Methodology for a sustainable urban regeneration

Urban cell as dissemination unit

Miguel Amado, PhD
Why do we need regeneration?

urban areas
The informal settlements problem

Urban population living in slums, 2000 and 2014 in the world (%)

<table>
<thead>
<tr>
<th>Region</th>
<th>2000</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub-Saharan Africa</td>
<td>55%</td>
<td>65%</td>
</tr>
<tr>
<td>Southern Asia</td>
<td>31%</td>
<td>46%</td>
</tr>
<tr>
<td>South-Eastern Asia</td>
<td>27%</td>
<td>40%</td>
</tr>
<tr>
<td>Eastern Asia</td>
<td>25%</td>
<td>37%</td>
</tr>
<tr>
<td>Western Asia</td>
<td>21%</td>
<td>25%</td>
</tr>
<tr>
<td>Oceania</td>
<td>24%</td>
<td>24%</td>
</tr>
<tr>
<td>Latin America and the Caribbean</td>
<td>29%</td>
<td>29%</td>
</tr>
<tr>
<td>Northern Africa</td>
<td>11%</td>
<td>11%</td>
</tr>
<tr>
<td>Developing regions</td>
<td>30%</td>
<td>39%</td>
</tr>
</tbody>
</table>

No regulation and inadequate housing

Public health issues

Potable water and sanitation

Food insecurity

Vulnerability
Informal Settlements sprawling (%)

POLITICAL - massive industry in a early stage

URBAN - weak mobility network

BUILDING - no sanitary conditions, low thermal comfort and no quality

“(…) putting aside the low quality of the buildings, informal settlements might be the starting point to solve the problem through a self-building scheme and the available resources.”

The urban poor need to solve a difficult equation

SHELTER + EMPLOYMENT

ECONOMY

DEVELOPMENT

Luanda, Angola, 2013
What forms does urban regeneration take?
Different perspectives on Regeneration

• Urban rehabilitation or urban renovation
  Robert and Sykes (2000)

• Redevelopment, revitalization, replacement and rehabilitation
  Sahin (2006)

• Fully dependency on State is no longer viable
Some current methods

• Public initiatives (only public investment)
  • Economic premises > cheaper land > urban dorms > social exclusion > poverty

• Site-and-service (indirect public investment)
  • Public provides land and infrastructure and people build within self-building context
  • Need coordination between stakeholders otherwise there is a risk of creating urban dorms and speculation of land prices

• Upgrading informal settlements
  • Application of “site-and-service” concept to the existing urban settlements instead of new settlements
Public actions

- Public sector needs to be a supporter instead of a provider. How can this be achieved?
  - Provide land
  - Investment on major infrastructure
  - Policies
    - Management and monitoring of housing market
    - Tax relief
    - Legislation (lower standards)
Case study: Luanda, Angola
Luanda, Angola

- Urban regeneration of Luanda within the metropolitan plan
- 80% of the population lives in informal settlements
Urban cell as a dissemination unit
An inclusive approach

Fieldwork and local surveys developed between 2014-15 (economic and social data)

Physical-geographical approach to urban form and land use analysis

Relationship between urban planning and housing deployment
A partnership model

**PUBLIC SECTOR**
Land valorization
Tax benefits

**PRIVATE SECTOR**
Urbanization*

* Needs to ensure a % of affordable housing
Methodology

PUBLIC SECTOR

STEP 1: Definition of the intervention area

STEP 2: Urban Analysis

STEP 3: Definition of the urban cell

STEP 4: Land Valorization

STEP 5: Urbanization

PRIVATE SECTOR
Step 1: defining intervention area

- Lead by the public sector
- Priorities: 1) Flood areas; 2) Development projects; 3) Precarious conditions
- A neighborhood unit size: 5000-10000 people (based on local densities)
Step 2: urban analysis

- Definition of land tenure – to support rights transfer model and compensatory mechanisms
  - Parameters: existing roads, social facilities, cultural and historic heritage, commercial activities, agricultural area, vacant land
Step 3: delimitation of the urban cell

- Urban cell to start the regeneration process
- Urban analysis criteria and physical parameters that might structure and organize an homogeneous neighborhood
Step 4: land valorization

- Land valorization by the public sector – major infrastructure; social facilities and open space; management of the urban plots; social housing within the national housing programme
Step 5: urbanization

- Public sector will give density bonus
- Private sector – services; commerce; free market; affordable housing
- % of private investment needs to aims affordable housing to help on housing deficit
Conclusions

- Different **methods on urban regeneration** of informal settlements are presented
- An **inclusive methodology** is proposed and an incremental process is applied – dissemination urban cell, easier to be managed and monitored by the State
- A **partnership** is presented, where the State needs to be a supporter for private investment
- The **methodology** has 5 steps through physical actions and policies
- The city will gradually regenerate through these **cells**
Thank you