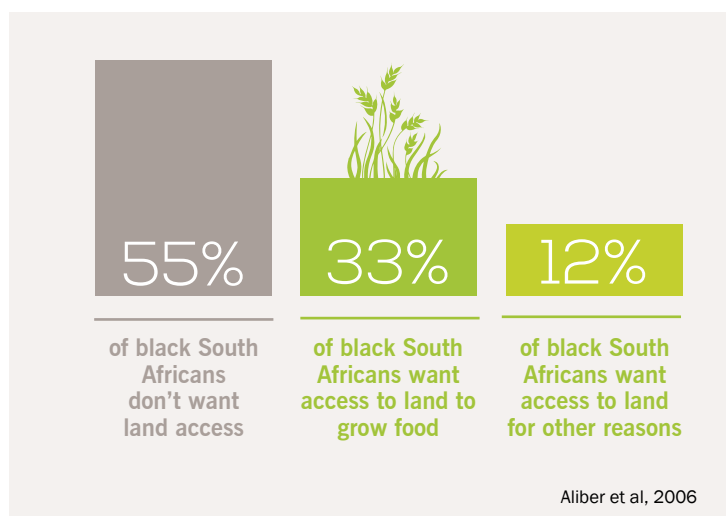


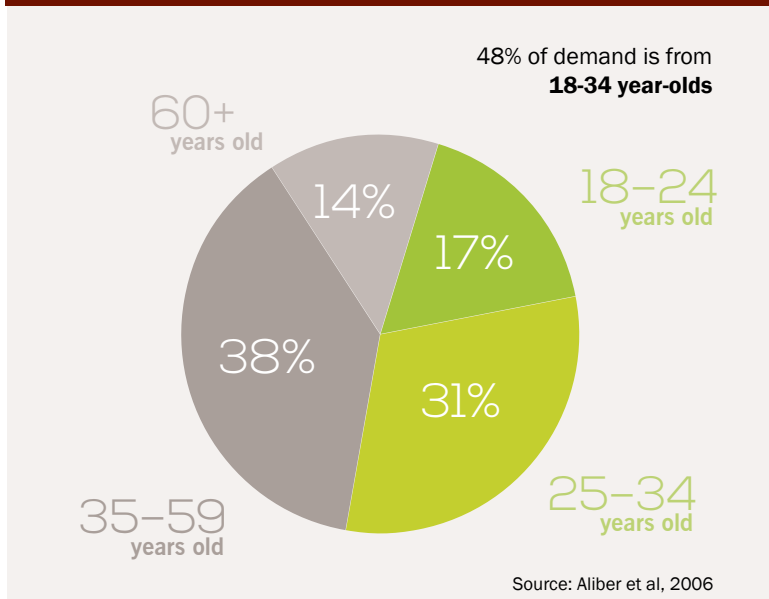
of black South Africans **want land**

A comprehensive study of the demand for land carried out in 2005/6 reveals that **one third of black South Africans want access to land for food production**, and another 12% want land for a variety of other reasons (Aliber et al, 2006). **Nearly half (48%) of those wanting access to land, want only 1 ha or less.**

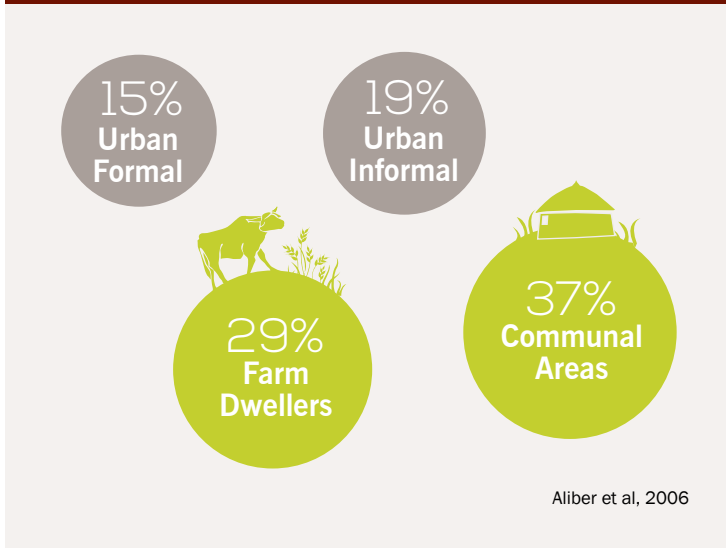


Nearly half of the demand for land by black South Africans is from people between the ages of 18 and 34, and over one third is from people between the ages of 35 and 59.

Young people **want land**

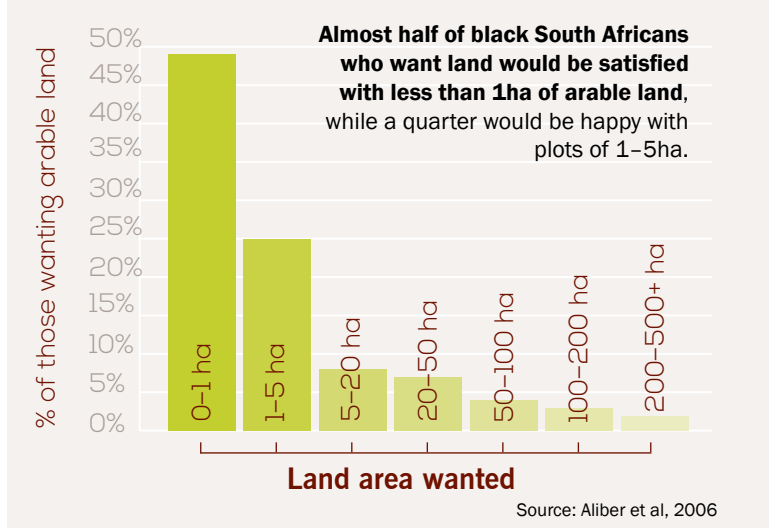


66% of demand is from **rural areas**



Some estimates of demand hide relevant parts of the population and assume that demand for land is only for farming. One 2001 survey estimated that **9% of all black South Africans not already involved in farming, had farming aspirations** (Bernstein et al, 2005). But the HSRC study reveals that two-thirds of demand comes from rural areas, and nearly half of urban demand is from people living in formal housing structures.

48% of demand is for **1 hectare or less**



Case study: matching supply and demand

Matching the demand for land with the supply is a challenge, especially when the state has no data on land needs and demands. In the Breede River Winelands, for example, only one third those who wanted land had expressed their demand to a state institution — mostly to local government — and only a few to an NGO (Andrews et al, 2009).

But proactive approaches to assessing demand can be very successful. In Karoo-Hoogland District, aspirational farmers formed an association to acquire land while using GIS mapping methods to identify potential land for a wide variety of land needs. With information about diverse land needs, the municipality acquired more commonage land for small-scale grazing and cultivation, while sales and leases were negotiated with private landowners on behalf of people looking to scale-up production



Photo by Ruth Hall

Data challenges

Measuring land demand is a complex task, and no consistent methodology has been used. The Department of Rural Development and Land Reform has mostly outsourced the work of measuring demand to consultants as part of municipal Area Based Planning (ABP) initiatives. Different consultants used different measures as proxies for land demand, such as:

- numbers of claims for restitution/area under claim;
- numbers of farm dwellers;
- number/proportion of informal/shacks and traditional housing;
- general rates of unemployment.

Yet, there is no reason to think that these numbers tell us anything about the scale or character of demand for land.

Given the dearth of data, it is difficult to determine the exact extent of the demand for land, but nevertheless, existing studies indicate that it is likely to be high.

Recommendations

Develop a standardised national method for studying and analysing the demand for land.

Incorporate such methods both at municipal level and in wider Census and General Household Surveys.

Mandate municipalities to proactively use standardised methods for assessing land demand to be used as a basis for making claims on national DRDLR and DAFF budgets and strategies.

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