

New Policies For The Development Of Informal Settlements

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1 ABSTRACT

Most urban areas of the world suffer from many urban problems resulting from population inflation and urban growth. Urban areas have seen many developments in the past decades, such as the migration of people from rural to urban areas, and the subsequent deterioration. Urbanization is growing rapidly, with no parallel investment in urban services, and housing policies, planning and land management systems failing to meet the needs of society. The concept of “informal” is usually defined negatively and simply, unlike typical “formal” characteristics, where it represents illegal, unauthorized, unplanned and unregulated characteristics.

In recent years, land-use change and urban growth models have become important tools for city planners, economists, ecologists, and resource managers. In most models, future land use changes, urban sprawl and limb expansion are expected. Today, urban areas use smart growth strategies. The study illustrates the use of urban infill as a new approach to dealing with informal areas. It considers the transfer of incompatible land uses beyond the city limits, the redevelopment, improvement and renovation of old urban areas, worn-out fabric and the reuse of abandoned land in new urban development.

The problem of informal settlements is one of the key issues. It is an economic, social and urban problem affecting the region itself and its surroundings. Informal areas have been imposed themselves as a form of planning for the majority of urban residents. The extreme neglect of this problem amplified it as it grew at more rates than the city itself.

The promotion and development of informal settlements have become self-imposed in national development policies. Although there are several ways to address them, their problems remain, and development projects continue to suffer from many deficiencies in their performance. Therefore, the importance of the study was to use a new policy to deal with informal areas in Egypt such as the urban infill policy as a new approach to deal with it and try to use and implement it and try to reach solutions to reduce the problem and increase the resulting problems.

Keywords: policies, informal settlement, infill, urban infill, infill development

2 INTRODUCTION

The scope of informal settlements extends beyond the informal concept to include everything that violates the law, and it is important to look at informal areas not in the informal housing or marginal residential areas but dealing with the informal areas as a whole, where the problem is exacerbated, which led to the growth of informal areas in all directions. Then directing decision makers to consider new ways to deal with informal areas, and how urban infill policy can help change ways of thinking about dealing with these areas as one of the proposed approaches to their development.

The study aims to reach a set of criteria by which to determine the possibility of using and applying the urban infill policy as a new policy to deal with informal areas and their problems, whether urban or social or otherwise,

Besides a set of sub-goals from:

- Explain the main reasons for the emergence and growth of informal areas and their urban, structural, demographic, social and economic characteristics
- Study different types of informal areas and highlight different categories
- Learn about the different policies for dealing with informal areas to find out the appropriate way to deal with each pattern.
- Explain the definition of infill and urban infill and study its properties.

- Determine the obstacles to implementing the infill development and deficiencies in previous strategies to determine the most important problems they have suffered.

Knowing the extent to which the urban infill policy can be applied and used as a new policy for dealing with informal areas through an analytical study of some local and international experiences.

3 MATERIAL AND METHODS

The study relied on several approaches to achieve the research objectives, which can be summarized as follows:

An inductive approach that addresses a reference study of the concept of informal areas, their manifestations, causes and problems, and a study of the positive and negative effects of this phenomenon. In addition to studying the concept of urban infill as a policy to deal with informal areas more over studying the obstacles that affect the implementation of this policy.

A study of the different categories of informal areas. And define the different policies and methods for dealing with these areas.

An analytical study that deals with the analysis of some local and international experiences, then studies the experiments to track the reasons for the success and failure of these experiences and to identify the problems that hinder the process of dealing with informal areas.

4 RESULTS

Urbanization works to create unplanned urban growth, resulting in many informal settlements with high building densities. Often at the expense of agricultural land

Non-formal areas have become sort of the city's fabric, and their concept is broad and uneven. Sometimes, the minimum basic services for various housing communities are not available, and the minimum quality is not achieved, which is necessary for comfort, health and safety.

- Non-formal housing areas have been found as a kind of self-sufficiency for individuals to solve their housing problems, which the state has been unable to solve. This is done outside the controls and legislations established by the competent authorities, causing the creation of an unfavorable urban environment that suffers from many planning, architectural problems, environmental problems, Social, economic and security.
- There are many definitions of informal housing ranges, which can be divided into several aspects of the legal and administrative aspects as areas that have arisen in the absence of the law. They are defined according to their definition and from the planning point of view they are areas that lack the basic social and economic services as overcrowded and low areas.
- The problem of informal housing ranges is a contemporary, interrelated problem, whose situation has grown over long time, where the root of the problem is rooted in many trends Social, economic or political conditions.

The research detect some important remarks on the study areas :

- The city can be classified as follows: spatially, according to its stages of development: The first stage: the deteriorated housing pattern witnessed by the old city due to overcrowding and housing due to its small size and old size, and it is still continuing despite its replacement and renewal operations.
- The second stage: represented by the natural secretion of the previous stage, and included the immigrant population, the poor, and the residents who could not reside in the heart of the city for several economic and social reasons that were found along the lines of the city.
- Stage Three: Linked to the informal residential areas in the growth slopes of rural assets on the edges of the urban block for land price cheapities.
- Fourth stage: informal residential areas outside the city, which is in the villages of rural-urban edge, which emerged with the growth of the city.

5 CONCLUSION

Through the results of the theoretical study and the analytical study, the research concluded a number of recommendations.

Apply the proposed methodology to assist stakeholders in decision-making, take all appropriate measures and define the modalities of dealing with non-formal housing ranges, and follow the steps following decision-making from implementation, follow-up and evaluation.

The approach addresses complex management problems by a group of specialized experts, and through the use of formal communication tools to survey participants' opinions, with the potential for those responsible for final decision making within the group. People from informal areas can also be involved.

Some interventions proposed to build a database and basic data for informal housing areas that are accurate and integrated and contain all the details of urban, social and economic, and have the credibility to form the development process. Through a clear methodology to regulate the strengths that make it the basis of the information that has been proposed. This contributes to a precise illustration and analysis of the reality of the informal housing areas and then identifies the appropriate forms of intervention in these domains to be consistent with the realities. Taking into account the unexpected outcomes of periodic updating of these data.

The importance of prioritizing the solution of the problems of informal housing areas on sound foundations by improving a set of criteria that reflect the actual needs of the region.

Preparation of a list for the development and development of informal man-made areas containing a set of strategies and mechanisms to deal with these areas.

Attention to comprehensive development of informal areas to reach sustainable development projects. Development should not be limited to the development of facilities and infrastructure, but development and development should be directed to the integrated development of societies, socially, economically and otherwise.

Combine the official efforts with the research centers and the local community in the process of addressing and eliminating the informal housing areas because of this role in the development and prosperity of society, It is a multi-pronged process involving many parties, and the role of the private sector in this process is to be activated.

Recommendations on the principle of partnership in the development of informal residential areas:

The process of addressing informal housing areas touches a large segment of the population, as it is a long process that takes into account the population's understanding of it in terms of their understanding of the property expropriation processes that may not resemble, resist, contradict and resist.

It is recommended to develop a framework for organizing and distributing tasks and responsibilities among the parties involved in the processes of developing informal housing areas in order to succeed in the work and prevent conflicts of interests and visions, by working to support them.

Supporting the direction of the involvement of the private sector in the development process by adopting an encouraging policy that takes into account the development of society while achieving mutual benefit between it and the private sector, which leads to the acceleration of the development processes, as Al-Shamir As well as introducing new formulas to deal with development and development projects.

It is recommended to form independent bodies that have the capacity of popular participation for each neighborhood that is concerned with the management of urbanization, and it also acts as an intermediary between the people and the government agencies.

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