



# Reconsidering Informality and Growth Within the City

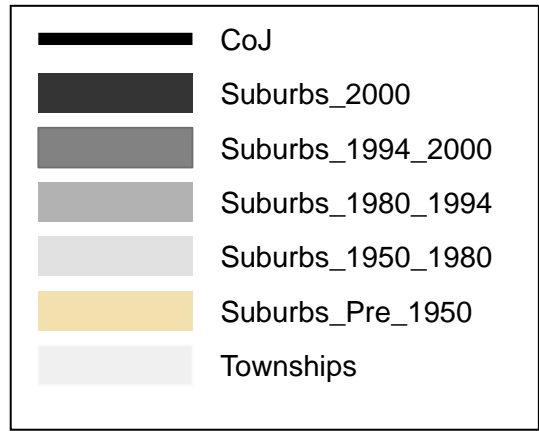
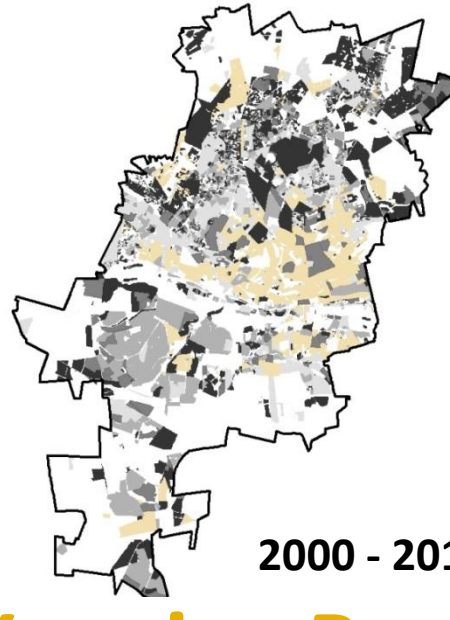
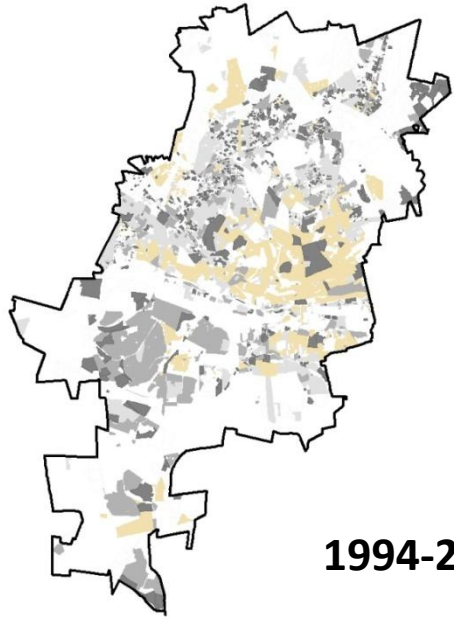
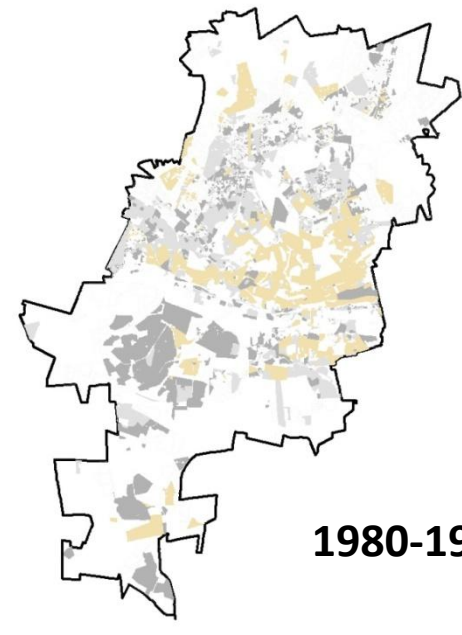
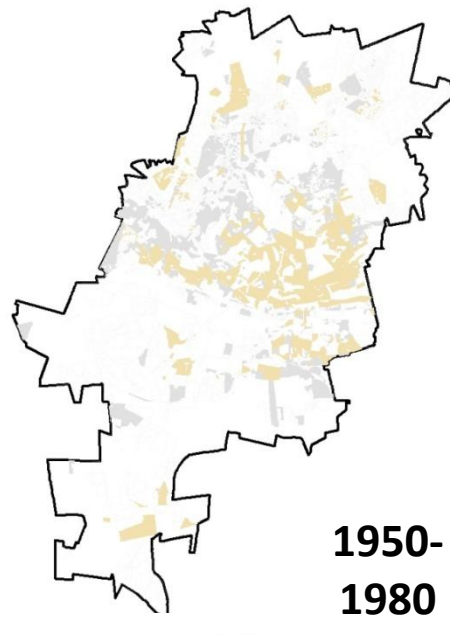
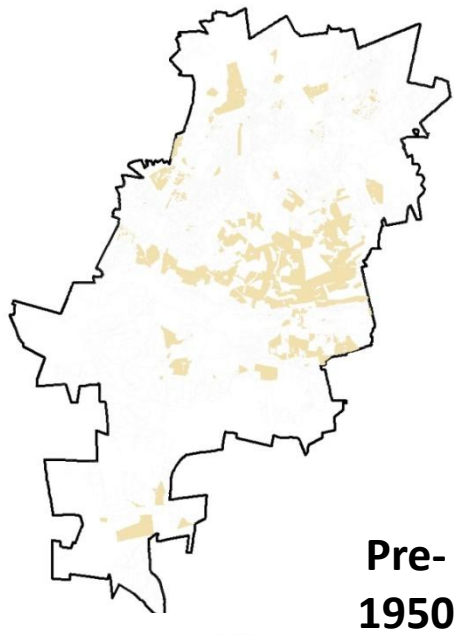
**Presentation to Consultation on Security of Tenure for the Urban Poor, South Africa: 27 May 2013**



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# A Starting Point...

- What is the deal that is being offered?
  - Land, top structure, tenure, services, amenities, “access”
- Who is offering what “deal” – politically, technically, advocacy, community-wise
- Which of these is more or less important and to whom – community v individual, transient worker v long-term resident, politicians v officials, Metro v Local Authority?
- Depending on the choices – what are the options available...



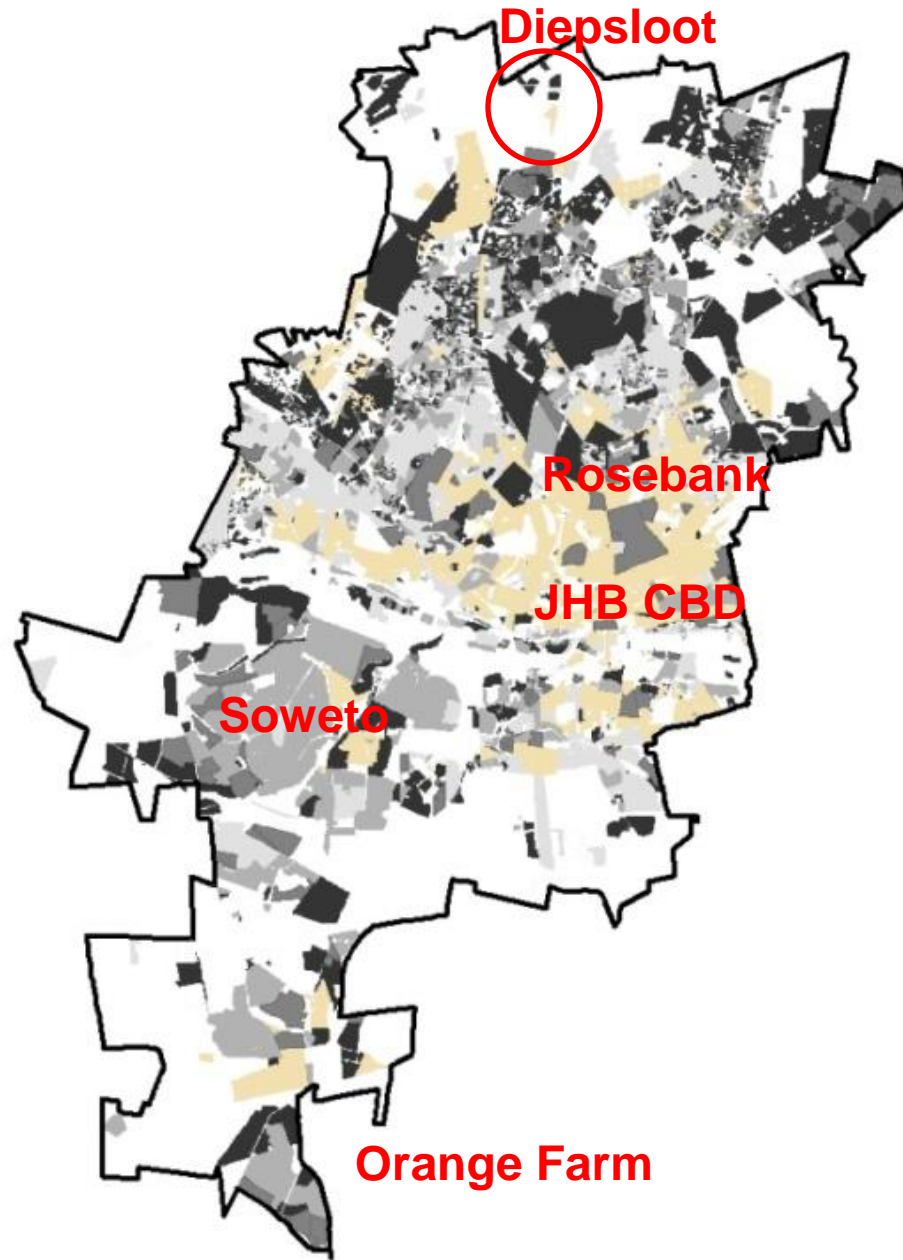
**Keeping Pace With Growth...**



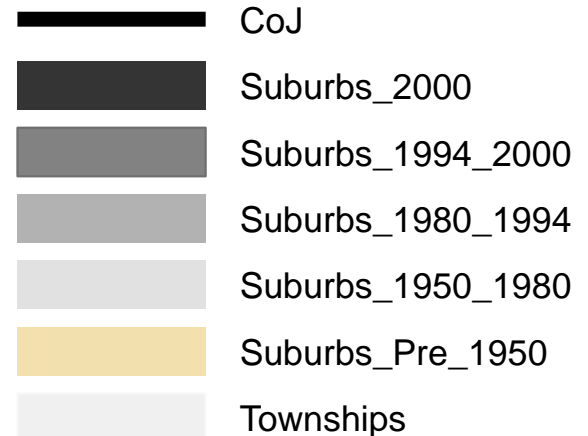
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# New Information Available: Census 2011

	Pop	Hhold	H'hold Size
Urbanisation Plan estimate 2010	3,710,295	1,278,813	2.90
Census 2011	4,444,564	1,438,185	3.09
Variance	<b>734,269</b>	<b>159,372</b>	



City population  
2001 – 2011  
increase of 37% -  
as per Census 2011



# Diepsloot State Sponsored Housing (North of the City of Johannesburg) 2000



**Diepsloot State Sponsored Housing (North of the City of Johannesburg) 2003**



# Diepsloot State Sponsored Housing (North of the City of Johannesburg) 2006





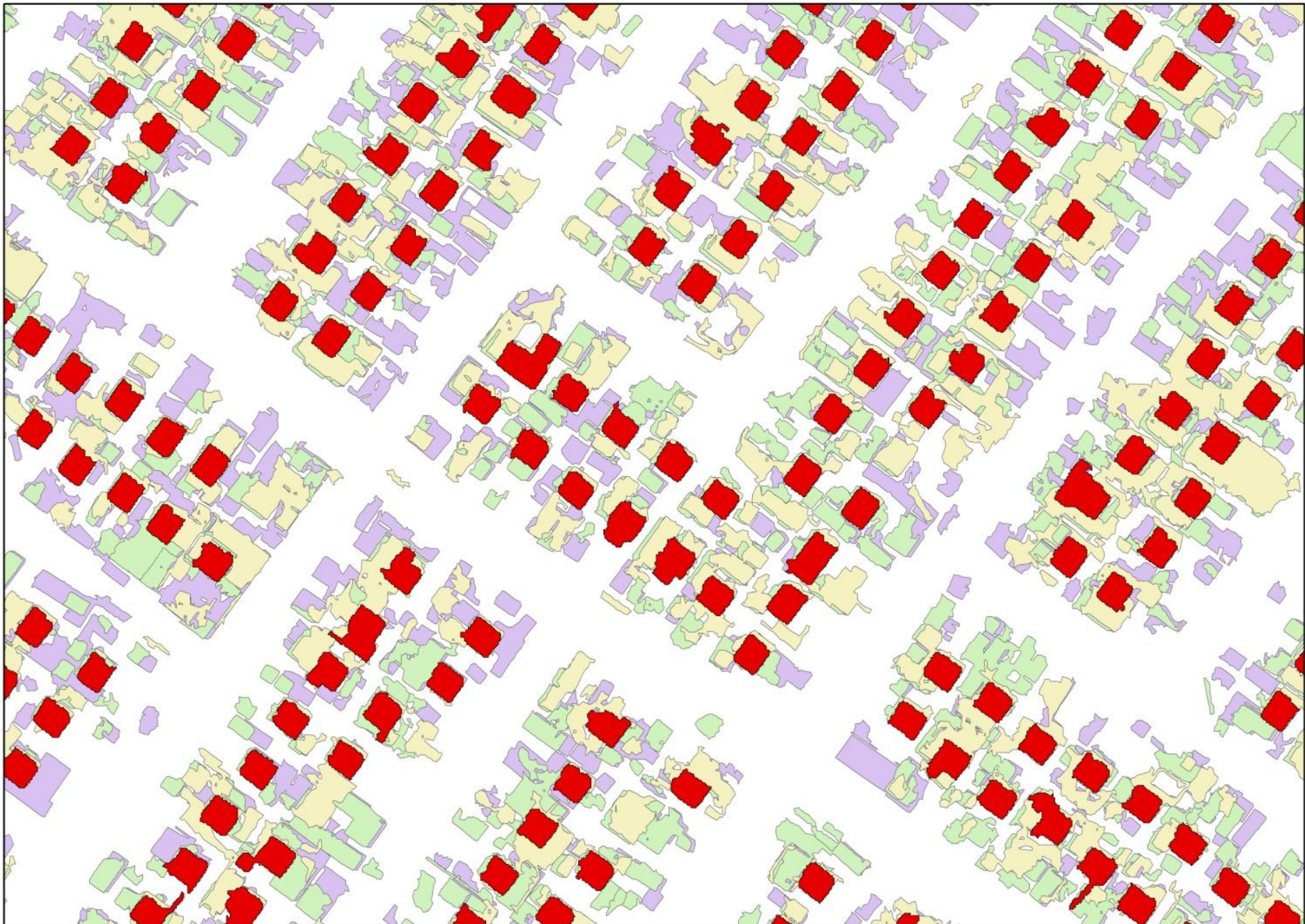
# Diepsloot State Sponsored Housing (North of the City of Johannesburg) 2009

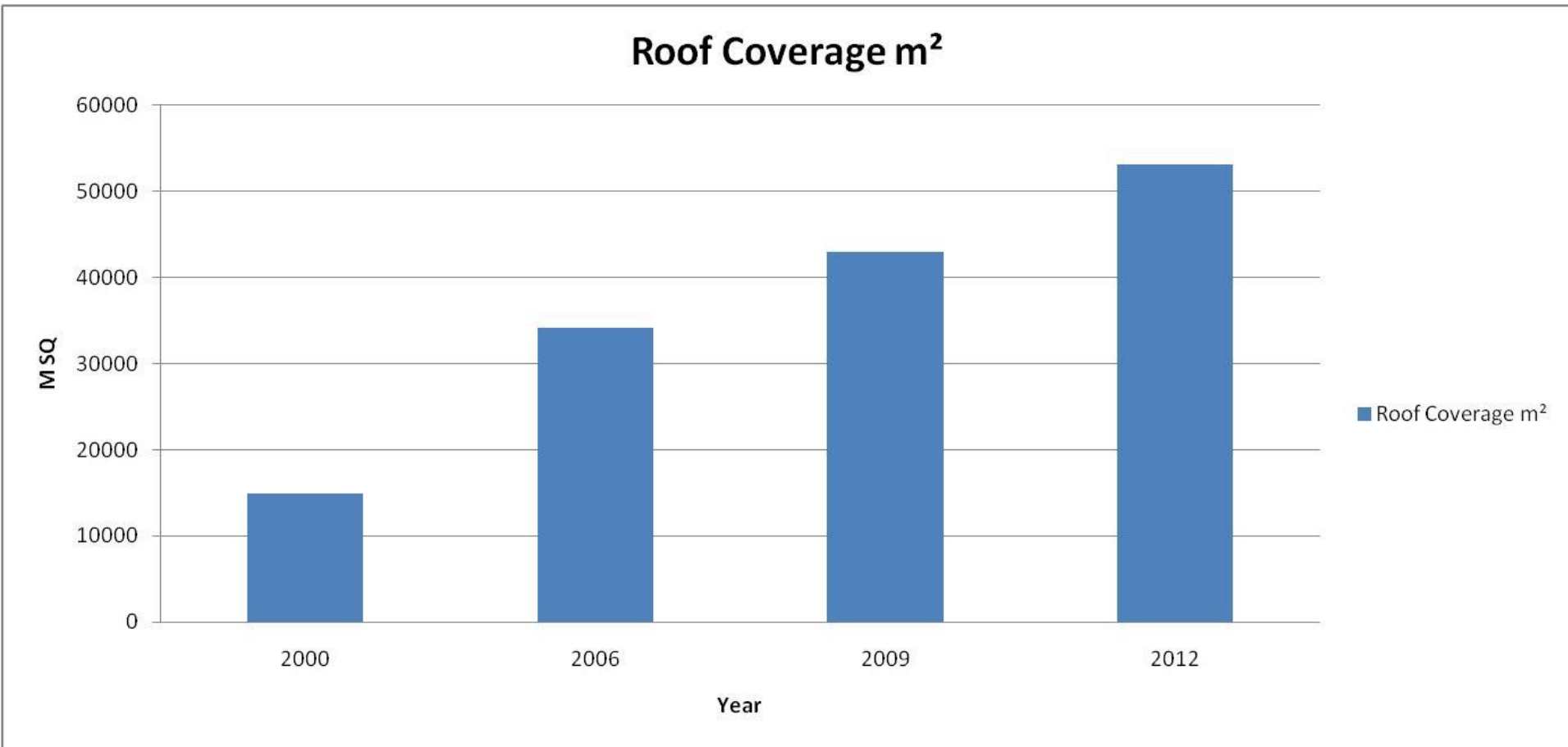


# Diepsloot State Sponsored Housing (North of the City of Johannesburg) 2012









**Diepsloot Extract - 300%+ increase in “Roof coverage” between 2000 and 2012**

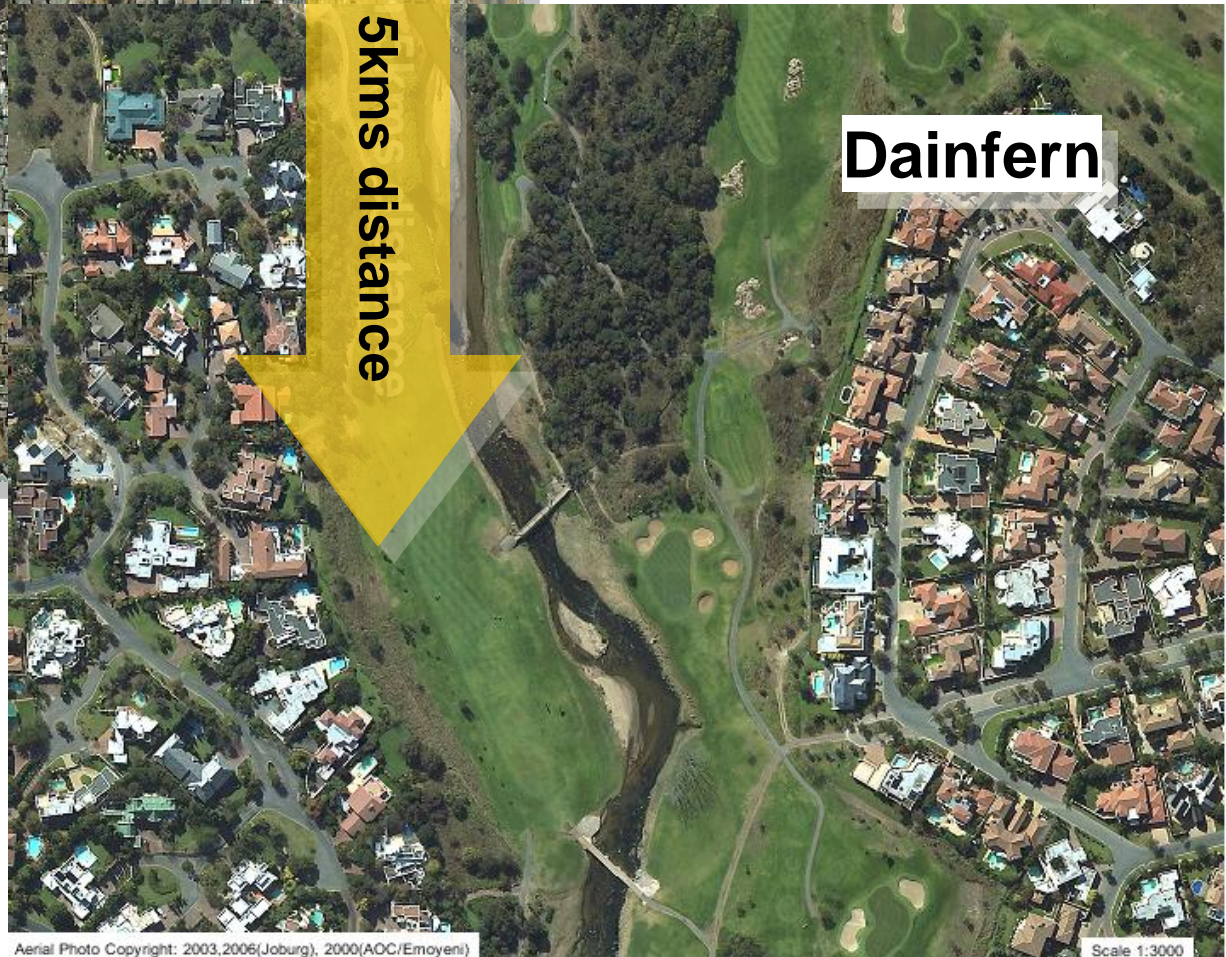
**Diepsloot**



Aerial Photo Copyright: 2003,2006(Joburg), 2000(AOC/Emoyeni)

Less than 5kms distance

**Dainfern**



Aerial Photo Copyright: 2003,2006(Joburg), 2000(AOC/Emoyeni)

Scale 1:3000

Same scale: different worlds...  
What were the deals here?  
What were the expectations here?  
And, which is the more active land market?



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# Consider the following...the “Formal” equation

	Ha	Stands	Stand Sum Extent	Stand Extent Ha.	Stand Avge. Extent Sq. M	Formal H'hold Units
Dainfern Extensions	459.9	1,700	1,700,000	170	1,000	1,783
Diepsloot and Extensions	334.4	5,780	1,722,014	172	298	6,730

Services designed and layout planned in accordance  
with **these** figures and **formal** tenure



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## Consider the following... the “Informal” equation

	Stands	Stand Extent Ha.	H’hold Totals	Informal Units	Formal H’hold Density	Ratio Formal: Informal	"Real" Density Per Ha
Dainfern Extensions	1,700	170	1,783	0	3.88	0.00	10.49
Diepsloot and Extensions	5,780	172	36,275	29,545	20.12	4.39	210.65

- Services need to be designed and planned in accordance with **these** figures or find an alternative location for the residual units (and is **that** practical or really an option?)
- What about the economic aspects and real values (and costs) attributed to land in these examples?
- What are the expectations and realities in relation to **tenure** in Diepsloot and other such locations?





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# Institutional / Policy Implications of Urbanisation Plan

- Advocates a conceptual shift towards supporting, recognising and **facilitating backyard rental stock**
- Emphasises need to develop a well-researched process of **land assimilation / intervention in response to the Strategic Areas identified.**
- Need to establish **well-defined roles and responsibilities** and accountability in the delivery of services and approaches nb: Land, Social Amenities, Social Grant, Accommodation types and institutional arrangements



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# Informal Backyard Enablement Programme (IBEP)

- Main Objective: secure a habitable and safe community environment that builds on the current socio-economic dynamics of the backyard rental model in the Marginalised areas of the City (incl. Ivory Park, Soweto, Diepsloot, Alexandra)
- Manage, guide and direct what is already happening in these areas: approach focused on safety, health, and public services
  - Existing Backyard Rental Areas
  - New Residential Areas