

Physical resettlement

Challenges

- Households living in the area not having formal land titles or identification documents.
- High community and individual expectations.
- Precedents created elsewhere that may not be appropriate to project circumstances or sustainable once handed over to communities.
- Companies failing to fully understand community and household structures.
- Differing needs and wants among the community (eg elderly versus youth, farmers versus traders).
- Lack of available suitable replacement land.
- Project planners not appreciating the cost and time required to ensure adequate physical resettlement.
- Lack of government capacity to collaborate
- Length of time taken to put in place legally binding security of tenure.

Key considerations for physical resettlement

The objective of physical resettlement is to enable the relocation of individuals, households and communities to new locations. Companies should consider the following:

- Creating an enabling environment that allows the livelihoods and standard of living of affected people to be improved, or at least restored.
- Strong government support to resolve issues related to speculative building, which could result in escalating resettlement requirements if not managed correctly from the start.
- Reflecting the way people live in their current location and meet their key requirements in terms of living space, functionality and access to resources—cultural considerations should be taken into account in the design process.
- Any resettlement solution should be considered in the local context and offer choices to those being resettled, with the informed participation of affected people and statutory authorities.
- Resettlement sites and designs should be developed and agreed with all stakeholders, not just community leaders or statutory authorities.
- The relocation of households and communities should preserve existing social networks,

livelihoods and maintain community and household cohesion.

- Maintaining links with existing assets and resources not affected by resettlement, or replace them.
- Enabling resettled people to appropriately share in benefits, for example project-related employment.
- Offering fair, equitable and adequate replacement housing and house plots that are at least the same standard as existing housing and ideally better.
- Ensuring the replacement of all existing community facilities, related infrastructure, and provision of additional facilities and infrastructure as required by local planning regulations.
- Ensuring upkeep of new housing and facilities are affordable for the recipient.
- Providing security of tenure through registration of property rights by regulatory authorities—the process of security of tenure may be lengthy, and should be planned accordingly.
- Allowing for ongoing development and expansion of the new community.
- Businesses should be considered early in the process, as potential drivers of resettlement communities.
- Communities in which resettled people will be hosted should be considered in planning from day one, and should see benefits in the resettlement process.
- Statutory authorities should be involved from the outset, in order to ensure timely approvals and adoption of infrastructure.