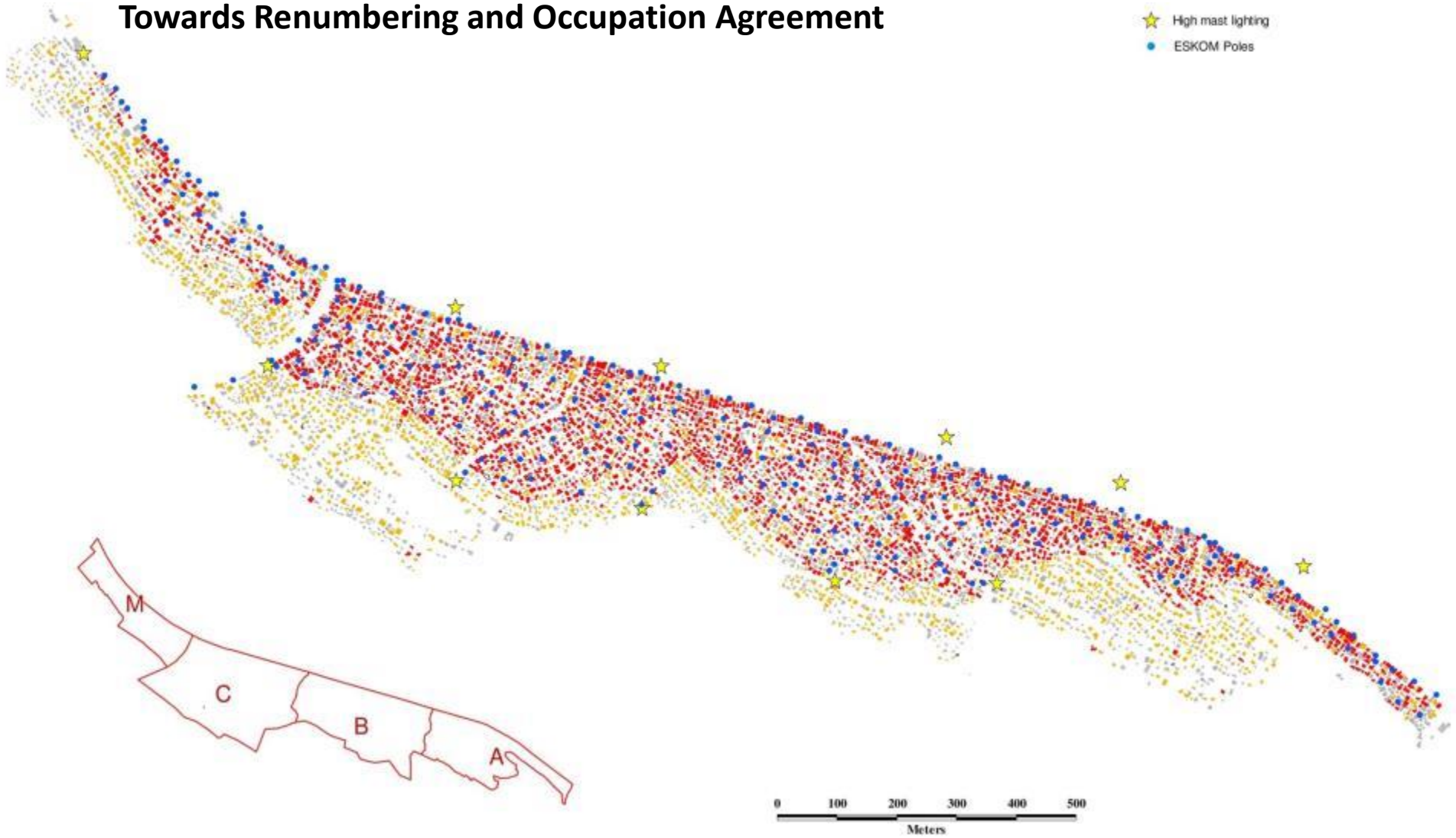
Existing movement via tracks, pathways, desire lines

Geo-referenced & detailed survey

98% completed

Towards Renumbering and Occupation Agreement

- ★ High mast lighting
- ESKOM Poles





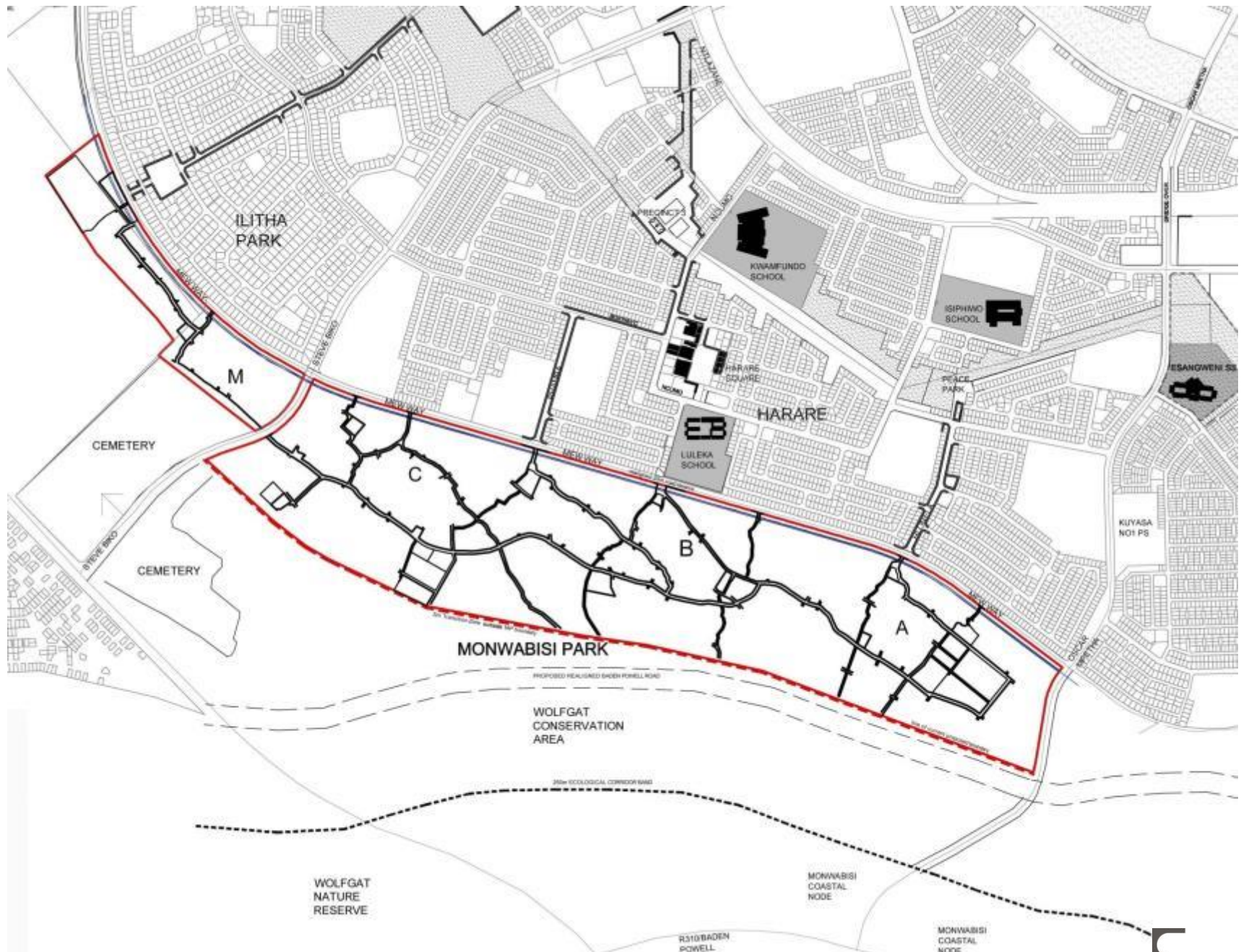
Enumeration – Outcomes Gender Headed Households



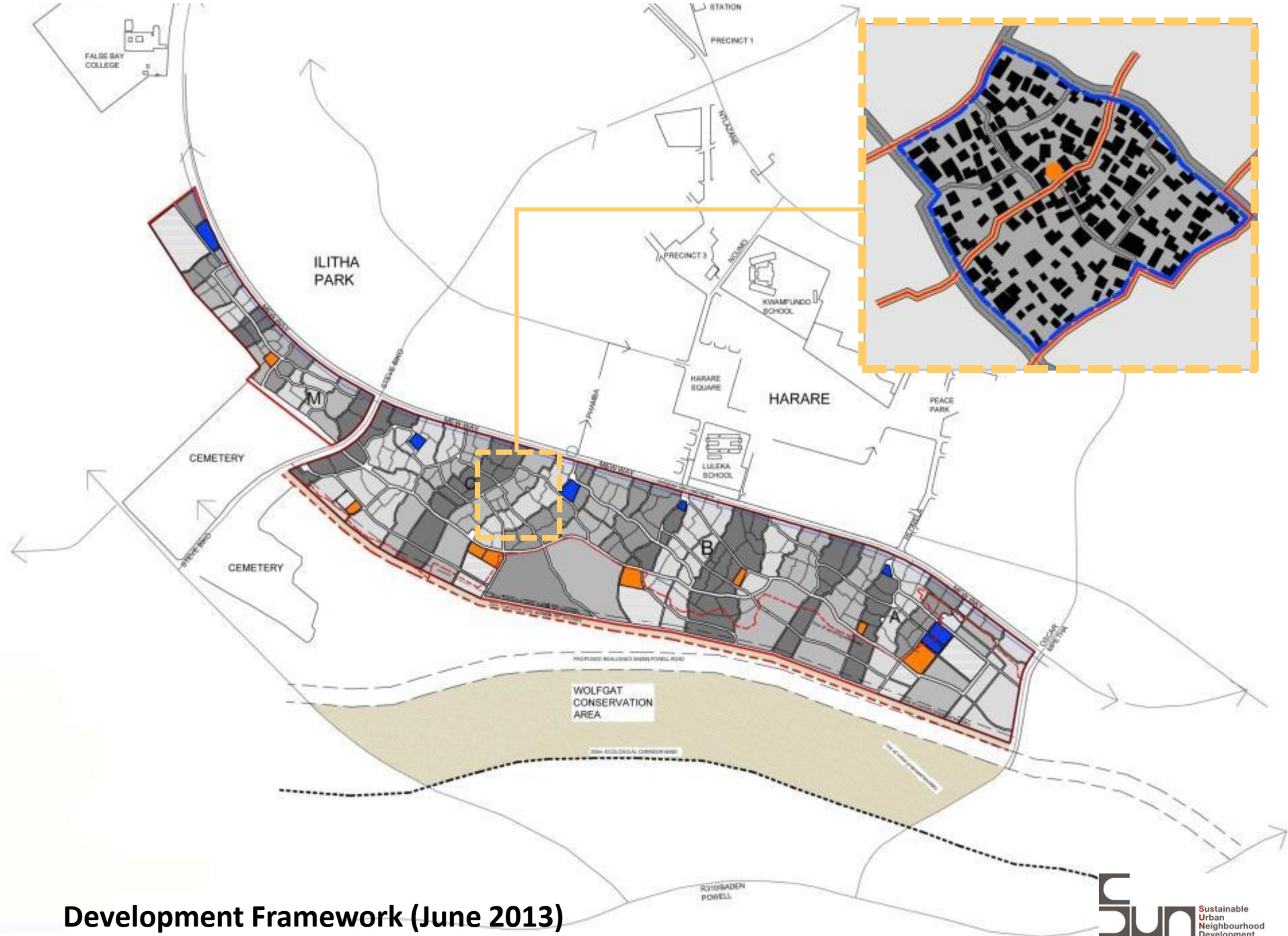




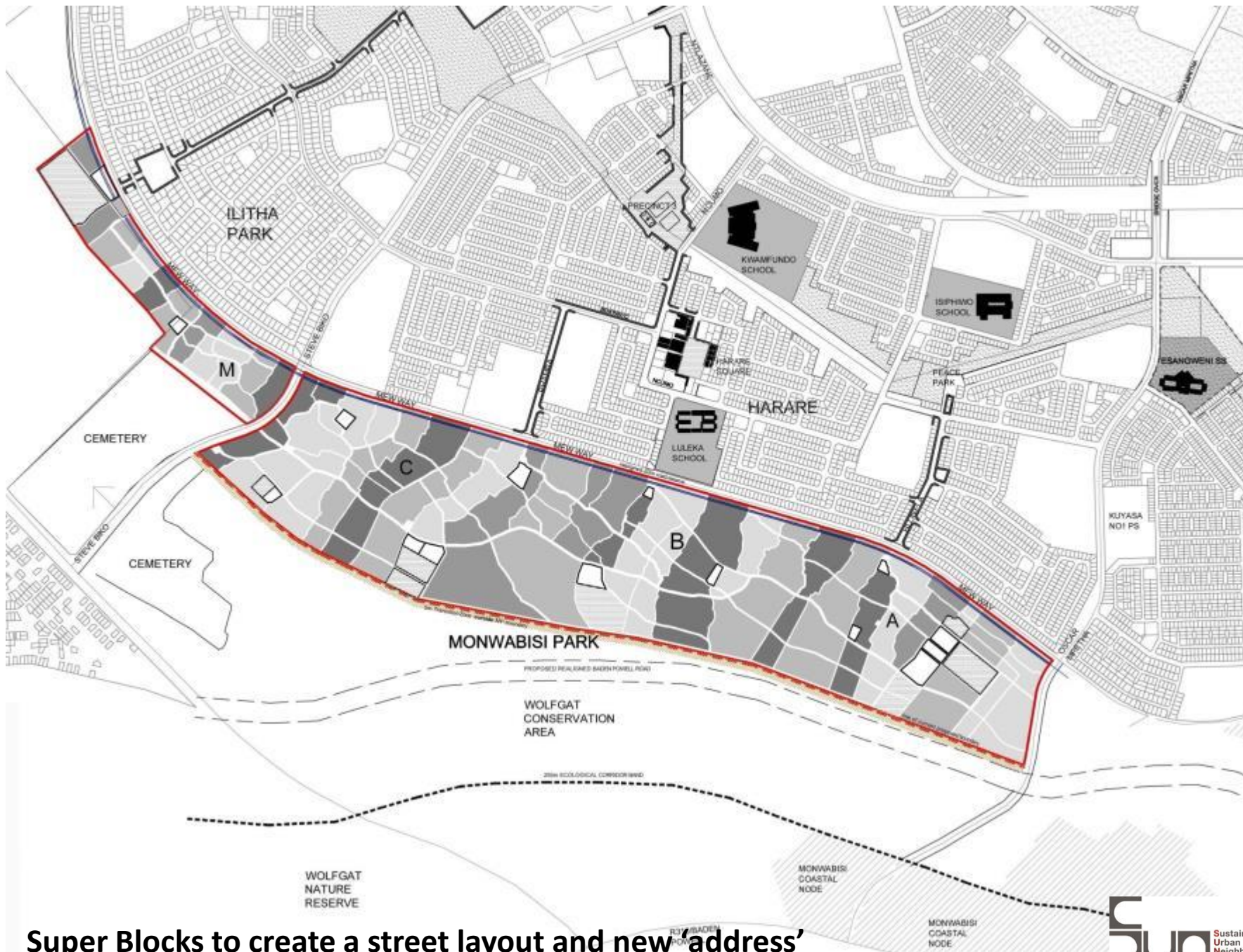
Proposed Movement Network = Public Structure defined



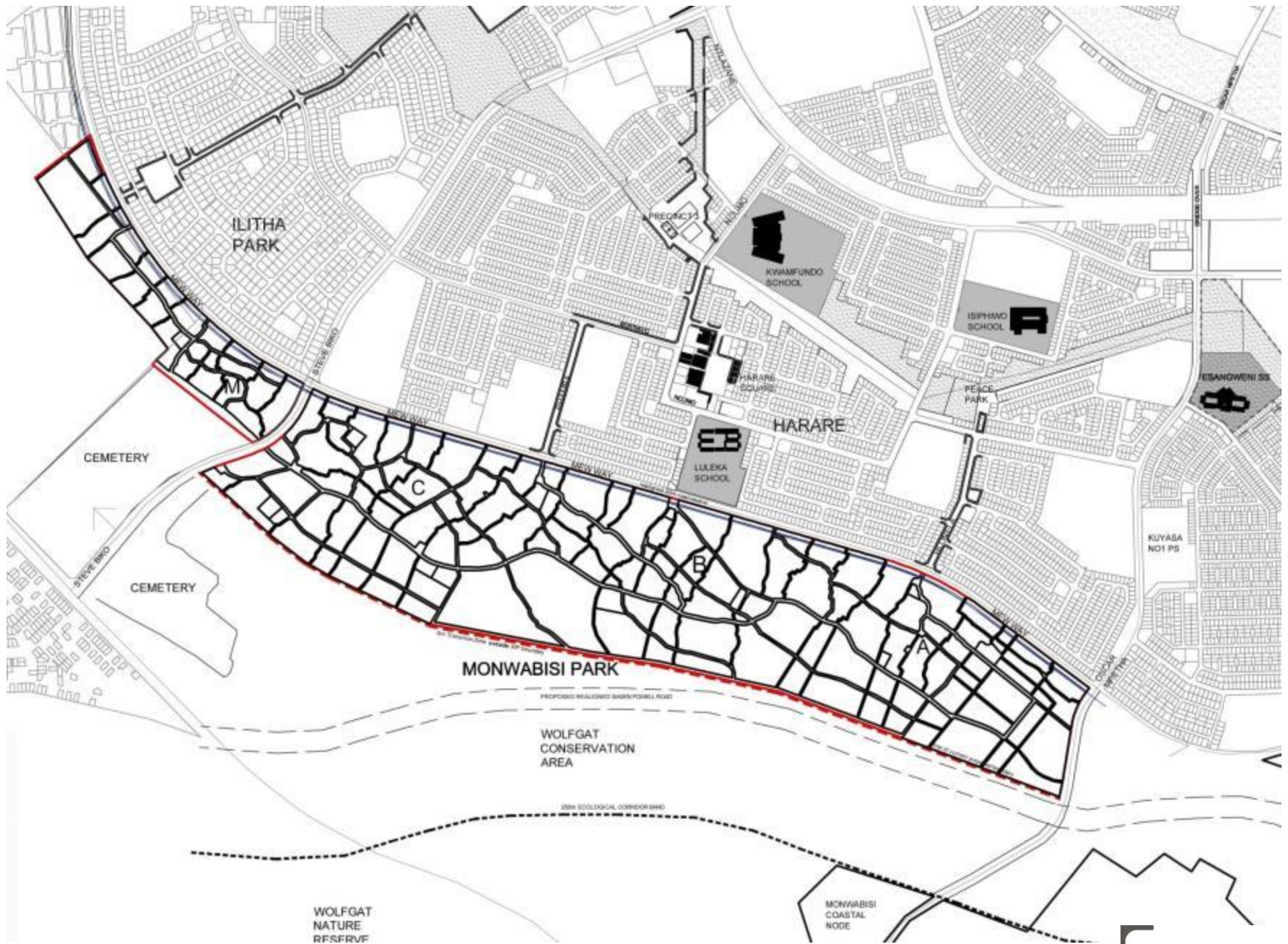
Plan of Public Structure leading to Subdivision Plan & Implementation



Development Framework (June 2013)



Super Blocks to create a street layout and new 'address'



Plan of Subdivision leading to Precinct Plan + Re-numbering



Neighbourhood Block



maintained community register

STEP 1: 1 large erf “proclaimed” after subdivision and consolidation

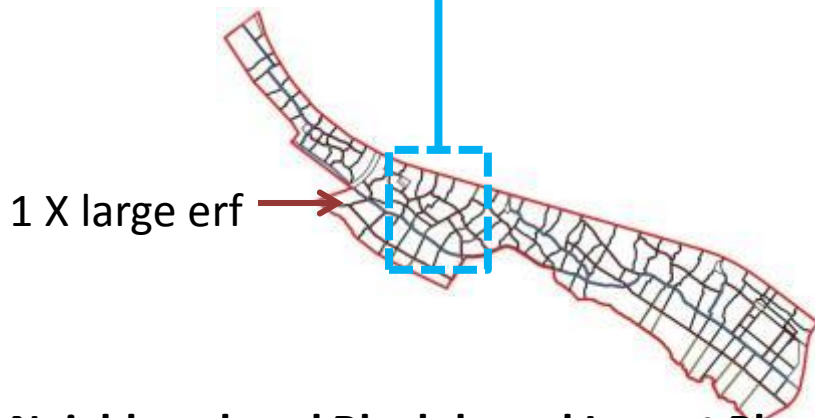
STEP 2: Super Block definition and street names

STEP 3: Subdivision and Rezoning of Neighbourhood Block + Re-numbering

(LUM stops here)

STEP 4: Internal subdivision of internal block (to come later)

Incremental tenure

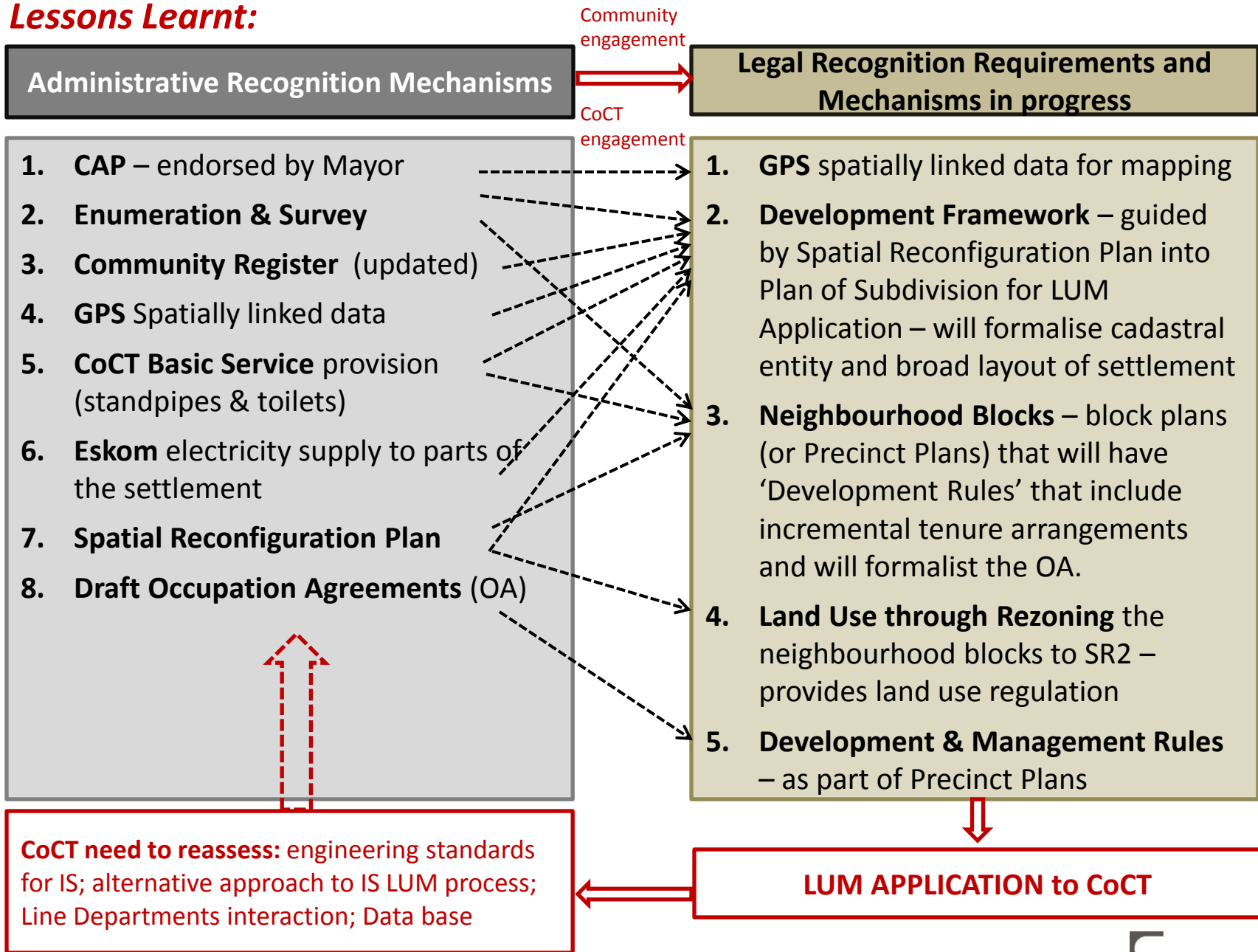


Neighbourhood Block-based Layout Plan



SRP/DF Workshop with SNAC & community, Feb-March 2011

Lessons Learnt:



Interface between administrative actions & legal recognition mechanisms



Thank you

SUN Development / VPUU

kathryn@sundevelopment.co.za