

**LAND REFORM & REDISTRIBUTION
IN KENYA & ZIMBABWE
Lessons for South Africa**

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An Agenda of Issues faced by Kenya and Zimbabwe

- 1. Redistribution:** How organised? Did it work?
- 2. Outcomes:** concentration of holdings or small-holderisation? Who benefitted?
- 3. Second Phase?** Occupations and Fast Track (Zim) or Land grabbing (Kenya)?
- 4. Land Tenure reform:** Registration of individualised holdings (K) or 'traditionalised'
- 5. Pressure for New policies:** mobilisation, or conflict; new models

Land Divided: Settlerdom

KENYA	pre – 1963	30% (arable)	Farms, plantations, ranches
ZIMBABWE	Pre -1980	50 %	FARMS, plantations, ranches
SOUTH AFRICA	Pre-1994	87%	Farms, plantations/wines/ranches
NAMIBIA	Pre - 1990	21% (arable) CAs 9%	RANCHES, farms
SWAZILAND	Pre-1966	30%	Farms, plantations

Redistribution Programmes

	Prog/date	Land redistrib. (ha.)	Households benefitting
KENYA	Settlement 1960s Assisted purchase	0.5 m. c. 1m.	30,000 ??
ZIMBABWE I	Resettlement 1980s	3m.	70,000
ZIMBABWE II	Fast Track LR 2000s	7m.	170,000
SOUTH AFRICA	Redistribution (1990- Restitution (1990 -	7m. (7%)	

Concentration of holdings or sub-division

Contradictory evidence: does anyone know?

- “... The breakup of the large farms and plantations means that no simple statement about a process of land concentration in Kenya would represent the whole country”. (p. 93)
- “... Reliable stats (on concentration) showing changes through time are still missing” (p. 91)

(P. Shipton, 'The Kenyan Land Tenure Reform ...' in P. Downs & B. Reynolds, eds. Land & Society in Contemporary Africa, (Hanover: U. Of New England, 1988))

Trend toward amalgamated system: Elite 'ownership' with sub-divided 'tenancy'

Second Phase

KENYA

'Scheme' discontinued, but some 'settlement' projects into 1970/80s

Emphasis on 'Assisted Purchase', sales to elites and groups, squatting, from 1970s.

More aggressive 'Grabbing' from 1980s of all categories of land – forest, state, communal as well as large farms

Resistance by communities, CSOs and NGOs

Second Phase: Zimbabwe

- **Fast Track LR**
- Failure to negotiate a new Resettlement
- Land occupations trigger enactment of expropriation of most of large individual farms from white owners (but few corporate plantations, ranches)
- Displacement of farmworkers/dwellers – new labour regime
- Beneficiaries: 2/3 of land to smallholders (A1); 1/3 to 'middle' commercial farmers
- Decline in production of most crops. Partial recovery recently?

Reform of Land Tenure 1: KENYA

Kenya:

Africa's only case of individual titling – via consolidation and registration

Patchy regional coverage; parallel systems in practice

Planned benefits (tenure security, credit, land market) not always realised

Land admin ethnicised and subject to patronage

Reform of land tenure 2: Zimbabwe

Late colonial system: reversion to traditional authorities allocation after flirting with individual titling

Independence 1980: control given to district councils

Reversion to 'tradition' 1998: allocation and control back to chiefs (to extend to resettled? – not clear)

What new initiatives and policies

KENYA

- **National Land Policy**, after long struggle between state and CSOs
- **New constitution 2012** enshrines land principles
- **Laws 2012** establish Land Commission and local land boards – to reverse Grabs and regularised on-the-ground realities

ZIMBABWE

- **GPA includes Land Audit** (to eliminate multiple allocations, clarify realities) and acceptance of FTLR.
- **New constitution 2013** with land principles
- **New tenure law** to be drafted