Rural development policies and land transactions: Dilemmas for peri-urban communal areas

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Focus of this presentation

- Introduction
- Research purpose
- Methods
- Dilemmas of rural development policies in peri-urban communal areas
- Conclusion
Introduction

- Land transactions acknowledged as important by the research community and in the peri-urban discourse
- Peri-urban areas getting targeted for land transactions
- Little attention given to land transactions at local level
Introduction cont...

- Processes of urbanization, migration,
- Rural-urban linkages
- Counter reverse to urban-rural
- A practical example of a legal case
Research purpose

The purpose of this presentation to highlight the dilemmas of rural development policies and land transactions in peri-urban communal areas.

Key concepts: land transactions, rural development policies, peri-urban communal areas.
Methods

- Paper is work in progress
- Reconnaissance
- Extensive review of related literature
- Acknowledge my supervisor
Land transactions

- At international land transactions are referred to as land deals
- At local level, communal land transactions are referred to as vernacular land markets or customary land transfers
- Involve land sales, rentals, crop sharing, subdivisions, inheritance, leasing
Rural development policies

- These are guidelines for betterment of rural/communal areas.
- They seek to foster growth, improve asset base.
- Seek to increase access to goods and services in rural areas.
Peri-urban communal areas

- Peri-urban areas are spaces on the proximity of urban areas
- They are neither rural nor urban ...ruban?
- Characterised by linkages and ubiquitous change
Dilemmas of rural development policies in peri-urban communal areas

**Institutional dilemmas**

- Administered in both rural and peri-urban zones
- Parallel system of administration (traditional vs conventional)
- Multiple levels of decision making in the peri-urban zone
- Peri-urban communal areas remain rural in policy terms
Dilemmas of rural development policies in peri urban communal areas...cont

Social dilemmas

- Social identity and belonging
- A shift from subsistence farming to residential housing
- Conflict and tragedy of the commons

Economic dilemmas

- Emergence of an incipient land market and in the peri-urban locales
- Differential outcomes of land transactions at both levels
Conclusion

- Land transactions have become topical in the rural-urban dialect
- Macro land transactions given more attention compared to local transactions e.g. practical example given
- More attention to debates on micro level land transactions vital
- Perceptions of communities on land transactions and rural development policies in peri-urban communal areas is yet to be explored and exposed.
- Once my research is complete, it is expected to resolve the dilemmas highlighted.
Thank you