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# City of Johannesburg



## Informal Settlements Regularisation Policy



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# CoJ informal settlements

- The City of Johannesburg had 191 recorded informal settlements prior Covid
- Region A has most informal Settlement (Ivory Park)
- Region B has the least (AucklandPark).
- The list excludes new informal settlements (Land Invasions)

## Informal Settlements per Region

Region	No of Settlements
A	59
B	2
C	17
D	26
E	48
F	11
G	28
<b>Total</b>	<b>191</b>

- Currently the number has double to over 300 informal settlements



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# The approach

- All the informal settlements are mapped and allocated a GIS ID number;
- All settlements have an aerial photograph which is updated every 3 years;
- Only 118 informal settlements were categorized;

Informal Settlement Name	Slovo
Alias 1	Ashanti
Alias 2	
Township Name	Coronationville
Region	B
Ward	68
RSDF SubAreas	3
Property Description	Re/560 Coronationville
Physical Address	
GPS co-ordinates	X=-102146,Y=-2898858
Settlement ID	B1
Number of Shacks	950
Land Ownership	Combination
Challenge A	Land Insufficient
Challenge B	
Challenge C	
Established	1993
Water	Communal Standpipes
Sanitation	Chemical Toilets
Refuse	None
Electricity	
Provincial	
Property Owner	Property Owner Transnet Beperk



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# City of Johannesburg's approach

- The current legislative framework does allow for processes of Upgrading informal settlements, but these processes are lengthy and complex. (SPLUMA)
- As a result, it was necessary for the City to consider other options to shorten the process of formalization by introducing intermediate steps that will lead to formalization and to allow City investment in Informal Settlements meeting the precepts of the Municipal Finance Management Act (MFMA) in order to have an immediate impact on the improvement of health and safety conditions within settlements.
- The City of Johannesburg define the process as ***Regularization***.
- Regularization is applicable to B1 and some of the B2 Informal settlements



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# Stages of Regularization

- **Stage 1**

- Establishment of a Temporary Residential Settlement Area (TRSA) by introducing the definition of TRSA into the Johannesburg Town Planning Scheme (TPS)
- TRSA regulated by CoJ Annexure 9999 – condition applicable to TRSA
- In some instances Amendment of Town Planning Scheme may be required to ensure that regularisation is possible.

- **Stage 2**

- The land ownership should be such to prevent threats of eviction and to secure Council in any investments made into the land by means of an agreement with owner or, the Council being or becoming the registered owner.



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# Stages of Regularization

- **Stage 3**

- Includes the following activities and processes that are mainly concerned with the provision of hard services and the allocation of a budget.
  - Community participation.
  - Socio-economic survey and analysis.
  - Basic layout plan to control the use of land and for design of services.
  - Design of basic/interim services and costing.
  - Allocation of a budget.
  - Installation of services, commissioning and maintenance



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- **Stage 4**

# Stages of Regularization

- Registration of the community (Socio-Economic Survey);
- Numbering of shacks.
- Loading the data from Socio-Economic Survey into GIS.
- Allocate street names from the community
- Allocation of street addresses to shacks.
- Registration of occupants and
- Issue of occupation certificate



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# Stages of Regularization

- **Stage 5**
  - Initiation of soft services and commencement of the daily management and maintenance of the settlement.
  - Keep register up to date.
  - Maintenance of services.
  - Management of settlement.
  - Link settlement to the Councils ESP.
- **After Stage 5**
  - The Upgrading of settlements can then take its course in terms of formal legal processes and budgeting processes





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# NGIYABONGA