



[Parliaments High Level Panel on Key Legislation \(Afesis-corplan submission\)](#)

Afesis-corplan has made three submissions to Committee 2 on land reform of [Parliaments High Level Panel on Key Legislation](#).

- [Submission 1 and 2 on Communal Land Administration and Managed Land Settlement](#) was submitted on 10 August 2016. Click [here](#) for short power point presentation of this submission made on 16 August 2016.
- [Submission 3 on Land Acquisition and Development](#) 19 August 2016

In these submissions Afesis-corplan calls for government to:

- 1) establish a land records system to complement the existing land registration system so as to accommodate more 'social' forms of tenure found in incremental settlement areas and communal land areas;
- 2) promote and facilitate managed land settlement where homeless are able to settle on land in an organised manner.
- 3) require municipalities to develop a land acquisition and development strategy as part of their Spatial Development Framework; create a dedicated fund for land acquisition and development; and increase the budget allocation for land acquisition and development

The committee aims to submit its final report to parliament in mid 2017 making recommendations as to how legislation can be improved so as to address 1) poverty, inequality and unemployment, 2) land reform, and 3) social cohesion.

UPDATE: The High Level Panel submitted its final report to Parliament in November 2017. See [Afesis-corplan's response to the land issues of this report here](#) and [Afesis-corplan's response to the public participation issues of the report here](#).



Unauthorised Land Occupation

In 2016 Afesis-corporation conducted Research on **Managing and Curbing Unauthorised Land Occupation** for the [Housing Development Agency](#). See below for copies of this research.

- [Managing and Curbing Unauthorised Land Occupation - Executive summary](#)
- [Report on Managing and Curbing Unauthorised Land Occupation](#)
- [Annexure 1: Legal Opinion](#)
- [Annexure 2: Unauthorised Land Occupation Case Study](#)
- [Annexure 3: Managed Land Settlement](#)
- [Presentation: Managing and Curbing Unauthorised Land Occupation](#) - 17 May 2016.

The report argues that unauthorised land occupation will continue in South Africa, and will be difficult to stop, unless Government adopts a three prong approach to managing and curbing unauthorised land occupation, that includes:

- **1. Pre-emptive land development strategy:** In response to unauthorised land occupation that could happen in future, Municipalities must: (1) implement land acquisition and development programmes; (2) develop and implement improved land and housing subsidy allocation procedures; (3) establish incremental settlement areas within the spatial planning and land use management system; and (4) implement Managed Land Settlement programmes.
- **2. Upgrading strategy:** In response to unauthorised land occupation that has happened in the past, Municipalities must continue to upgrade informal settlements
- **3. Rights-based relocation strategy:** In response to unauthorised land occupation that is happening in the present (and the past in certain instances), land owners and the municipality must follow lawful procedures when dealing with unauthorised land occupation.

Additional information

For an example of an Upgrading of Informal Settlement approach see [Buffalo City Metropolitan Municipality Upgrading of Informal Settlement Strategy](#)

For more information on how to undertake lawful evictions see [Revisiting Evictions in South Africa: a Legal and Practical Guide](#) developed by the Socio-Economic Rights Institute of South Africa.

See this link for more information on [Managed Land Settlement](#).



[Rethinking Communal Land Administration](#)

In 2016 the [Housing Development Agency](#) published a research report on **Rethinking communal land administration: Unlocking human settlement development in communal land areas**.

- Main report: [Rethinking communal land administration: Unlocking human settlement development in communal land areas](#)
- Annexure 1: [Terminology and definitions](#)
- Annexure 2: [Legacies, current legislation and policies](#)
- Annexure 3: [Issues of jurisdiction on state trust land in the Eastern Cape Province](#)
- Annexure 4: [Perspectives on land rights and inheritance](#)
- Annexure 5: [Locally administered land records system](#)
- Annexure 6: [International and local experience with land administration](#)
- Annexure 7: [Interim Procedures Governing Land Development Decisions which require the Consent of the Minister of Land Affairs as Nominal Owner of the Land, as amended](#)
- Annexure 8: [Eastern Cape Planning Commission Diagnostic Study on Land Administration \(extracts\)](#)
- Annexure 9: [List of interviewees](#)
- Annexure 10: [Reading list](#)

Also see [draft Communal Land Tenure Bill 2016](#)



BCMM agriculture video chapters

Follow the links below to see chapters of the “Buffalo City Agricultural Video” on Afesis-corporation’s YouTube channel:

- [Introduction](#)
- [Chapter 1: Farmarama \(agricultural inputs\)](#)
- [Chapter 2: High Heaven Farm \(mixed family farm - poultry, dairy, piggery\)](#)
- [Chapter 3: Silver Seed Farm \(tomato and cattle\) & Mdantsane Tomato Hydroponics \(tomato\)](#)
- [Chapter 4: Phirie Mission \(communal farm\)](#)
- [Chapter 5: Cannonburry Rows \(poultry\)](#)
- [Chapter 6: Jono Rawlinson \(vegetable\)](#)
- [Chapter 7: Martin and Scheepers market Agents \(Municipal fresh produce market\)](#)
- [Chapter 8: Mpongo Private game reserve \(eco-tourism\)](#)
- [Chapter 9: VLR Dairies \(Dairy\)](#)
- [Chapter 10: Izandla Zethu Multi-purpose farming co-op \(co-operative farm\)](#)
- [Chapter 11: Dikidikana Nguni Project \(cattle\)](#)
- [Chapter 12: Mdantsane Agricultural Field Workers \(agricultural support\)](#)
- [Chapter 13: Glen Victor Meats \(butchery\)](#)
- [Chapter 14: National Ports Authority \(East London harbor\)](#)
- [Chapter 15: Summerpride Foods \(pineapple processing\)](#)
- [Chapter 16: Oceanwise \(fish farming EL IDZ\)](#)
- [Conclusion](#)

Return to [Buffalo City Agriculture Strategy \(draft\)](#)



Buffalo City Agricultural Strategy (Draft)

In 2012 the Buffalo City Metropolitan Municipality (BCMM) developed a draft Integrated

Agricultural and Rural Development Strategy (IARDS).

- [draft Integrated Agricultural and Rural Development Strategy](#).
- Annexure A: Maps [Agricultural potential plan](#), and [Land audit and agricultural potential plan](#)
- [Annexure B: Land audit](#)
- [Annexure C: List of additional projects](#)
- Annexure D: [Video on Agriculture in Buffalo City](#)

As of November 2016 this strategy had not yet been formally adopted by the BCMM. For an interesting visionary story on a possible agriculturally focused future for Buffalo City see page 27 of this link [F-East London: Buffalo City hosts 2032 World Food Security Conference](#).



[Parkridge and Bamford Social Audit 2016](#)

Parkridge and Bamford communities both after suffering an injustice by government not rectifying their dilapidated houses of more than 130 beneficiaries, and those blocked out of the housing system conducted a Social Audit as a means to addressing their housing issue. A social audit is a process that provides a way for communities to build evidence, monitor a service by cross checking what was budgeted or planned for compared to what is physically on the ground. This monitoring tool assist communities to ensure effective and meaningful public participation and allows the community to engage government on processes that affect their livelihoods.

Land Access Series

The Urban Land Access Series is produced by Afesis-corporation with the support of [Urban LandMark](#). The target group is the leadership of organised groups of homeless in need of land for housing development. (June 2008)

The following titles are available in this series:

- [Land Access Manual A: "Urban Land Access: An Overview"](#) provides a short and simple introduction to the process.
- [Land Access Manual B: "Urban Land Access: The Steps"](#) offers more details on each of the steps involved in the process.
- [Land Access Manual C: "Urban Land Access: Options"](#) outlines the various options for how and when land can be accessed.