

Habitat Country Programme for South Sudan 2016-2020



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Acronyms

ARCISS	Agreement for Resolution of Conflict in South Sudan
ACTED	Agency for Technical Cooperation and Development
AfDB	African Development Bank
CPA	Comprehensive Peace Agreement
DRC	Democratic Republic of Congo
EU	European Union
EWS	Economically Weaker Sections
GIZ	Deutsche Gesellschaft für Internationale Zusammenarbeit GmbH
GoSS	Government of South Sudan
HCPD	Habitat Country Programme Document
HRP	Humanitarian Response Plan
ICF	Interim Cooperation Framework
ICRC	International Committee of the Red Cross
IGAD	Intergovernmental Authority on Development
IDPs	Internally Displaced People/Persons
IOM	International Organization for Migration
JICA	Japan International Cooperation Agency
JIMP	Master Plan for Juba City
KfW	Kreditanstalt für Wiederaufbau (German Reconstruction Credit Institute)
MHADM	Ministry of Humanitarian Affairs and Disaster Management
MLHUD	Ministry of Lands Housing and Urban Development
MoFEP	Ministry of Finance and Economic Planning
MoJ	Ministry of Justice
MoPI	Ministry of Physical Infrastructure
MSMEs	Micro Small and Medium Enterprises
MTCDS	Medium Term Capacity Development Strategy
MTSIP	Medium Term Strategic Implementation Plan
NPA	Norwegian Peoples' Aid
NUP	National Urbanization Policy
PAPs	Priority Action Plans
POCs	Protection of Civilians
RASS	Relief Association for South Sudan
SDGs	Sustainable Development Goals
SMoF	State Ministries of Finance
SMoPI	State Ministries of Physical Infrastructure
SPLM	Sudan People's Liberation Movement
SRF	Special Restoration Fund

SSDI	South Sudan Development Initiative
SSDP	South Sudan Development Plan
SSEC	South Sudan Electricity Corporation
SSLC	South Sudan Land Commission
SSRDF	South Sudan Reconstruction and Development Fund
SSRRC	South Sudan Relief and Rehabilitation Commission
SSUWC	South Sudan Urban Water Corporation
UNICEF	United Nations Children Fund
UNDP	United Nations Development Programme
UN-Habitat ..	United Nations Human Settlements Programme
UNHCR	United Nations Refugee Agency
UN-ICF	United Nations Interim Cooperation Framework
UNMISS	United Nations Mission in the Republic of South Sudan
UNOCHA	United Nations Office for the Coordination of Humanitarian Affairs
USAID	United States Agency for International Development
WFP	World Food Programme

Foreword



I am delighted to present the Habitat Country Programme Document, 2016-2020, for South Sudan. As the lead United Nations agency mandated to promote socially and environmentally sustainable towns and cities, UN-Habitat has supported the people of South Sudan since 2006, providing for humanitarian needs such as housing for IDPs and de-mobilized combatants and promoting sustainable urban development through urban planning, land management, and strengthened human resource skills and livelihoods.

The aim of the Habitat Country Programme Document 2016-2020 is to contribute to the country's peace process, set out in its 2015 peace agreement. It is aligned with the Humanitarian Response Plan and United Nations Interim Cooperation Framework.

In coordination with the South Sudan Ministry of Lands, Housing and Urban Development, UN-Habitat identifies the following five priority areas of intervention with the overall objective of building peace and stimulating economic growth through sustainable urban development:

- Re-settlement, reintegration of IDPs and returnees, and building their resilience:
- Land mediation, land governance and land administration
- National urban policy and physical planning for equitable development
- Housing and basic services through public works
- Livelihoods, local economic development, and youth empowerment

The Habitat Country Programme Document is an initiative of UN-Habitat to better coordinate humanitarian and development activities in a consultative and inclusive process involving UN-Habitat, national governments, UN Country Teams, sister UN Agencies, development partners and all divisions of our agency, as a focal point for sustainable urbanization and the New Urban Agenda within the UN System.

A handwritten signature in black ink, appearing to read 'Joan Clos', with a long horizontal flourish extending to the right.

Dr. Joan Clos,

Under Secretary General of the United Nations and Executive Director of the United Nations Human Settlements Programme (UN-Habitat)

Foreword



The Government of South Sudan fully recognizes the importance of Sustainable Development Goal 11: *Make cities and human settlements inclusive, safe, resilient and sustainable* and is committed to the implementation of the New Urban Agenda in the country.

Urban development is a major challenge in South Sudan as a result of the prolonged conflict, a large number of people are displaced and lack shelter and provision of services; basic infrastructure is underdeveloped; policies, legal and institutional frameworks for land mediation, governance and administration are not fully in place; and livelihood and economic opportunities in urban areas are limited. This Habitat Country Programme Document (HCPD) recognizes these challenges and outlines interventions that aim at contributing to building peace, early recovery and laying the foundation to stimulate economic growth through sustainable urban development in post-conflict South Sudan.

In the HCPD, Government and UN-Habitat have prioritized re-settlement, reintegration of IDPs and returnees, and building their resilience; Land mediation, land governance and land administration;

the development of a clear National Urban Policy and physical planning for equitable development; Housing and basic infrastructure through public works; the creation of conditions for sustainable livelihoods and urban economic development with a particular focus on improving the status of women and youth.

The urban sector should be regarded as a social economic entity with many sub-systems that are interlinked and work together to consolidate peace and stimulate economic growth that result in inclusive, resilient and livable cities and towns. Tackling the problems in a piecemeal manner will not enhance the functionality of the urban sector as an economic entity. The urban sector has to be addressed comprehensively to serve the purpose of promoting peaceful co-existence as well as engines of economic growth.

As we move into the future, Government will put in place policy measures and strengthen institutional frameworks for promoting sustainable urban development. Government will also introduce measures to review and monitor the performance of urban development programmes to establish their results across all levels of Government.

I would like to thank UN-Habitat and all development partners for their continued support in development and implementation of urban development programmes in South Sudan. Government looks forward to work with them to implement the New Urban Agenda and achieve SDG 11 and all urban related targets in the entire SDG framework in the country.

Hon. Lt. General Alfred Ladu Gore

Minister of Lands, Housing and Urban Development
Republic of South Sudan



Aerial photo of the vast slums of Juba, the capital of South Sudan. © Shutterstock

Executive Summary

Since South Sudan gained independence on July 9th 2011, the country went through a civil war from December 15th 2013 through to August 26th 2015 when an Agreement for Resolution of Conflict was signed. Unfortunately, the country was once again flung into conflict in July 2016. Prior civil wars between 1955-1972 and 1983-2005 had already shaped Southern Sudan and contributed to migration trends, socio-economic and political developments that characterized the South before independence.

UN-Habitat has been involved in South Sudan since 2006 with success in implementing numerous humanitarian support and development projects, and is looking to scale up its support for the people of South Sudan in resolving both humanitarian and development challenges. This Habitat Country Programme Document (HCPD) developed in consultation with a broad range of interest groups in South Sudan and development partners, is designed to support the country's peace process as per the 2015 peace agreement. It is aligned with the Humanitarian Plan and United Nations Interim Cooperation Framework (ICF) as per the UN-Habitat mandate.

The young nation is facing a multitude of challenges in need of a variety of responses utilizing the skills of development partners and agencies. In this regard, UN-Habitat's mandate is to 'promote socially and environmentally sustainable towns and cities' as the 'focal point for all urbanization and human settlement matters within the UN'. Urban development is a major challenge in South Sudan due to the pace of urban growth in the face of destroyed infrastructure and services from decades of war and marginalization of the South. Development of infrastructure and amenities to support livelihoods in South Sudan has not been proportionate to the rise in urban population. At the same time, sustainable peace could foster economic growth and increased international development assistance and investment, and a chance to visualize a new development strategy founded on peaceful relations within the country and also with its neighbours.

The key urban challenges in South Sudan are:

- Displacement of people and collapse of infrastructure and basic services caused by recent armed conflict
- Inadequate policies, legal and institutional frameworks for land mediation, governance and administration
- Lack of proper data and indicators on the state of cities as well as a sustainable urban development plan
- Housing and basic services shortage in major cities
- Lack of enabling conditions for sustainable livelihoods and urban economic development.

To address the above the UN-Habitat Country Programme 2016-2020 for South Sudan proposes five priority areas of intervention with the overall objective to build peace and stimulate economic growth through sustainable urban development in post-conflict South Sudan. The five priority areas and their intended results are:

1. **Re-settlement, reintegration of IDPs and returnees, and building their resilience:** The anticipated outcome is IDPs, returnees and the host communities living peacefully together and accessing basic services. This is in line with the first 2 outcomes of the ICF, i.e. enhancing the resilience of communities and strengthening social services for the most vulnerable.
2. **Land mediation, land governance and land administration:** The anticipated outcome is to have land mediation and secure land tenure supporting peaceful co-existence and development in line with ICF outcome 3, strengthening peace and governance.

3. **National urban policy and physical planning for equitable development:** This is to result in planned and sustainable urbanization to transform the lives of people in South Sudan; also in line with ICF outcome 3.
4. **Housing and basic services through public works:** The anticipated outcome is that basic services are meeting the needs of urban communities, and secondly that livelihoods are enhanced through employment in public works projects; in line with ICF outcomes 2 and 4, i.e. strengthening social services for the most vulnerable and reinvigoration of the economy.
5. **Livelihoods, local economic development, and youth empowerment:** This component aims to result in the creation of conditions for sustainable livelihoods and urban economic development with a particular focus on improving the status of women and youth, in line with ICF outcomes 4 and 5.

The coordination of the programme will be headed by the Ministry of Lands, Housing and Urban Development (MLHUD) in cooperation with UN-Habitat. MLHUD will be in charge of policy and programme development, resource mobilization, M&E and will appoint a focal person. UN-Habitat will

provide support through its offices in Juba and Wau in South Sudan as well as its Regional Office for Africa in Nairobi, Kenya. A steering committee will meet quarterly, comprised of MLHUD, Ministry of Finance and UN-Habitat. An Urban Sector Working Group (USWG) will be comprised of development partners, and a Habitat Forum for information sharing and consultation will be made up of stakeholders in South Sudan's housing sector.

The programme is based on a Results Based Management (RBM) approach and measures will be put in place to assess whether the goal, outcomes and outputs have been met and to ensure financial transparency and value for money. Indicators for each outcome and output will be defined to track progress. Periodic progress and financial reports will be prepared by the implementing partners and mid and end-term evaluations will be undertaken.

An estimated budget for each of the strategic programme components is provided. However, the successful implementation of the programme is contingent on the availability of adequate resources, calling for resource mobilization. UN-Habitat and MLHUD will identify and approach potential donors, with the Government of South Sudan also providing seed funding to this programme.

1. Country Overview

Figure 1: Map of South Sudan



Source: UNOCHA, 2012

Millions of people in South Sudan were displaced as a result of civil war



South Sudanese children walk around in a refugee camp, Juba, South Sudan © Shutterstock

The Republic of South Sudan is a landlocked country covering about 645,000 km² in east-central Africa, lying between latitudes 3 and 13°N and longitudes 24 and 36°E, and bordered by Sudan to the north, Ethiopia to the east, Kenya to the southeast, Uganda to the south, the Democratic Republic of the Congo to the southwest, and the Central African Republic to the west. It includes the vast swamp region of the Sudd, formed by the White Nile. The Republic of South Sudan, gained independence from Sudan in 2011. The current capital city Juba, is also its largest city. South Sudan has a population of 11.3 million according to the World Bank (2013). Comprised of more than 60 ethnic groups, South Sudan features high socio-cultural

diversity. 50.6% of the population lives below the poverty line, with the poorest concentrated in rural areas. In urban areas, the figure is 24.4 percent (World Bank, 2011a).

1.1 History

Sudan was a British-Egyptian colony when the first civil war between the Northern and Southern Sudan broke out in 1955. Leaders from the South accused the authorities in Khartoum of trying to force an 'Islamic and Arabic identity' on them – a pattern of marginalization that was to continue for the next fifty years. On 19 December 1955, the Sudan parliament unilaterally declared independence, which was accepted by the Anglo-Egyptian authorities on January

1, 1956. The civil war between the South and the Sudanese government, however, continued and only came to an end in 1972 after the Addis Ababa peace agreement granted the South some autonomy. A second civil war started in 1983 when the Sudanese government cancelled the 1972 agreement¹. These conflicts left between 2 and 2.5 million people dead, most of whom were civilians dying from starvation and drought². Millions of others were displaced with hundreds of thousands fleeing to the north and neighbouring countries³.

In January 2005, the opposing sides signed a Comprehensive Peace Agreement where the South was granted 6 years of self-government to be followed by a referendum on its final status. The referendum took place in January 2011 with 98% of the South in favour of secession⁴. On 9 July 2011, the Republic of South Sudan became the world's newest country, after nearly four decades of civil war that had devastated the lives and livelihoods of the people.

Unfortunately, independence did not bring peace to the country as it was once again flung into conflict in 2013. This time, the conflict was of an ethnic nature, pitting the country's largest group, the Dinka, against the second largest, the Nuer. The deputy president was sacked over claims he attempted a coup and what began as a political altercation now morphed into ethnic violence among these two communities. Targeted killings began to take place in the capital and went on to spread throughout the country⁵. After two years and 50,000 deaths, a peace deal was signed in August 2015 in Addis Ababa.

The peace deal was to conclude the conflict, all military forces were to leave the capital and a transitional government was to take office in 3 months and govern for 30 months thereafter. Unfortunately, fighting was still ongoing at the local level between militias driven by their own agendas and revenge⁶.

Furthermore, a new wave of conflict began in Juba in July 2016 when troops loyal to the President and soldiers loyal to the Vice President clashed again.

As a consequence of the war and the history of marginalization that lay behind it, South Sudan continues to suffer from extremely low levels of human development. While the Government of South Sudan (GoSS) faces great opportunities in creating a new nation, it also confronts major challenges. With respect to urbanization in particular, it faces the double challenge of accelerated migration to urban centres (for safety or re-settlement) while those centres, due to war damage and neglect, lack the infrastructure, services and institutions needed to support that rapid growth.

1.2 Security and Migration

The protracted armed conflict continues to affect the lives of millions of people. There has been extensive looting and destruction of property, particularly houses, in conflict affected areas. Major humanitarian consequences are: widespread displacement; high rates of death, disease, and injuries; severe food insecurity, a major malnutrition crisis and disrupted livelihoods. According to UNOCHA, around 6.1 million people are in need of humanitarian assistance and protection across South Sudan. Over 2.3 million people – one in every five people in the country - have been forced to flee their homes since 2013, including 1.69 million internally displaced people (IDPs) and 660,000 refugees in neighbouring countries. Over 200,000 IDPs are seeking refuge in UN Protection of Civilians (POCs) sites. Moreover, the most recent flare-ups of violence have led to further death and destruction of livelihoods focused around the major urban areas of Juba (July 2016) and Wau (December 2015, July 2016).

As South Sudanese flee to neighbouring states, it is important to note that South Sudan itself has been a host to refugees from other countries. In June of 2012, an estimated 35,000 refugees were seeking asylum in South Sudan, mostly coming from Sudan's Blue Nile State, fleeing the fighting by the Sudan army and the Sudan Liberation Army, and consequent food shortage. South Sudan was hosting an estimated 150,000 to 250,000 Sudanese refugees.

1 BBC News. "South Sudan Profile- Overview", 27th April 2016: <http://www.bbc.com/news/world-africa-14019208>

2 CIA, The World FactBook: "South Sudan"

3 BBC News. "South Sudan Profile- Overview", 27th April 2016

4 CIA, The World FactBook: "South Sudan"

5 <https://www.theguardian.com/world/2013/dec/23/south-sudan-state-that-fell-apart-in-a-week>

6 <https://www.theguardian.com/world/2016/feb/12/hopes-rise-for-south-sudan-peace-deal>

The border with Sudan remains disputed⁷ because of oil reserves and fertile land in the border region. Border demarcation became a source of tension between the states because seasonal pastoralists moved freely across the border⁸. However, despite the continued violence over cattle raiding, access to water and grazing land, the relationship between South Sudan's Northern Bahr el Ghazal state and Sudan has seen growing cross-border trade⁹, showing that there can be peaceful co-existence among different communities.

1.3 Economy

Establishing a clear picture of the performance of South Sudan's economy is hampered by a lack of available economic data, which makes trend analysis particularly challenging. The shortage of macro-economic data is partly because South Sudan has not been an independent country, and historical records have been retained in Khartoum, and partly because there has not been a high demand for statistics at the aggregate level.

The economy is characterized by high dependence on depleting oil resources, limited productive industry and high reliance on imports. Although the oil revenues are significant, production from existing fields has peaked and the revenues will gradually decline in the years ahead unless new discoveries take place, and that will not happen while exploration is curtailed by the state of insecurity. Sudan is the world's largest producer of gum Arabic - referred to in South Sudan as 'African gum' - which is one of four key agricultural exports, earning \$40m annually. Interestingly, this export is the only agricultural product that is free of government controls¹⁰. When South Sudan gained independence in 2011, some of Sudan's gum-producing areas became the territory of South Sudan, such as in Upper Nile.

With the exception of African gum, the non-oil economy is based predominantly on subsistence farming and livestock-rearing; South Sudan is still dependent on food imports. Productive use of the considerable agricultural and livestock assets is minimal, worsened by poor transport infrastructure and seasonal factors that cut off access to remote areas, making it difficult to get products to market and from one location to another.

1.4 Opportunities

Despite these political, economic and social challenges, opportunities do exist for the country to move forward once the conflict is contained within a sustainable peace process. South Sudan reached several milestones in its pursuit of economic growth and development in the five years following the signing of the Comprehensive Peace Agreement (CPA). These include: the development of the Government of South Sudan growth strategy (2010-12); the aid coordination strategy; the 2011-12 South Sudan development plan (SSDP) and the medium term capacity development strategy (MTCDS).

Trade and other economic, political and cultural opportunities are offered by South Sudan's recent admission as a member of the East African Community and its participation in the Northern Corridor Integration Process, opening the possibility of alternative access to ports for export of oil and other goods, improved transportation links, connecting into the regional power grid, and other opportunities.

The country currently faces a multitude of challenges that require a variety of responses utilizing the expertise of development partners and agencies from across the world. UN-Habitat is one such agency which is mandated by the UN General Assembly to "promote socially and environmentally sustainable towns and cities. It is the focal point for all urbanization and human settlement matters within the UN system." The Agency has been working in South Sudan since 2006 and has a wide range of experience gained in over 100 countries (including several post-conflict countries such as Syria, Iraq, Afghanistan, Somalia and DRC) that can make a significant contribution to addressing the humanitarian crisis in South Sudan.

7 Relief Web. Small Arms Survey, "Dividing lines: Grazing and conflict along the Sudan-South Sudan border", 18th July 2013 : <http://reliefweb.int/report/south-sudan-republic/dividing-lines-grazing-and-conflict-along-sudan%E2%80%93south-sudan-border>

8 Relief Web. "Dividing lines: Grazing and conflict along the Sudan-South Sudan border", 18th July 2013

9 USAID, 'Reducing Tensions on the Sudan- South Sudan border', June 2015: <https://www.usaid.gov/results-data/success-stories/reducing-tensions-south-sudan-sudan-border>

10 Couteaudier, T.Y. (2007). "Export Markets of Sudanese Gum Arabic". Sudan Multi-Donor Trust Funds. MDTF-National Sector Policy Note: http://siteresources.worldbank.org/INTAFRMDTF/Resources/gum_arabic_policy_note_final.pdf

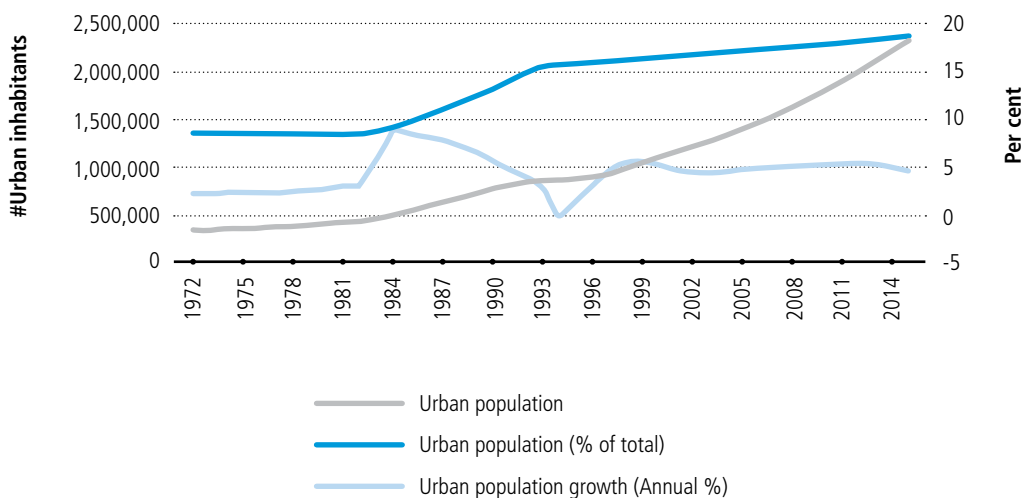
2. Urbanization Trends

South Sudan's predominantly rural population has gradually been shifting to urban areas. Between 1972 and 2016 the proportion of the population living in urban areas increased from 8.6% to 18.8%, still among the lowest levels of urbanization in Africa. In terms of absolute figures, however, urban population growth has been substantial, reaching over 5% growth per annum for the past decade. While the most evident urban growth is occurring in Juba, the ten state capitals are seeing similar physical and economic urban expansion. Given the political fluidity, intense migration towards cities may drastically change the situation. In 2016 the country's total urban population was 2.32 million, compared to 329,000 in 1972.

During the 1983–2005 war of independence, an estimated four million of South Sudan's population of approximately eight or nine million people was displaced at least once, with most fleeing to

neighbouring states or moving north to Khartoum and other parts of Sudan. Indeed, a large part of the current population has been born and raised outside of the new national territory and speaks Arabic rather than the new national language, English. Up to half of all South Sudanese have needed to resettle since the CPA. An estimated two million had returned by end of 2008, including over two thirds of the entire population of Northern Bahr el-Ghazal. Between May and September 2011, an additional 100,000 or more conflict-displaced persons arrived from Abyei and Sudan, overwhelmingly to adjacent areas of Warrap, Unity and Upper Nile. Some 80,000 more have followed from Southern Kordofan and Blue Nile. Accommodating these new arrivals has put particular strain on the resources of the new state, not least because they are concentrated in the Border States and communities that have suffered most from the disruption of trade across the inter-Sudanese border and access to hard currency.

Figure 2: South Sudan urbanization trends





Aerial view of Juba, the capital of South Sudan, with river Nile on the right © Shutterstock

At least in the capital, oil money and international aid has helped to provide a minimum of urban services, including new roads, street lights, water and healthcare. However, waste disposal, overcrowding and very high rents remain serious problems. Access to employment is very difficult or insecure for most urban South Sudanese. Many new urbanites have arrived from much bigger cities outside of South Sudan and bring an exposure to different cultures and different attitudes to crime. The street gangs in Juba, Wau, Aweil and Torit are alleged to be involved in drugs and violent crime. Gender roles and expectations in South Sudan are often more circumscribed than those that female and male returnees grew up with in Nairobi or Khartoum.

The country's rapid urbanization, particularly its capital, Juba, calls for large scale urban planning and institutional capacity building of government institutions to be able to effectively plan and implement sustainable urban development initiatives in the country. As the UN Agency mandated to promote sustainable urbanization, it is imperative that there be increased engagement between UN-Habitat and the government.

3. Urban Development challenges and opportunities

The magnitude of urban growth poses many challenges, exacerbated by dilapidated/destroyed infrastructure and services resulting from decades of war and marginalization. Infrastructure development and provision of amenities necessary to support the livelihoods of the population, have not been commensurate with the rise in the urban population. The recent crisis in South Sudan has added a new dimension to these hitherto complex problems. A sustainable peace, however, can be an opportunity to envision a new development strategy geared to more peaceful relations within the country and with its

neighbours. This can mean focusing on the economic context of conflict and peace in South Sudan, especially oil, land and cattle, and on a much more equitable access to resources.

The urban sector is a key driver of economic growth in South Sudan, due to its high potential to stimulate development and employment in secondary and tertiary sectors. It is also linked to the stimulation of other sectors such as infrastructure development, information and communication, tourism and hospitality and financial services.

Table 1: Urban Challenges and Opportunities in South Sudan

Key Challenges	Opportunities
Displacement of persons and infrastructure and basic services damage due to recent armed conflict in Juba, Wau and Malakal	<ul style="list-style-type: none"> • Conduct post-conflict damage assessment. • IDP and returnees needs assessment. • IDP and returnees' settlement planning (micro and macro levels). • Develop housing and basic services programmes to resettle IDPs and Returnees
Inadequate policies, legal and institutional framework for land mediation, governance and administration	<ul style="list-style-type: none"> • Establish policies, legal and institutional frameworks on land issues. • Build the capacities of land management institutions. • Use the ARCISS to build inclusive land policy and governance systems
Lack of proper data and indicators on the state of South Sudan cities and sustainable urban development plan	<ul style="list-style-type: none"> • Establish database highlighting the state of South Sudan cities. • Initiate implementation of NUP • Build capacity of planning institutions
Housing and basic services deficit in the major cities of South Sudan for urban communities	<ul style="list-style-type: none"> • Establish policies responding to housing and basic service needs. • Provide housing and basic services to selected communities
Lack of enabling conditions for sustainable livelihoods and urban economic development	<ul style="list-style-type: none"> • Create centres for youths and economically weaker sections (EWS) in select Cities. • Train youths and the marginalized persons • Establish investment & enterprise initiatives

4. Humanitarian and Development Frameworks

There are several key government institutions and guiding documents in the urban sector in South Sudan, which are identified below.

4.1 Policies

IGAD Agreement on the Resolution of the Conflict in the Republic Of South Sudan (ARCISS)

This agreement, concluded on 17 August 2015 in Addis Ababa, established the Transitional Government of National Unity, whose 30-month mandate includes but is not limited to issues around IDPs, refugees and their protection and voluntary repatriation. Specific focus is to be placed upon the livelihoods of those adversely affected by the conflict. Under Chapter III 'Humanitarian Assistance and Reconstruction', measures will be taken to ensure the rights of refugees and IDPs on their return to places of origin. Focus areas here include identification of affected populations and what has been lost. A youth Enterprise Development Fund is to be established, as well as a reorganisation of the Land Commission.

South Sudan Land Act 2009 - The Land Act regulates land tenure and protects land rights in Southern Sudan while creating an enabling environment for economic, social and physical development in the land and natural resources sectors. It takes into consideration customary practices in seeking to establish a land management system. It pays special attention to reintegration and resettlement of those whose rights were affected by the civil war, including IDPs and returnees. It establishes the rights of citizens to land and principles to resolve conflict, and will establish County Land Authorities. More effort is required to disseminate and educate the population on the provisions of the Land Act.

Draft South Sudan Land Policy - This draft from 2010 needs updating as a pre-independence document that was created for the purposes of discussion. The policy identifies the importance of securing property

rights for economic growth and especially the rights of returnees and IDPs to secure land and return home or secure land where they have settled.

Humanitarian Response Plan (HRP) 2016 - The document, prepared by a team of humanitarian actors led by UNOCHA, presents a shared understanding of what is needed in South Sudan as a basis for joint planning. The strategic objectives include safe access to services and resources and the capability of communities to deal with significant threats. Areas of concern identified under this plan are food security and livelihoods, emergency shelter, water, sanitation and hygiene.

Humanitarian assistance and reconstruction

Implementation plan 2015–2018 - This plan addresses the urgent needs of over 200,000 PoC and 2.8 million food insecure individuals including the procurement and distribution of humanitarian commodities for the return and resettlement of IDPs and refugees. The Humanitarian response will also address the resettlement reintegration and rehabilitation needs of 2.2 million IDPs and 642,199 refugee returnees from the neighbouring countries and beyond. Activities include the rehabilitation of boreholes in areas that have been resettled, improving sanitation and formation of development committees. Construction and rehabilitation of primary healthcare units and primary schools will also be undertaken.

United Nations Interim Cooperation Framework (UN-ICF)

The United Nations Interim Cooperation Framework (UN-ICF) is a provisional measure while a new development plan is developed by the Transitional Government. The ICF will support the Special Restoration Fund (SRF) including support for refugees and IDPs return and re-integration. The five outcome areas of the ICF are (i) enhancing resilience of communities, (ii) strengthening social services for the most vulnerable, (iii) strengthening peace and

governance, (iv) re-invigoration of the local economy and (v) improvement of the status of women and youth through social services. The roots of poor service delivery will be addressed through good governance and accountability. Women and youth will be mainstreamed across all areas particularly decision making, livelihoods.

South Sudan Development Plan (SSDP) - The South Sudan Development Plan (SSDP) acts as a roadmap towards its vision for 2040. Among its four key objectives Economic Development includes a focus on the improvement of livelihoods and Social and Human Development, and incorporates the universal access to basic services with a focus on health. Livelihoods assistance is necessary for ex-combatants, returnees and vulnerable groups identified as young men and women.

South Sudan Development Initiative/Plan (SSDI/SSDP) - The South Sudan Development Initiative stems from the South Sudan Development Plan (SSDP) and acts to turn these policy level frameworks into concrete action plans and programmes. It acts as the country's investment plan, with priority Action Plans for the major sectors of the economy and is based in part on the African Development Bank's infrastructure plan.

South Sudan Reconstruction and Development Fund (SSRDF) - The SSRDF raises funds from domestic and international donors for: reconstruction and rehabilitation of infrastructure; resettlement and reintegration of internally and externally displaced persons; and to address past imbalances in regional development. In 2015-2016 Annual Priority Projects were identified. Assistance in the improvement of infrastructure and capacity development for staff of the SSRDF is needed to fulfil its wide mandate. Support is needed for capacity development of local governments countrywide. The SSRDF will establish Vocational Training Centres with a focus on youth, self-employment and job creation.

4.2 Government Institutions

Ministry of Lands Housing and Urban

Development (MLHUD) - MLHUD seeks to ensure sustainable urbanisation, basic infrastructure and services and housing that is environmentally friendly. It concerns itself with the development of programmes and their implementation with overall coordination of the lower levels of government. Among its functions are several components that correlate with UN-Habitat mandate, programmes and policies, including the formulation of land policy, urban planning and management, capacity building of state level governments, provision of shelter, housing, slum upgrading and basic services.

Ministry of Culture, Youth and Sports - The ministry seeks to provide youth with skills necessary to make a living thereby channelling their energy into peaceful development. The Youth Development Policy 2007 was reviewed and revised with support from UNICEF in 2012 and now provides the basis for their strategy to harness youth potential. A main strategy is to promote education institutions and high quality vocational training facilities. This will be done through the construction of One Stop Youth Centres (OSYC) in different states of South Sudan.

Ministry of Humanitarian Affairs and Disaster Management (MHADM) – MHADM seeks to restore dignity and sustain hope for development in South Sudan. This Ministry has worked with the Government of Japan to coordinate responses to disasters. According to UNDP, however, large institutional gaps exist. The MHADM has worked with the SSRRC to implement its activities at lower levels.

South Sudan Relief and Rehabilitation

Commission (SSRRC) - SSRRC was formed in 2011 and has worked in coordination with development agencies, in particular UNOCHA and the IOM, to resettle IDPs. Its functions include coordination of relief, repatriation, rehabilitation, resettlement and reintegration and risk reduction. It acts as the implementing arm of the MHADM in undertaking projects on the reintegration of returnees, rehabilitation and resettlement programmes for IDPs.

Ministry of Finance and Economic Planning

(MoFEP) - The Ministry is tasked with maintaining control over public spending, setting the direction of fiscal policy and working to achieve strong equitable and sustainable economic growth. The Ministry has a planning directorate that monitors aid coordination and the impact of development projects. The Aid coordination department works through the South Sudan Aid Strategy that aligns donor funding and government priorities. The State Ministries of Finance work in all the states carrying out various functions at this level.

Ministry of Physical Infrastructure (MoPI)

- MoPI is spread across all the states and has responsibility for the coordination of lands, housing, and physical infrastructure and services including water and sanitation. It has worked on road projects in coordination with donor agencies. In the absence of a land policy MoPI is mostly involved in decisions surrounding land.

South Sudan Lands Commission - The SSLC was formed under the CPA of 2006 and its functions include the development of Land Laws and Policies, Research, Arbitration and the Administration of various Government Boards. It needs to work closely with relevant ministries and state level governments to discharge its mandate as it does not directly

implement and has so far developed both the Draft Land Policy and the Land Act. Its goal is to secure land tenure and provides cognizance of the role of customary law in land administration. In South Sudan land records have been lost, rights destroyed and many returnees and IDPs' land has been occupied. Other issues are land boundary disputes, reconciliation between law and customary land tenure, disputes among farmers and the need to enhance access to land rights for the most vulnerable.

South Sudan is yet to develop all the institutions and policies that are required for the effective regulation of urbanization in the country, the chief document being a National Urbanization Policy and a National Housing Corporation, which restrict the government's ability to effectively plan the rapid urbanization that is under way and also means that households do not have vehicles for home ownership. Moreover, the existing institutions that are in place are faced with institutional capacity challenges that limit their ability to effectively implement existing policies and plans. UN-Habitat's expertise in the areas of urban planning and institutional capacity development are therefore seen as potential areas of collaboration.

5. National partners

The following table provides an overview of UN Agencies, NGOs and donors that have been and are currently engaged in the housing and urban space in South Sudan.

Table 2: UN Agencies, NGOs and donors engaged in housing and urban space in South Sudan

Sector	Organization	Work	Location	Budget
Housing/ Shelter	UN-Habitat	600 Housing and Slum Upgrading, Urban basic services (Piped Water Systems), Livelihood	Juba and Wau	\$ 3.2m
		Transitional shelters for IDPs and Returnees	Durupi, Nesitu Naivasha, Alel Chok, Rumtit	
	UNHCR	Transitional shelters	Malakal, Wau (collaboration with UN-Habitat)	
	IOM	Temporary shelter for PoCs	Malakal, Wau (partnership with ACTED), Juba, Bentiu,	
	UNDP	SSRF, Community Security and Small Arms control. (Police posts, stations, court buildings, prisons, health facilities).	Country wide	NA
	ACTED	Structural mitigation activities (building flood dikes, drainage system improvements, etc.); Construction and rehabilitation of infrastructure and productive assets; Construction and rehabilitation of shelter;	Wunrock, Juba, Warrap, Jonglei, Upper Nile, Central Equatoria and Lakes States Mingkaman and Bor.	NA
	MLHUD/ State Housing Corporations (National does not exist)	Develop and execute policies and programmes on urbanisation and human settlements, basic infrastructure and services, housing	Country wide	NA
Water	UN-Habitat	Piped Water Systems	Kapoeta, Turalei, Ezo, Gok Machar, Maper, Nyin Akok, Yrol, Magwi	\$800,000
		Solar-powered piped water supply systems with water yards	Gok Machar, Nyin Akok, Alel Chok, Nimule, Ezo, Rumbek, Turalei and Kapoeta	\$1.1m
		Boreholes with hand pumps	Durupi, Nesitu, Naivasha, Alel Chok, Rumtit	\$150,000
	UN-OCHA	Identify humanitarian emergencies and support the Government and humanitarian organizations to respond in an effective and timely manner.	Country wide	NA
	UNMISS	Supports to peace and conflicts mgt, supports to humanitarian access, protection of civilians, human right protection. (Provides IDPs living inside its bases with water)	Country wide	NA

Sector	Organization	Work	Location	Budget
	UNICEF	Provides safe and clean water for good hygiene to affected communities.	Country wide	NA
	AfDB	Water Supply & Sanitation Infrastructure	Juba	NA
	JICA	<ul style="list-style-type: none"> • Provide safe water to residents. • Create water supply infrastructure. 	Juba, and Malakal	\$47.7m
	ICRC	Provide water in conflict zones and create or maintain sustainable living environment	Juba, Malakal, Wau, Jonglei and Western Equatoria state.	NA
	GIZ	Focus is on urban water and sanitation	Juba, Lui	NA
	KfW	Construction of Water Kiosks	Yei and Yambio	NA
		Support the development of a sustainable water supply	Municipalities in southern part of country	
	ACTED	Provide safe drinking water, hygiene facilities and promotion of good hygiene practices;	Wunrock, Juba, Warrap, Jonglei, Upper Nile, Central Equatoria and Lakes States Mingkaman and Bor	NA
	Urban Water Corporation (SSUWC)	Provide water services and improve sustainability of water services and expand the coverage of water service in the country.	Urban areas of South Sudan, and the country at large	NA
Roads	UN-Habitat	Rehabilitation and Construction of feeder roads. (1,800KM road construction and repair), 30Km dikes built in collaboration with GIZ	Gureii- Juba and Alel Chok-Wau	NA
		construction of 6km roads		
		Road construction as part of drainage and flood control measures	Alel Chok, Wau and Gureii, Juba	\$700,000
	UNMISS	Road Rehabilitation	Juba Na-Bari Community road	\$1.041m
	WFP Funds donated by GOSS	65 KM Road Road Construction and Rehabilitation	(funded by Japan) Connecting Pageri and Magwi in Eastern Equatoria state (Funding from the Kingdom of Netherlands) Mabior – Malakal 265 km Yirol – Shambe 75km 100km on Tonj–Wau route Rumbek and Tonj Northwest to Rumbek	\$183m
	JICA	Road Repair	Gulu – Atiak – Nimule connecting Uganda	
	USAID	Road Tarmac	Juba to Nimule (192KM)	\$225m

Sector	Organization	Work	Location	Budget
	UN-Habitat	750 Public Sanitation Facility for Juba and Wau 2013-2014	Juba and Wau	NA
		750 Public Sanitation Facility for Juba and Wau 2015-2016	Juba and Wau	
		Toilets supports for IDPs and Returnees settlements	Durupi, Nesitu, Naivasha, Alel Chok, Rumtit & Gurei	\$250,000
	UNMISS	Public Sanitation Facility for IDPs	Juba, Wau, Bentiu, & Malakal	NA
Sanitation	UNICEF	Public Hygiene Facility for IDPs and Host Communities	Country wide	NA
	GIZ	Public Sanitation Facility	Juba and Yei	NA
		hand washing facilities & toilet blocks in 3 schools	Yei	
		New public toilets facilities Training in household sanitation technologies		
	MLHUD	Maaintenance of Oxidation points in Juba	Juba	NA
	South Sudan Electricity Corporation (SSEC)	Rehabilitation and expansion of distribution network funded by African Development Fund	Juba	\$26M
	UN-Habitat	Survey of land for IDPs, returnees and host Community, land Mgt capacity Building	Country wide -Northern Bahr El Ghazal, Warap and Upper Nile	\$180,000
		Land surveys and physical planning	Central Equatoria, Western Equatoria, Lakes & Jonglei	
		Land conflict management		\$2,000,000
	UNDP	Survey of land for returnees	Malakal, Kwajok & Yambio	NA
Electricity	EU	Land Governance	NA	Euro 2m
Land	USAID	Rural Land & Governance Project - establish rural land governance institutions and processes to promote property rights, sound land management, mitigate conflict, reduce divestment of rural landowners' land, and encourage broad participation in land allocation, management, and investment decisions.	Yambio Payam, Western Equatoria State	\$8,998,131
		MLHUD	Survey of land for IDPs, returnees and host Community, land Mgt capacity	Country wide

From this scoping, it can be seen that there are a variety of development initiatives that have taken and are taking place in South Sudan on housing and urban development. It can be seen though that most of these efforts are focused on relief and rehabilitation work, while very few are focused on long-term sustainable development, particularly in the areas of housing and access to basic services. It is in these areas that UN-Habitat seeks to provide additional momentum in South Sudan.

As seen in the Country Overview and Urban Trends chapters, human settlement needs are extensive and urgent in South Sudan. The massive migration of IDPs and returnees towards urban areas as conflict subsides, is being met with destroyed and dilapidated infrastructure, inadequate housing and basic services, potentially widespread conflict over land and property ownership, and scarce opportunities for employment or business development, to name a few. All of these challenges stand in the way of sustainable peace and prosperity for South Sudan's future, and clearly there are too few actors and insufficient resources to meet these challenges at present. If these challenges are not far more adequately addressed, they are quite likely to be a driver of further and continued conflict and destruction.

Even with the limited resources currently being directed at such needs, outcomes are mostly limited to the local level; there is weak strategic coordination of actors at the national or even county level, and government leadership is weak – continuously vulnerable to the effects of the re-current conflicts and political instability. In this regard there is an important role to be filled by UN-Habitat in working with the Government to strengthen coordination structures, and in particular to facilitate mechanisms such as an urban development technical working group and other platforms to bring the various players together (government departments, development agencies, international and local NGOs and the private sector) to formulate complementary strategies and approaches, and foster synergistic programmes to begin to meet the scale of the needs of the country.

6. UN-Habitat Past and present cooperation

UN-Habitat Strategic Plan 2014-2019 - The UN-Habitat Strategic Plan runs from 2014-2019. Priority focus areas are (i) Urban Legislation, Land and Governance, (ii) Urban Planning and Design, (iii) Urban Economy, (iv) Urban Basic Services, (v) Housing and Slum Upgrading, (vi) Risk Reduction and Rehabilitation, and (vii) Research and Capacity Development. Cross Cutting Issues include Youth and Gender and capacity development which should be reflected in all focus areas. The Agency provides policy and operational support to governments on land governance,

legislation and institution building and contributes towards creation of decent urban jobs for youth and women. The plan further seeks to expand access to basic services for the urban poor through support for local authorities in water and sanitation and urban waste management. Through the Resilient Cities Programme and Settlements Recovery Programme UN-Habitat seeks to address disaster prevention and response and build resilience through, *inter alia*, economic recovery and livelihoods, basic infrastructure and services and land use and tenure.

Table 3: UN-Habitat programmes in South Sudan

Title	Summary	Amount (USD ,000)	Donor	Location	Status
Flood Protection, Water and Sanitation and Livelihoods for Returnees and IDPs in South Sudan (2015-2016)	UN-Habitat is supporting 17,160 IDP and returnee families in Gureii, Juba and Alel Chok, Jur River County, Wau to achieve: Improved living conditions and health, increased agricultural production through improved flood protection; increased basic water supply and sanitation; and reduced vulnerability and improved food security of IDPs, returnees and host communities in two locations. This is a contribution to implementation of the UN South Sudan HRP.	2,400	Government of Japan	Gureii, Juba and Alel Chok, Jur River County, Wau	On-going
Housing and livelihood Support for Returnees in South Sudan (2013-2014)	UN-Habitat supported returnee families in Durupi, Nesitu, Naivasha, Alel Chok and Rumtit through the provision of 600 houses and urban services as well as re-establishing their livelihoods. In one part, the Project extends an earlier initiative with slum upgrading in Juba.	3,200	Government of Japan	Durupi, Nesitu, Naivasha, Alel Chok, Rumtit	Completed
Piped Water Supply Systems for 8 Towns (2012-2013)	UNMISS allocated \$1,100,000 to supply clean water to eight towns in South Sudan: Turalei, Yirol, Gok Machar, Rumbek, Nyin Akok, Nimule, Ezo and Kapoeta. The specific objectives of the projects were to: provide access to clean water to institutions, clinics, markets and the general population in the selected towns; build capacity of caretakers/operators of installed water supply systems; create awareness among community members to support operation and maintenance (sustainability) through payments of guideline tariffs, as well as proper hygiene practices using the water; promote the safe disposal of human faecal waste and proper management of solid waste in the towns.	1,100	UNMISS	Turalei, Yirol, Gok Machar, Rumbek, Nyin Akok, Nimule, Ezo and Kapoeta	Completed

Title	Summary	Amount (USD ,000)	Donor	Location	Status
Land Surveying and Settlement Planning Capacity Building Support to South Sudan States (2012)	UN-Habitat trained local authorities in land surveying and settlement planning. This has also provided immediate benefits to returnees and host communities while providing the first steps towards sustainable urban development.	180	UNDP/ USAID	Northern Bahr El Ghazal, Warap and Upper Nile	Completed
Land Conflict Management Programme (2010-2012)	This had five objectives: (i) Strengthen national and state land coordination mechanisms, (ii) Improve public awareness of land laws, policies and institutions, (iii) Increase capacity of Land Commission, (iv) strengthen land dispute management in selected states, (v) Increase capacity of land administration. It was implemented in four States: Central Equatoria, Western Equatoria, Lakes and Jonglei. The crown on a very successful two-year cooperation was a National Conference on Urbanization held in October 2012.	2,000	Government of Canada	Central Equatoria, Western Equatoria, Lakes and Jonglei	Completed
Support to UNHCR Emergency Shelter Project	Un-Habitat seconded an architect, Urban Expert to UNHCR to assist in the implementation of their emergency shelter project, which included construction of approximately 10,000 transitional shelters throughout the country. The expertise was provided in the areas of: training of government authorities and communities on participatory urban planning, plot demarcation in the returnee settlement areas prevention of land related conflicts, strategic planning in the 10 state capitals, planning of basic infrastructure and services in human settlements and similar.		UNHCR	Nationwide	Completed

While UN-Habitat engagement has had some good impact, it has unfortunately been limited in scale and project focused, for the most part addressing localized needs. Given the massive country-wide scale of IDP and returnee needs, destroyed and dilapidated infrastructure as a result of the wars (especially in urban areas), governance and institutional incapacity resulting from historical marginalization and current conflict, such projects are totally inadequate to meeting the national-level challenges. Facing these current realities, UN-Habitat has a critical role to play, starting with support to the GOSS in building

capacity for formulating and implementing national urban policy and physical planning. This can provide a foundation for making a country-wide impact on sustainable resettlement of IDPs and returnees through provision of housing and basic services and equitable land governance. Combined with broad support for livelihoods, local economic development, and youth empowerment, a significantly scaled-up UN-Habitat programme can make a major contribution to building the new nation of South Sudan.

7. Proposed Priority Areas of Intervention

Overall Objective - The overall objective of the programme is: “Building peace and stimulating economic growth through sustainable urban development in post-conflict South Sudan” within humanitarian and development contexts.

Priority Areas - In line with the priorities of the Government, as identified in the South Sudan Vision 2040, the SSDI and the ARCISS as well as UN-Habitat’s past and current interventions, the following are priority areas of the country programme:

1. Re-settlement, re-integration of IDPs and returnees, and building their resilience
2. Land mediation, land governance and land administration
3. National urban policy and physical planning for equitable development
4. Housing and basic services through public works
5. Livelihoods, local economic development, youth empowerment

8. Analysis and Rationale of the Key Issues to be Addressed

8.1 Re-Settlement, Re-Integration of IDPs and Returnees, and Building their Resilience

UNOCHA estimates that as of June 2016, 1.6 million people are classified as IDPs¹¹, with about 64,000 people seeking refuge in UNMISS bases since December 2014. This figure is estimated to be higher after the recent eruption of violence in July 2016 in Juba and elsewhere. This mass displacement of people is attributable to recurrent political insecurity and natural disasters such as floods and droughts, adversely impacting sustainable resettlement of IDPs and returnees with host communities in South Sudan. The recent violence has been concentrated around urban areas, forcing many to leave homes to live in PoCs and other camps, and led to looting and rampant destruction of infrastructure, with Malakal, Wau, Yei, Bentiu, and Yambio sustaining heavy destruction. This displacement has constrained urban areas where the majority of PoCs hosting IDPs are located. Re-integration of IDPs and Returnees in host communities presents an additional challenge, given the risk of conflict over scarce resources. Women, children, the elderly and people with disabilities are disproportionately affected by the increasing scale of displacements.

ARCISS calls for expeditious repatriation and resettlement of IDPs and returnees as “critical factors affecting peace-building” (Chapter I, 16.6) as well as their right to documentation of property, land and other possessions lost during the conflict (Chapter III, 1.1.4). The SSRC is tasked with coordinating relief, repatriation, rehabilitation, resettlement and reintegration programmes, and coordinate reconstruction efforts by the Government, the UN and other agencies.¹² In order to comprehensively address these challenges, long-term sustainable solutions need to be identified that address the post-conflict needs of IDPs, returnees and host communities, specifically regarding housing and basic services. Planning is a

central component, providing guidance for sustainable urban development, especially as current policies do not adequately address the scope of challenges the country faces.

This area of intervention aims to create long term solutions for the re-settlement of IDPs and returnees, re-integrating them with host communities and building their resilience to disasters in urban areas which perpetuate displacement and conflict in South Sudan. This programme will utilize UN-Habitat’s unique global expertise in planning to assist the government of South Sudan to attain sustainable peace in the country. It addresses Outcome 1 (enhancing the resilience of communities) and Outcome 2 (strengthening social services for the most vulnerable) in-line with the UN ICF principles areas of Realism, Recovery, Reaching the Most Vulnerable and Resilience. The ICF Objective 2 calls on UN agencies to put special emphasis on the provision of “safe and voluntary return of people displaced by the conflict by strengthening access to services in points of transit and in receiving communities” while Outcome 1 calls on them to give “direct provision of services, and development and operationalization of dedicated mechanisms to enhance resilience”.

The overall objective of this intervention is to carry out a post conflict assessment to ascertain the extent of damage, identify IDPs’ and returnees’ infrastructural needs, in order to plan and design appropriate solutions. The expected outcome is “IDPs, returnees and host communities living peacefully together, with supporting basic services.”

8.2 Land Mediation, Land Governance and Land Administration

Land has been a significant cause of conflict in South Sudan. It was a major grievance of the SPLM during the independence struggle, using the slogan “land is the property of the community”, and it was a contentious issue during the recent conflicts. 80-90%

¹¹ <http://www.unocha.org/south-sudan>, Accessed 16/08/2016

¹² <http://www.goss.org/index.php/commissions/relief-rehabilitation>

of court cases revolve around land.¹³ The ARCISS calls for initiating a debate on the national land policy and Land Act, reform and reconstitution of the Land Commission, and establishment of an independent Registry of Lands at all levels of government to tackle injustices such as land grabbing which have fuelled conflict across the country. ARCISS also recognizes land rights - including of IDPs and refugees, both men and women - to identification, documentation and registration of land which may have been lost during the conflict (Chapter III 1.1.4), compensation for acquisition or development of land for the extraction of natural resources (Chapter IV 4.1.12) and to consult communities development of natural resources in the area in which they have rights (Chapter IV 4.1.13.12).

These measures are recognition of the weak institutional capacity of the Government to ensure that all South Sudanese have equitable access to land. This is attributable to the outdated Land Act and the under-capacitated Land Commission. These factors also mean the Government is unable to value and collect revenue from land. The proposed interventions are aimed at establishing institutions, policies and a legal framework on land issues, institutional capacity development and the resolution of post-conflict land disputes. These objectives of land mediation and secure land tenure are a pre-requisite for peaceful co-existence and development.

This area of intervention is in line with the ICF Outcome 3 (strengthening peace and governance) and has a strong emphasis on the priority area of Strengthening Institutions & Capacity Building. Specifically, the ICF calls on UN Agencies to provide “technical assistance for review of national legislation and for transitional institutions”, and will also work towards the nationwide study on gender and land rights called for under Outcome 1. Moreover, given the significant role land disputes have played in conflicts in South Sudan, this area responds to the ICF’s call to “foster transitional justice and accountability, and local and traditional conflict resolution and reconciliation processes”.

8.3 National Urban Policy and Physical Planning for Equitable Development

South Sudan’s capital, Juba, is one of the fastest growing cities in the world, driven primarily by conflict and natural disaster. However, the country’s incapacity to keep up with rapid and unplanned migration has forced IDPs and returnees to live in conditions of poverty with limited access to basic services and no security of tenure. Such unplanned settlements quickly develop into slums, leading to development, social and infrastructure challenges. South Sudan lacks appropriate legislation or plans to cope with rapid urbanization. It lacks a National Urban Development Authority, Juba’s several master plans are outdated, while major centres like Wau, Yambio, Torit, Yei, Rumbek, Bentiu, Aweil, Bor and Malakal with potential as flagship cities for infrastructure development have no master plans. Proposed interventions in this area are also curtailed by the severe lack of reliable available data as well as institutional capacity to effectively implement urbanization plans.

This programme therefore aims to gather data on South Sudan’s cities, and to develop and operationalize a National Urbanization Policy (NUP) as well as conduct institutional capacity development to ensure the plans and policies are implemented for sustainable urbanization that transforms peoples’ lives. The government’s ability to report against the SDG 11 indicators on urban development, and to develop plans aligned with its regional integration processes, such as the Northern Corridor Integration Process, will be enhanced.

This area of intervention supports ICF Outcome 3: strengthening peace and governance, which calls for legislative and institutional reforms through technical assistance from UN Agencies. The SSDP observes a gap in policies governing urbanization, and calls for a revised Land Act “together with other core acts [to] create an appropriate policy environment for peace, successful conflict resolution and private investment in... urbanisation” (Section 4).

¹³ Dr. Peter Pitya, Undersecretary General, MLHUD

8.4 Provision of Housing and Basic Services through Public Works

The average length of stay in a refugee camp is 17 years, according to UNHCR¹⁴. Part of the reason is lack of adequate resettlement and housing schemes. Most South Sudanese IDPs and returnees do not have access to essential basic services, housing or employment opportunities, keeping them in a state of displacement. In Juba, for instance, piped water is only provided for a 5km area, and less than 1% of residents have sewage. Housing is vital for resettlement while access to basic services boosts re-integration with host communities since they will also have access to the services.

Since independence South Sudan has had no housing schemes to enable access to adequate, affordable housing and basic services, nor housing subsidies or loans for civil servants. There is no housing finance facility or other institution capable to implement such a scheme. Enabling frameworks such as the National Housing Policy are yet to be finalized while others such as building codes are outdated. However, UN-Habitat has developed several models that have been successfully utilized in post-conflict areas such as Sri Lanka even where policies and building codes are not available. This programme area addresses housing and basic services needs of communities in South Sudan utilizing such a model of public works to facilitate skills transfer and community mobilization while developing relevant government policies and guidelines.

This component addresses ICF Outcome 2: strengthening social services for the most vulnerable, and Outcome 4: reinvigorating the local economy, which calls on UN Agencies to support equitable access to basic services (including safe water and improved sanitation) and to support livelihood enhancement and generation of sustainable employment. Housing and basic services are important elements of the SSDP under the Economic Development pillar, stating “dignified housing, water and sanitation services for the people of South Sudan will enable people to live good lives where their unleashed physical and psychological potential will stimulate economic growth and sustainable development” (Section 4.2.4.2)

8.5 Livelihoods, Local Economic Development, Youth Empowerment

South Sudan has one of the highest unemployment rates in the world, and one of the most youthful populations. Sustainable peace cannot be ensured without adequate access to livelihood opportunities, particularly for youth, women and other marginalized sections of society. There is an absence of entrepreneurial training and start-up capital for exploiting of market opportunities. Launching a Youth and Women’s Enterprise Development Fund is a provision of ARCISS, aiming to foster micro, small and medium enterprises (MSMEs) through micro-finance facility to address this gap.

This programme area will support economic planning for inclusive development as well as capacity development, geared towards creating enabling conditions for sustainable livelihoods and urban economic growth. It is in response to the ICF call for programmes in the areas of livelihood and economic insecurity, life skills training and youth participation in decision-making in the public and private sectors under Outcome 5: cross cutting improvement of the status of women and youth. It will also support Outcome 4: reinvigoration of the local economy through vocational and market-linked skills training.

Livelihoods, local economic development and youth empowerment are recognized as priorities of the government. The SSDP’s social and human development and economic development pillars call for “creation of productive, remunerative and decent employment for both men and women, particularly among the youth” while also recognizing its youthful labour as one of the areas of potential growth for the country, but that they have highly constrained skills (Section 4.2.2). SSDP’s objective also includes increased prosperity through diversified private sector-led economic growth and sustainable development.

14 <http://www.unhcr.org/4444afcb0.pdf>

9. Framework for Engagement in South Sudan

Table 4: Goal: Building peace and stimulating economic growth through sustainable urban development in post-conflict South Sudan

Outcome/ Results	Objective	Outputs	Activities	Lead Implementing Partners
Strategic Area 1 - Re-settlement, re-integration of IDPs and returnees, and building their resilience				
National Priority Areas - Agreement for Resolution of Conflict in South Sudan (ARCISS)-[Chap. 2 & 3]; South Sudan Development Programme (SSDP)/South Sudan Development Initiative (SSDI)				
UN Framework - ICF [Outcome 1: Enhancing the resilience of communities; Outcome 2: Strengthening social services for the most vulnerable]; Humanitarian Action Plan				
IDPs, returnees and host communities living peacefully together, with supporting basic services.	To plan and design appropriate solutions for identified IDPs' and Returnees' shelter and infrastructural needs, based on a post conflict assessment.	South Sudan Post Conflict Damage Assessment Report	Infrastructure and social amenities damage assessment	Recovery & reconstruction Initiative, UNMISS, MLHUD
		South Sudan IDPs and Returnees needs assessment report	IDPs and returnees needs assessment	MHADAM
		Participatory development of an IDP and returnee resettlement plan	IDP and returnee resettlement micro and macro planning	Local Communities, Municipal/County Authorities, SSRRC, SMoPI
		Shelter and support basic services for IDPs and returnees including: <ul style="list-style-type: none"> • Neighbourhood planning • Investment planning 	Develop and implement housing and basic services programmes for resettlement of IDPs and returnees	SMoPI
Strategic Area 2 - Land mediation, land governance and land administration				
National Priority Areas - Agreement for Resolution of Conflict in South Sudan (ARCISS) - [Chap. 4]; South Sudan Land Act 2009				
UN Framework - ICF Outcome 3: Strengthening peace and governance				
Land mediation and secure land tenure supporting peaceful co-existence and development	To establish policies, legal and institutional frameworks on land	Land Policy and Land Act	<ul style="list-style-type: none"> • Support the review of the Land Policy • Support review of Land Act 	MLHUD, SSLC, SMoPI, Municipal/ County Authorities
		Land Committees/Boards in Juba, Wau and Malakal.	Facilitate the establishment of Land Committees, Land Boards, etc.	
	To build the capacities of land management institutions.	Revenue collection Bill/ Act	Facilitate the development of the revenue generation legislation	MoFEP, Revenue Authority, MLHUD, SMoPI, State Ministries of Finance (SMoF), Municipal/ County Authorities
		Land valuation databases	Support land valuation processes in Juba, Wau and Malakal for enhanced revenue collection	
To resolve post-conflict land issues in South Sudan	<ul style="list-style-type: none"> • Search certificates (title deeds) issued • Land conflict mediation manuals 	Support land registration using the Social Tenure Domain Model in Juba, Wau & Malakal (including mediation of land conflicts)	SSLC, SMoPI, Municipal/County Authorities	

Outcome/ Results	Objective	Outputs	Activities	Lead Implementing Partners
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Strategic Area 3 - National urban policy and physical planning for equitable development

National Priority Areas - SSDP/SSDI

UN Framework - ICF Outcome 3: Strengthening peace and governance

Planned and sustainable urbanization transforming peoples' lives in South Sudan	To establish a database highlighting the state of South Sudan's cities and sustainable urban development plan	State of Cities in South Sudan (2016-2017) Report	Develop a South Sudan Post-Conflict Cities report	MLHUD, SMoPI
		CPI for South Sudan Cities	Undertake in-depth assessment of the cities of South Sudan [Cities Prosperity Index - Extended]	
		National Urban Plan	Support the development of a National Urban Plan	MLHUD
	To initiate implementation of the NUP	Revised Juba Master Plan	Facilitate the participatory development of an integrated urban Master Plan for Juba City (JIIMP)	SMoPI, Municipality
		Master Plans for Wau and Malakal	Facilitate participatory development of Master Plans for Wau and Malakal	
To build capacity of planning institutions in South Sudan.		Planning laboratories in Juba, Wau and Malakal.	Establish Planning Laboratories.	County/ Municipalities, SMoPI, MLHUD
		Planning staff trained.	On job training of planning staff on physical planning & monitoring of SDGs in Juba, Wau and Malakal	
		Progress reports on meeting SDG 11	Establish frameworks for monitoring and reporting on SDG 11	

Strategic Area 4 - Provision of housing and basic services through public works

National Priority Areas - SSDP/SSDI; South Sudan National Housing Policy

UN Framework – ICF Outcome 2: Strengthening social services for the most vulnerable; Outcome 4: Reinvigoration of the local economy; Humanitarian Response Plan

4 Housing and basic services meeting the needs of urban communities in South Sudan	Policies responding to housing and services needs of urban communities	Housing Needs Assessment Report	Carry out a housing needs assessment	MLHUD	
		Assessment reports on basic services for Juba, Wau and Malakal	Conduct assessment of basic services in Juba, Wau and Malakal		SMoPI & Line-Ministries, MLHUD
		National Housing Policy	Support development of a National Housing Policy		
		Guidelines for Building Codes	Review and develop Building Codes		

Outcome/ Results	Objective	Outputs	Activities	Lead Implementing Partners
	Provide housing and basic services meeting needs of selected communities	<ul style="list-style-type: none"> National Housing Corporation Housing Finance Corporation established Housing finance options 	<ul style="list-style-type: none"> Support establishment of key institutions for housing development Support development of housing finance options 	MLHUD, MoFEP, MoJ
		Construct housing and basic services in Juba, Wau and Malakal	Development of housing and basic services in Juba, Wau and Malakal	SMoPI/MLHUD
		National housing programme in secondary towns in South Sudan	Plan up-scaling housing & basic services to secondary towns	SMoPI/MLHUD

Strategic Area 5 - Livelihoods, local economic development, youth empowerment

National Priority Areas - South Sudan Peace Agreement; SSDP/SSDI

UN Framework - ICF Outcome 4: Reinvigoration of the local economy; Outcome 5: Cross Cutting improvement of the status of women and youth; Humanitarian Response Plan

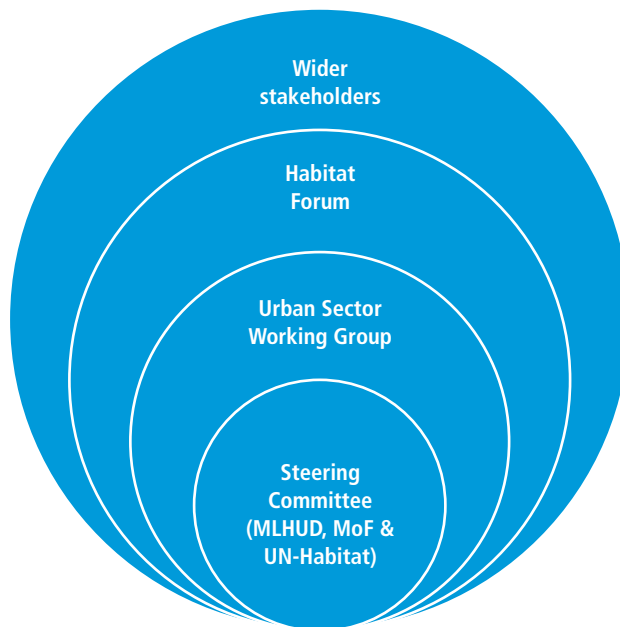
5 Enabling conditions for sustainable livelihoods and urban economic development created	Economic planning for inclusive development	Local Economic Development Plans in Juba, Wau and Malakal	Assess and develop local economic development plans for Wau, Juba and Malakal	SMoF, County/ Municipality
	Human capacity development	<ul style="list-style-type: none"> Centres for youth and Economically Weaker Sections (EWS) in Juba, Wau and Malakal Youths and marginalised persons trained 	<ul style="list-style-type: none"> Assess and develop One-Stop Youth Centres in Juba, Wau and Malakal Conduct technical skills, entrepreneurship and life skills training 	Min/of Culture, Youth & Sports, Min/of Gender & Social Welfare, Local Communities, MLHUD/SMoPI
		Jobs and enterprises created	Support establishment of investment initiatives & enterprise development	Local Communities SMoF

10. Coordination Framework

Coordination for this programme will be led by MLHUD and UN-Habitat. MLHUD will be charged with producing policies, programme development, resource mobilization and M&E and will appoint a focal person. UN-Habitat will provide support through its Juba and Wau offices in South Sudan and from the Regional Office for Africa (RoAF) in Nairobi, Kenya. A Steering Committee (SC) will be established comprised of MLHUD, Ministry of Finance and UN-Habitat which will meet on a quarterly basis.

An Urban Sector Working Group (USWG) will be established comprised of development partners in South Sudan. The first meeting of the USWG will be called to present this programme and will be co-chaired by a development partner. The Habitat Forum (comprising of stakeholders in the housing sector in South Sudan) will be used to disseminate information about the programme.

Funding for this programme will be provided by development partners.



11. Advocacy, outreach and communication

Publicity and advocacy for this Country Programme is an important component for its success, particularly through promoting partnerships, seeking consensus and dissemination of the programmes activities and objectives. Publicity is also a means for sharing internationally agreed strategies, action plans and standards. MLHUD and UN-Habitat, as coordinating agencies, will endeavour to publicize this programme. Information given to the media and stakeholders of the programme will acknowledge the role of the Government of South Sudan, donors, collaborating UN agencies and any other relevant partners.

An advocacy/outreach strategy will be developed to mobilise support for implementation of the Country Programme and raise awareness of it at different levels. This will be achieved through the use of various platforms, such as, exhibitions, documentaries, websites, high-level and expert meetings, interaction with the media houses and also social media.

12. Monitoring and evaluation

The Country Programme is based on a Results Based Management (RBM) approach, therefore requiring measures to be put in place to assess whether the programme goal, outcomes and outputs have been met, as well as to ensure financial transparency and “value for money”. The first step of this process will be to develop relevant indicators for each proposed activity to define and track progress.

M&E for this Country Programme will be through periodic progress and financial reports prepared by implementing partners, as well as mid and end-term

evaluations. These reports will reflect progress made, challenges faced and the solutions found to these challenges. The Steering Committee will meet on a quarterly basis to review these progress reports and provide oversight. A consolidated annual report will be prepared and distributed to all programme donors and key stakeholders. Joint monitoring visits will be conducted annually by partner organizations and donors. Internally, UN-Habitat is subject to regular auditing by the Office of Internal Oversight Services (OIOS).

13. Estimated Budget Requirements

Table 5: Estimated Budget Requirements

Strategic Area	Activities	Implementing Partners	Budget Estimate
Re-settlement, re-integration of IDPs and returnees, and building their resilience	Infrastructure and social amenities damage assessment	MLHUD	\$250,000
	IDPs' and returnees' shelter & basic services needs assessment	MHADM	\$200,000
	IDP and returnee resettlement micro and macro planning	Local Communities, Municipality/ County Authorities, SSRRC, SMoPI	\$200,000
	Develop & implement housing and basic services programmes for resettlement of IDPs and returnees	SMoPI	\$2, 000,000
			\$2,650,000
Land mediation, land governance and land administration	Support the review of the Land Policy	MLHUD, SMoPI, Municipal/ County Authorities	\$200,000
	Review of Land Act		
	Facilitate the establishment of Land Committees, Land Boards, etc.		\$100,000
	Facilitate the development of the revenue generation legislation	Municipal/County Authorities, SMoPI, SMoF, Revenue Authority, MoFEP, MLHUD	\$100,000
	Support land valuation in Juba, Wau, Malakal for enhanced revenue collection		\$300,000
Support land registration using the Social Tenure Domain Model in Juba, Wau & Malakal (including mediation of land conflicts)	Municipality/County Authorities. SMoPI. South Sudan Land Commission. MLHUD.	\$200,000	
			\$900,000
National urban policy and physical planning for equitable development	Develop a South Sudan Post-Conflict Cities report	MLHUD, SMoPI	\$200,000
	Cities Prosperity Index (+Extended)		\$100,000
	Support the development of a National Urban Plan	MLHUD	\$500,000
	Facilitate the development of an integrated urban Master Plan for Juba City (JIMP)	SMoPI, Municipality	\$200,000
	Facilitate the development of Master Plans for Wau and Malakal	SMoPI, Municipality	\$400,000
	Establish Planning Laboratories and train government staff on physical planning in Juba, Wau and Malakal	County/Municipality, SMoPI, MLHUD	\$300,000
	Establish framework for monitoring and reporting on SDG 11		\$100,000
			\$1,800,000

Strategic Area	Activities	Implementing Partners	Budget Estimate
Housing and basic services through public works	Carry out a housing needs assessment	MLHUD	\$200,000
	Support development of a National Housing Policy		\$300,000
	Conduct assessment of basic services in Juba, Wau and Malakal	SMoPI & Line-Ministries, MLHUD	\$300,000
	Review and develop Building Codes		\$200,000
	Support development of key institutions for housing development	MLHUD, MoFEP, MoJ	\$300,000
	Support development of housing finance options	MLHUD, MoFEP, MoJ	\$200,000
	Support development & implementation of housing and basic services in Juba, Wau and Malakal	SMoPI/MLHUD	\$5,000,000
	Plan up-scaling of housing and basic services development country-wide	SMoPI/MLHUD	\$300,000
			\$6,800,000
Livelihoods, local economic development, youth empowerment	Assess and develop local economy development plans for Wau, Juba, Malakal	SMoF, County/Municipality	\$300,000
	Assess and develop One-Stop Youth Centres in Juba, Wau and Malakal	Ministry of Culture, Youths & Sports, Ministry of Gender & Social Welfare, Local Communities, MLHUD/SMoPI	\$1,500,000
	Conduct technical skills, entrepreneurship and life skills training		\$600,000
	Establish investment initiatives	Local Communities, SMoF	\$600,000
			\$3,000,000
			Total: \$15,150,000

14. Resource Mobilization

The successful implementation of the Programme is contingent on the availability of adequate resources, which therefore requires resource mobilization. UN-Habitat and MLHUD will jointly be tasked with resource mobilization for the implementation of this programme. Potential donors will be identified and approached jointly, guided by a resource mobilization strategy will be developed. The Government of South Sudan will also provide seed funding for the implementation of this programme.

For further information

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