

Khartoum's state pro-poor urban planning policies

Burhan Elghazali PhD

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Def. of Poverty

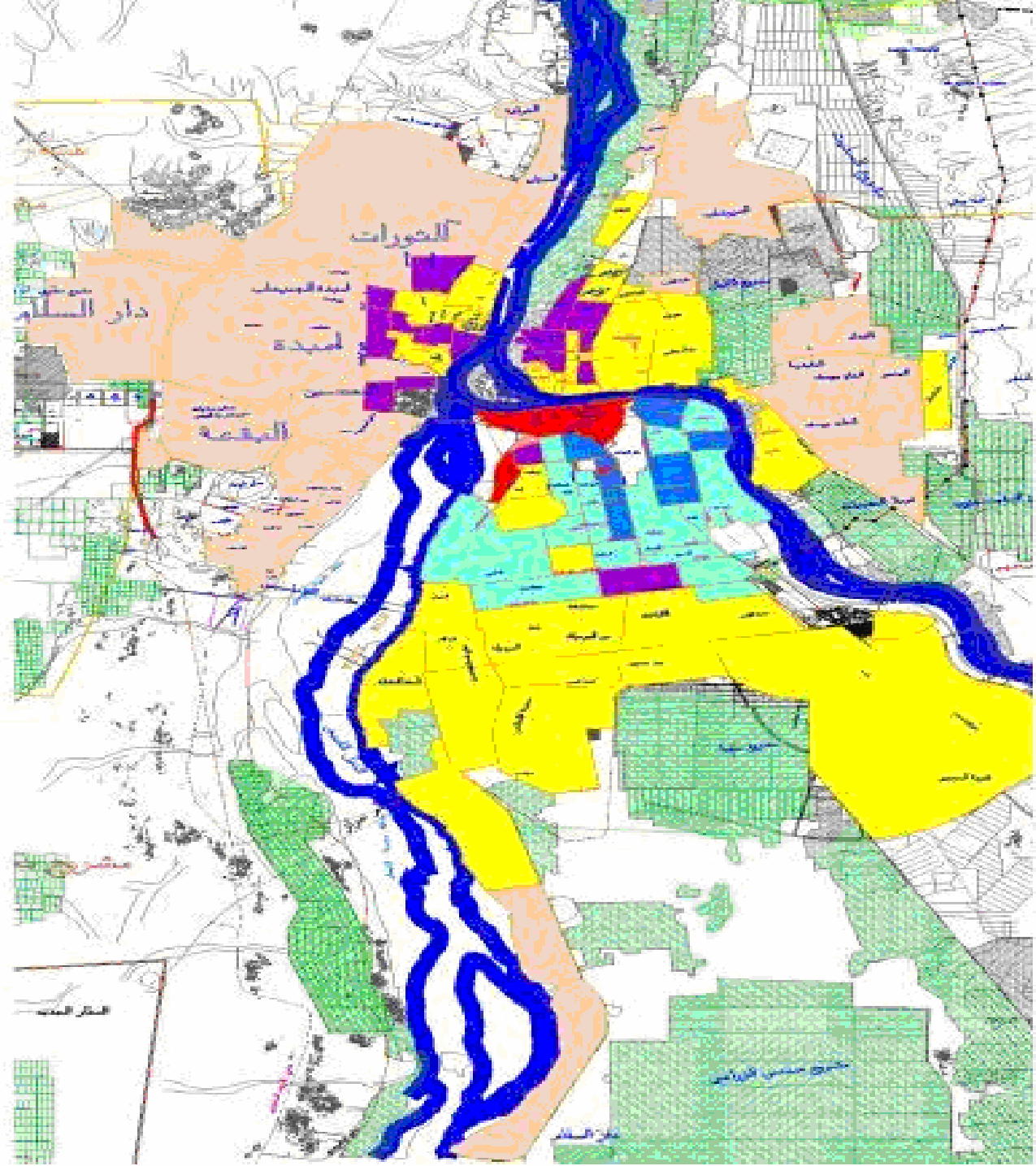
- inability to enjoy a decent life
- malnutrition, high rates of infant mortality, low life expectancy, low educational opportunities, poor supply of drinking water, inadequate health care, inappropriate housing, and lack of active participation in decision- making process

Khartoum Urban Poor

- In the Sudan, housing conditions –among other indicators– was adopted to serve as an indicator of poverty as it obviously constitutes a major component in the quality of life.
- camps of the IDPs, scattered low-price land inside the urban fabric (squatter areas, villages and low income neighbourhoods)

Land prices (2008)

Colour	Land price category (Khartoum)
	< 200
	200 - 400
	400 - 600
	600 - 800
	800 - 1000
	> 1000



Lessons learned from the period before UN-Habitat Project 2008

- i. Failure of land supply as a singular strategy to settle the urban poor.
- ii. Permanent relocation of squatter populations creates a vicious circle of more squatting in new areas.
- iii. Lack of organized reception areas to settle transitory migrants (IDPs or rural migrants).
- iv. Low density planning and habitat schemes lead to socio-territorial fragmentation and segregation.
- v. Lack of finance mechanisms and resources to support the development of the urban poor, including access to decent housing.
- vi. Sector approach: a sector policy approach produces the disconnection between the problems of the urban poor and their development opportunities throughout Khartoum.

Factors Shaping Poverty in Khartoum

Factors	Low density and rapid urbanization	Metropolitan advance on agricultural land	Growing social gap, high urban living costs
Urban phenomena	Urban sprawl	Leap frog urban development	Urban duality, segregation and fragmentation
Key problems	High percentage of unbuilt plots(lack of funds + speculation)	General poor and unaffordable habitat conditions	Scarcity of land - high cost of housing
Causes	Unaffordable services, housing & lack of employment opportunities	Unskill labour force to adapt from rural to urban income generation activities	Lack of land ownership, stigmatization, High cost renting in inner city
Urban poor category	Poor neighbourhoods in remote locations	Poor urban villages	Informal squatter and IDP camps, Overcrowded renting in inner city

Major Problems and Policy Impacts Analysis

	Main problems	Policy impact analysis
Land	<ul style="list-style-type: none"> • High cost • Costly, lengthy, and complicated transfer 	<ul style="list-style-type: none"> • Land lease as a social development policy is limited by current land scarcity • Abuse of land disposal because of lack of institutional structures on site
Spatial planning	<ul style="list-style-type: none"> • Rigid land use zoning, separating uses and social classes • Segregation of poor populations in remote locations • Lack of integrated approaches that target flood prevention, plus neighbourhood revival and upgrading 	<ul style="list-style-type: none"> • Sites and services low construction ratio • Dar Al Salam facilitates low-income community settlement • Structural plan under process • Land use fragmentation
Housing	<ul style="list-style-type: none"> • High construction costs • Rigid building regulations • Low occupancy of private plots • Lack of affordable housing options 	<ul style="list-style-type: none"> • Loss of public housing policies • Tax policies affecting building materials • Tolerance of spontaneous construction of extra rooms for renting
Basic urban services	<ul style="list-style-type: none"> • Low supply to low-income areas • Lack of coordination between Ministry of Physical Planning and Public Utilities departments and public-private corporations 	<ul style="list-style-type: none"> • Lack of integrated public policies • Cross-subsidies supporting urban poor • Private transport system increases cost service in the urban outskirts
Local economic development	<ul style="list-style-type: none"> • High living expenses • Lack of income generation sources • Unskilled local labour force facing difficulties competing with foreigners 	<ul style="list-style-type: none"> • Shift in social policies towards more market-oriented initiatives • Training in different professional activities

Urban Problems and Programme Responses

Urban phenomena		Urban sprawl	"Leapfrog" development	Urban duality, fragmentation
Goal		Ensure safe water and sanitation in all neighbourhoods	Promote compact urban pattern	Socio-territorial integration
Actions		Urban upgrading	Urban revitalization	Urban renovation
Structural plan	Short term	Flood prevention, cleaning drainage, water, sanitation, drainage, and waste disposal	Pave access roads and improve transport; training in agro-industry	Native lodging area concept; application of "guiding principles"
	Middle and long term	Development of transport sub-centres	Flood prevention, stopping river water; urban-rural networking	Middle density social housing schemes
Capacity building (short and middle term)		Ministry of Physical Planning and Public Utilities and localities supervise service supply	Ministry and commissioner, take control of land disposal; training for income generation	Task force supervises land and housing issues

Proposals for the Different Categories of the Urban Poor

Urban poor	Major problems	Major proposals
Low income neighbourhoods	Lack of safe water and drainage. Frequent flooding. Lack of income opportunities. High cost of transportation.	Extension of safe water network. Flood prevention. Training for income generation opportunities. Minimize cost of transportation by creating sub-centres.
Urban villages	Squatting in the surrounding areas. Lack of income opportunities. Flooding from the river.	Further control on land disposal. Training in agro-industrial activities. Preventing flooding from the river through retaining walls. Integration through strategic roads.
Renters	Overcrowding and high cost of accommodation.	Encourage building extra rooms for renting in low-income neighbourhoods, fulfilling basic building regulations.
IDP camps	Lack of proper accommodation and basic services. Lack of income generation possibilities.	Designate special areas for emergency migration, in parallel with encouraging the construction of affordable basic dwelling schemes (cooperatives and private sector). Training for income generation schemes in new areas.

The Situation after the UN-Habitat Pro-poor Project (Al rasheed city)

