

## Land Conflicts in Informal Settlements: Wallacedene in Cape Town, South Africa

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## Outline of Paper

1. Introduction
2. Evolution of Wallacedene
3. The Research Environment
4. Major Land Conflicts in Wallacedene
5. Analyses and Conclusions

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## Introduction

Why bother Study Land Conflicts? To meet challenges of Transformation of SA

Why focus on urban poor? As formal and informal systems coexist

What Questions will be answered?

**1. What Formal and informal systems coexist in Wallacedene?**

**2. To what extent do formal and informal systems conflict within & between them?**

↓ **What land conflicts** ↓

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## Geographical location of study

The Republic of South Africa

Inset: Location of Metropolitan Cape Town in South Africa

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N1 – to Johannesburg

**Wallacedene**

Khayelitsha

N2

NORTH

0 20Km

## Evolution of Wallacedene from Kleinbegin/Uitkyk (1)

- Botha Reform Period (1980-1989)
  - 1986 Influx from Kleinbegin/Uitkyk bushes
  - Pull factors (work, no alternative)
  - Push Factors ( Crossroads violence)
- de Klerk reforms (1989-1994)
  - Public demonstrations
  - Acknowledged and established 1990

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## Evolution cont'd (2)

- 1990 Phase 1 commissioned for 537 plots
  - Wallacedene's 120 families + Bloekompos
  - In 1991 Phase 1 inadequate
- 1992 Phase 2 of 613 plots completed
  - 304 plots on school site serviced as temporal
- 1994 Phase 3 of 449 plots completed
  - 99 unserviced plots occupied (Mooitrap)

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## The Research Environment (1)

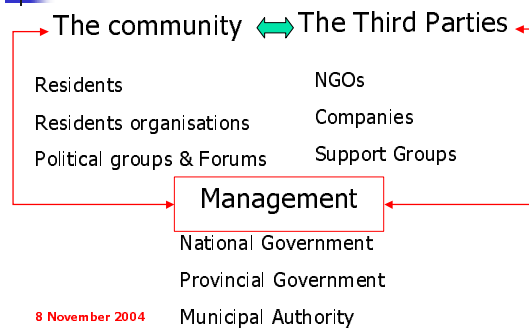
By 2003

- the 1903 serviced & 99 unserviced
- Averaged 3 families per plot
- 95% shacks
- population 27000 (2003)
- Shortfall in plots of 8500
- <1m intervals shack to shack (fire & flood)
- Illegal occupation
- Illegal beer outlets (sheebens)

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## The research Environment (2)



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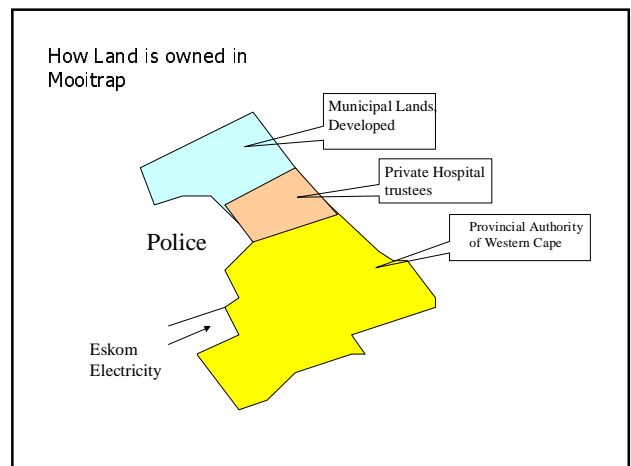
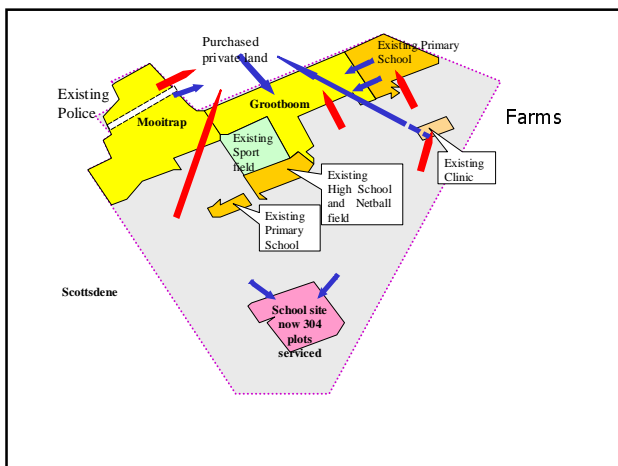
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## The Research Environment (3)

- Politics
  - ANC dominant (90%)
  - UDF minority
- Economic
  - approx 40% formally employed
  - 50% informal trading
- Socio-cultural
  - SANCO
  - >50% children under 18,
  - >70% women headed families

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## Analyses and Conclusions

<p>Formally acquired land through</p> <ul style="list-style-type: none"> <li>• Laws</li> <li>• Legislative Provisions</li> </ul>	<p>Informally acquired land through</p> <ul style="list-style-type: none"> <li>• De facto occupation</li> <li>• Resistance &amp; demonstrations</li> <li>• formal</li> </ul>
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• Both systems may gain legitimacy on land but which is preferred?

• What influence should the informal system have on formal law?

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