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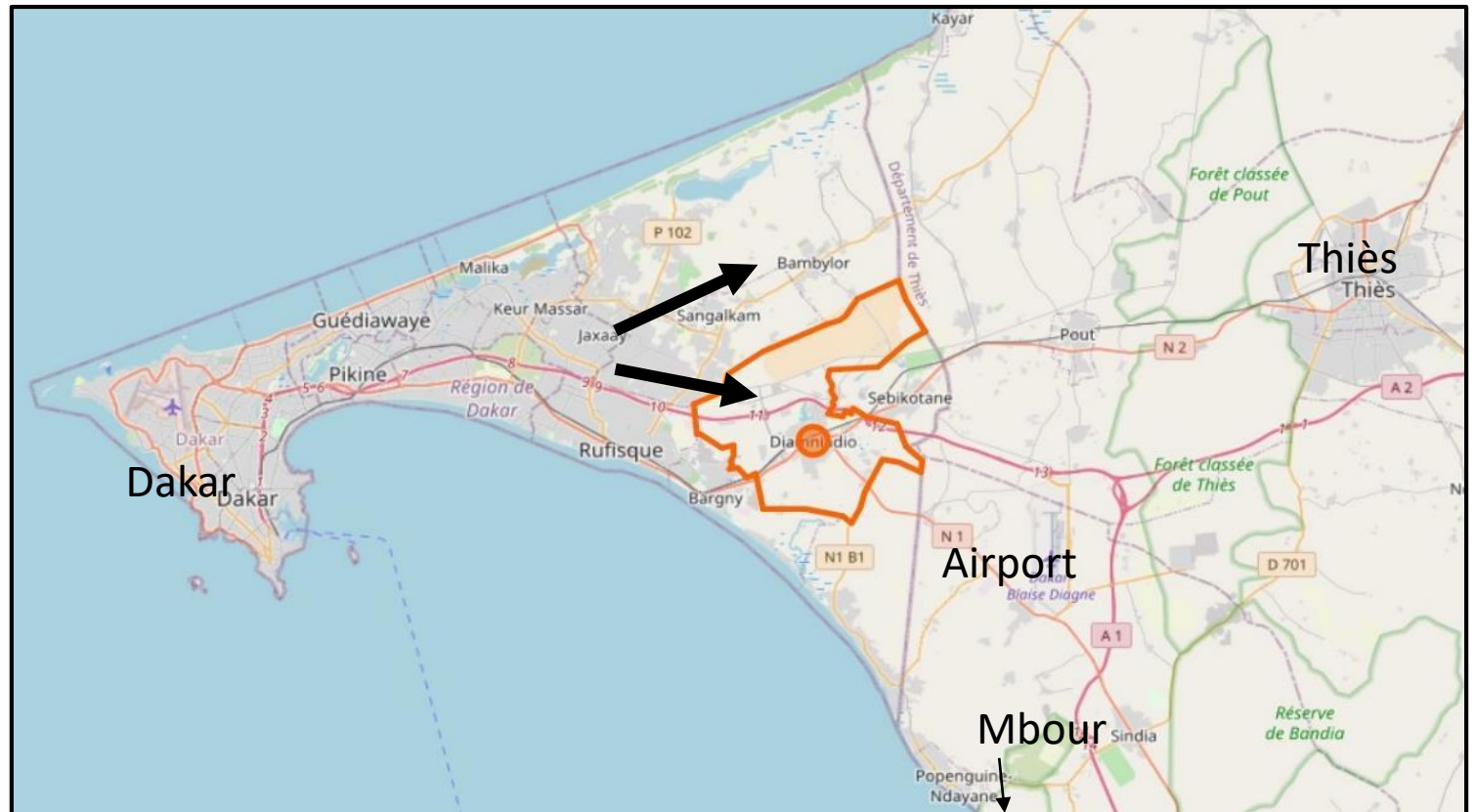
When villagers' strategies for urban conversion are blocked by state projects (Diamniadio, Sénégal)

Philippe Lavigne Delville
Panel Urban Futures: Land acquisition, subdivision
and economic anticipation in urban peripheries (URB 04)
ECAS Conference- Köln – 03/06/2023

- Cities' expansion as a result of private and state housing and infrastructure projects
- A mosaic of urban forms, created both 'from above' and 'from below'
- *-> understanding competing urbanisation processes from villagers' perspective, through the lens of land use conversion and changes in ownership*
- *-> an ethnographic approach*

Diamniadio, a commune at the crossroads...

At the crossing of two main national roads
In the Dakar metropolis expansion front
between Dakar and the new airport



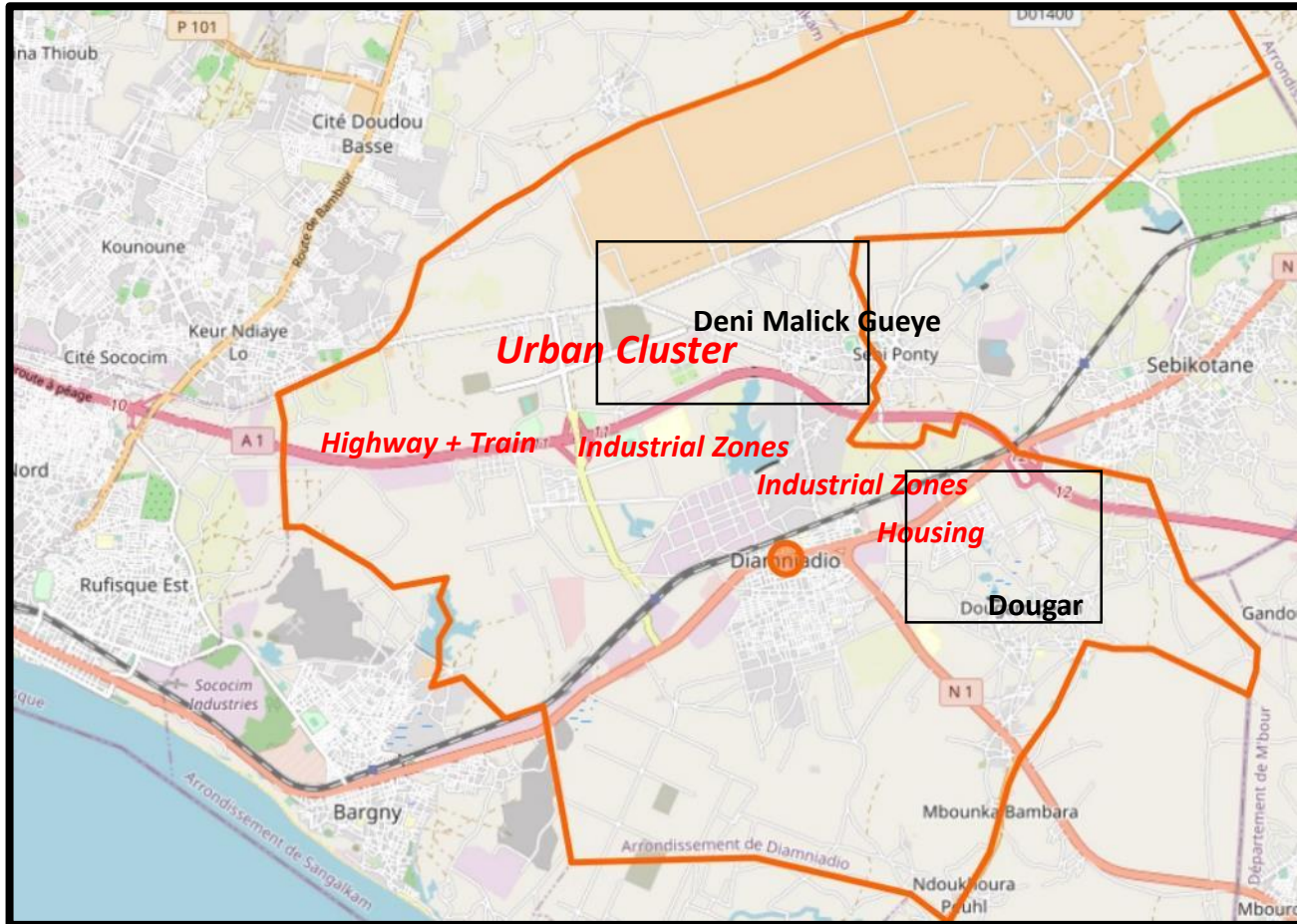
... and a centre of state-led projects since 2000

Under President Abdoulaye Wade (2000-2012)

- University of African Futurs (scheduled)
- Industrial zone (cancelled)
- Highway

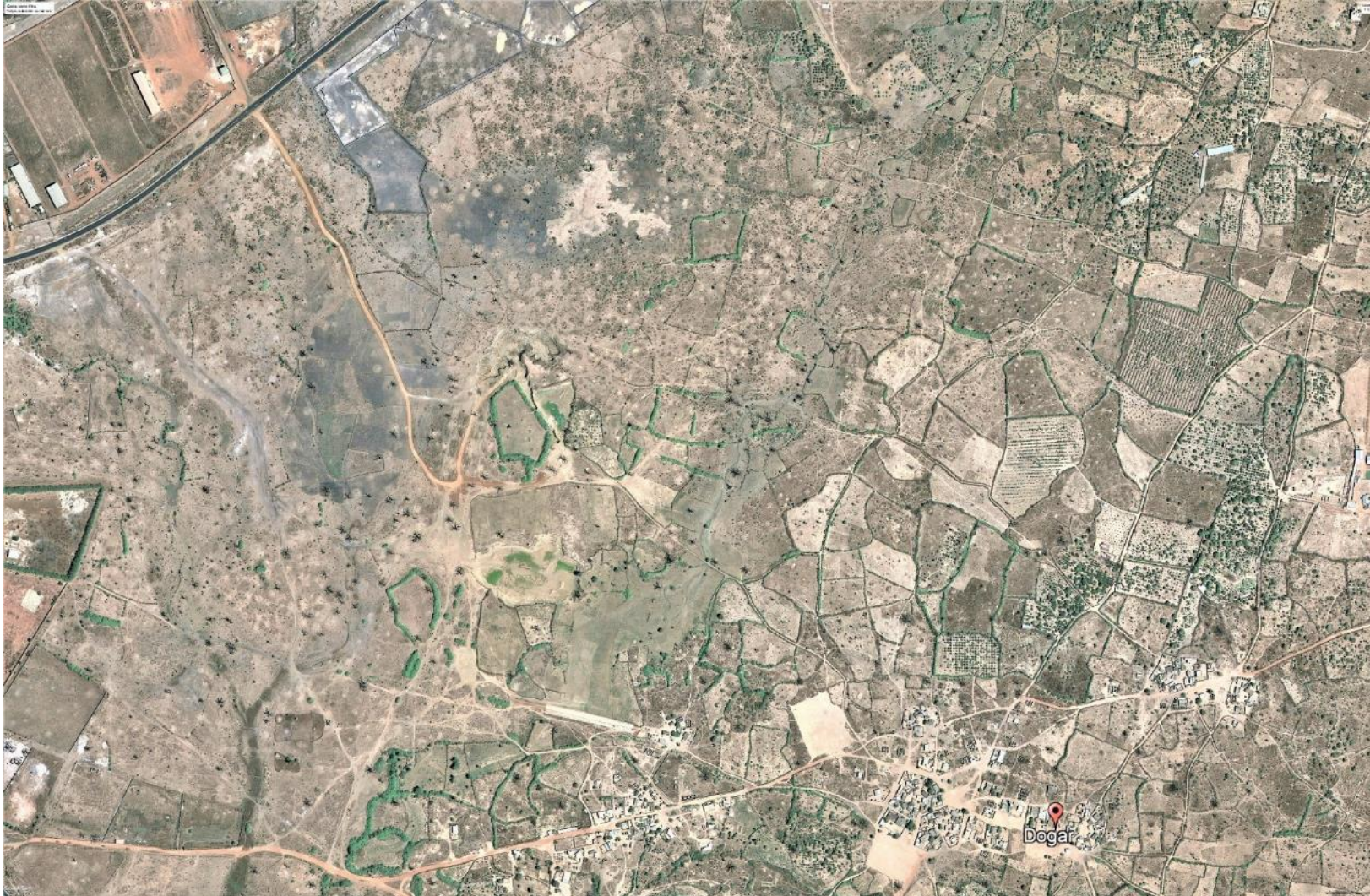
Under President Macky Sall (2012 -)

- International conference centre
- **Diarniadio New City/Urban Cluster**
- Sport infrastructures
- Suburban railway
- Industrial zones
- Social housing projects
- Etc.



Two research sites : Douggar and Deni Malick Gueye

Dougar and the City of Civil Servants



March 2009

A rural village
Small separate (sereer and pulaar)
hamlets
Some industrial plots near the roads



Fév 2022

Plots sales by villagers
-> hamlets have rejoined

Agro-industrial estates

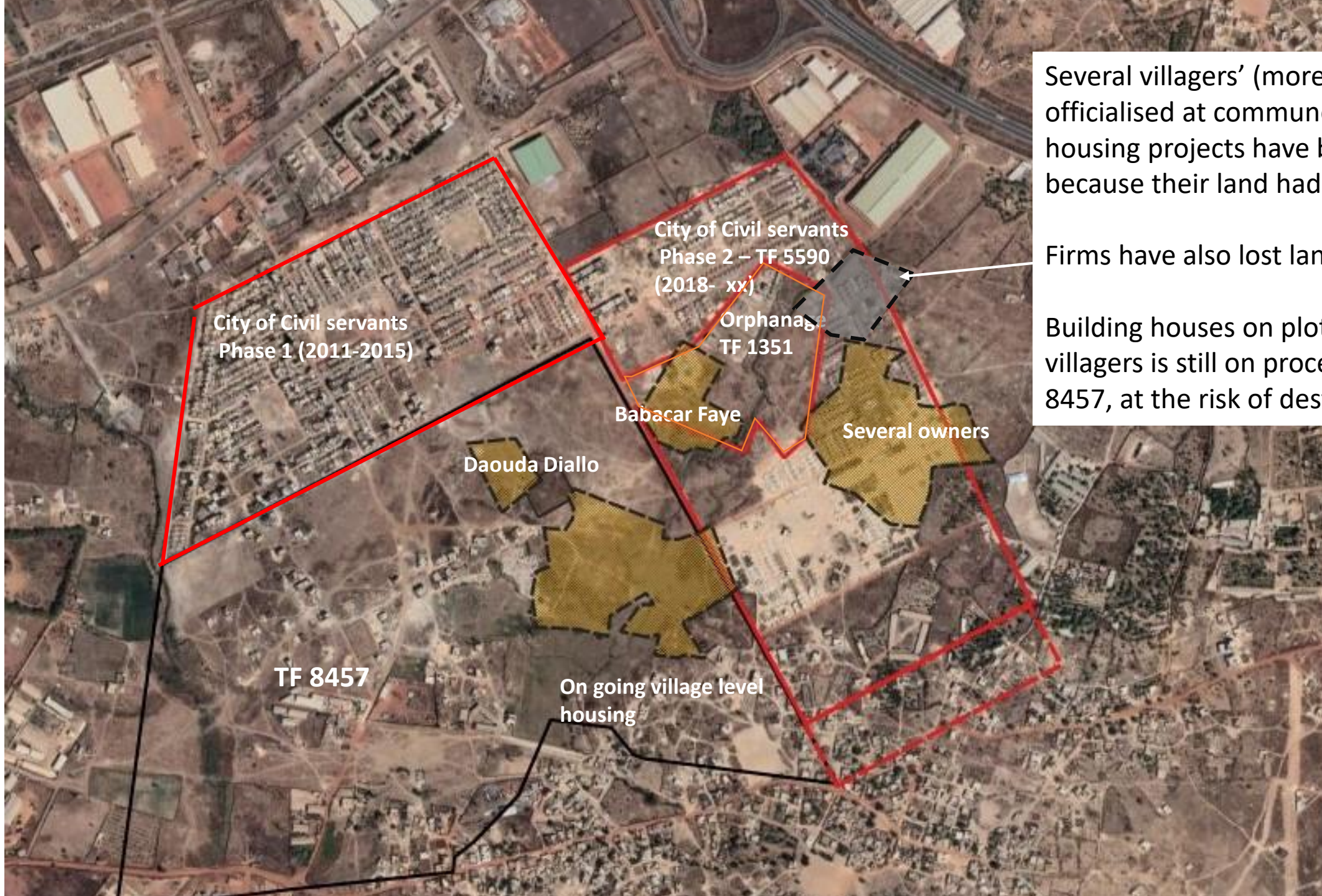
Children Hospital
Islamic orphanage

Industrial plots

The City of Civil Servants

(state supported projet
for « social housing »,
build and sold by a Senegal/Maroc
firm : Peacock)





City of Civil servants
Phase 1 (2011-2015)

City of Civil servants
Phase 2 - TF 5590
(2018- xx)

Orphanage
TF 1351

Babacar Faye

Daouda Diallo

Several owners

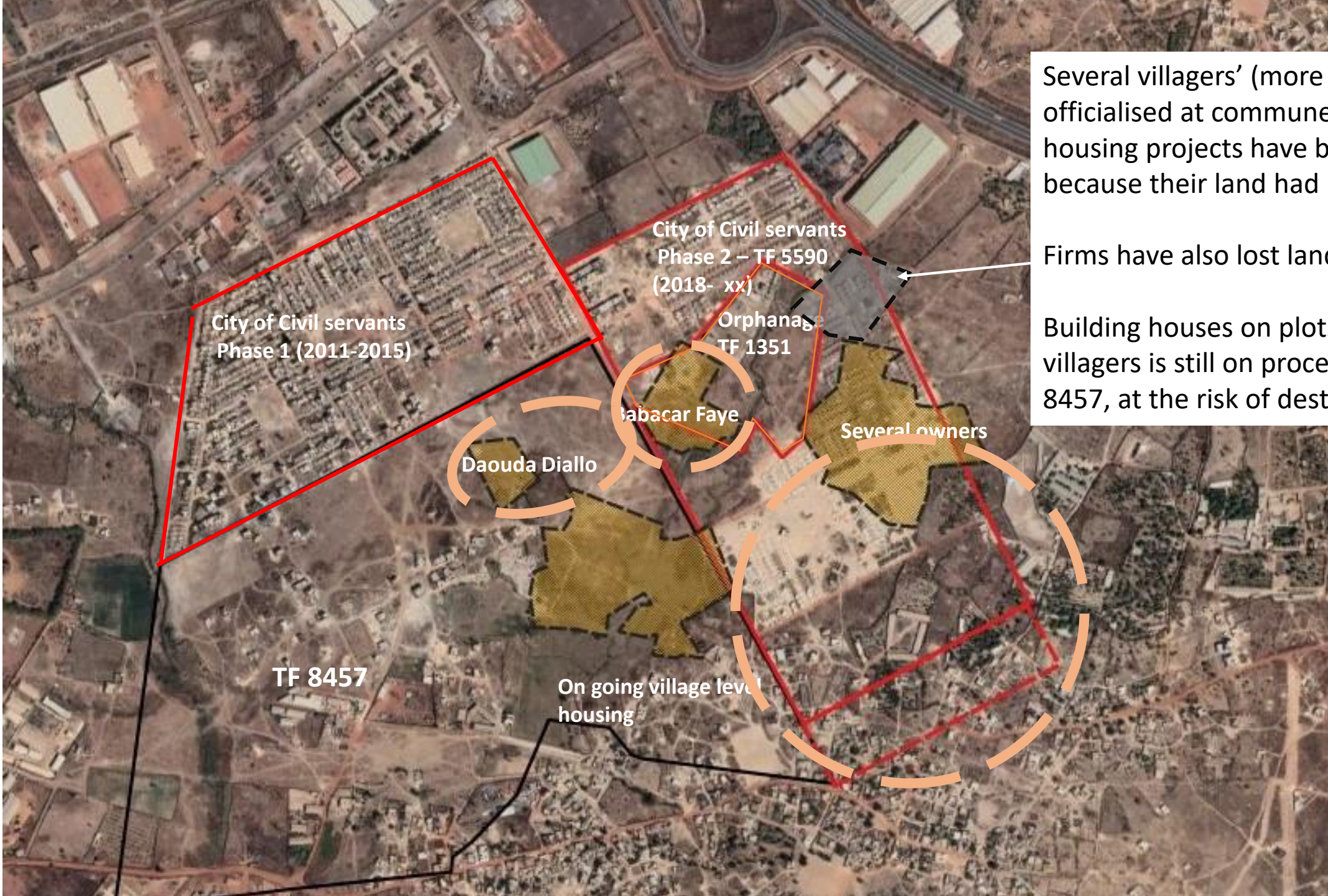
TF 8457

On going village level
housing

Several villagers' (more or less officialised at commune level) housing projects have been canceled because their land had been titled.

Firms have also lost land.

Building houses on plots sold by villagers is still on process on TF 8457, at the risk of destruction



City of Civil servants
Phase 1 (2011-2015)

City of Civil servants
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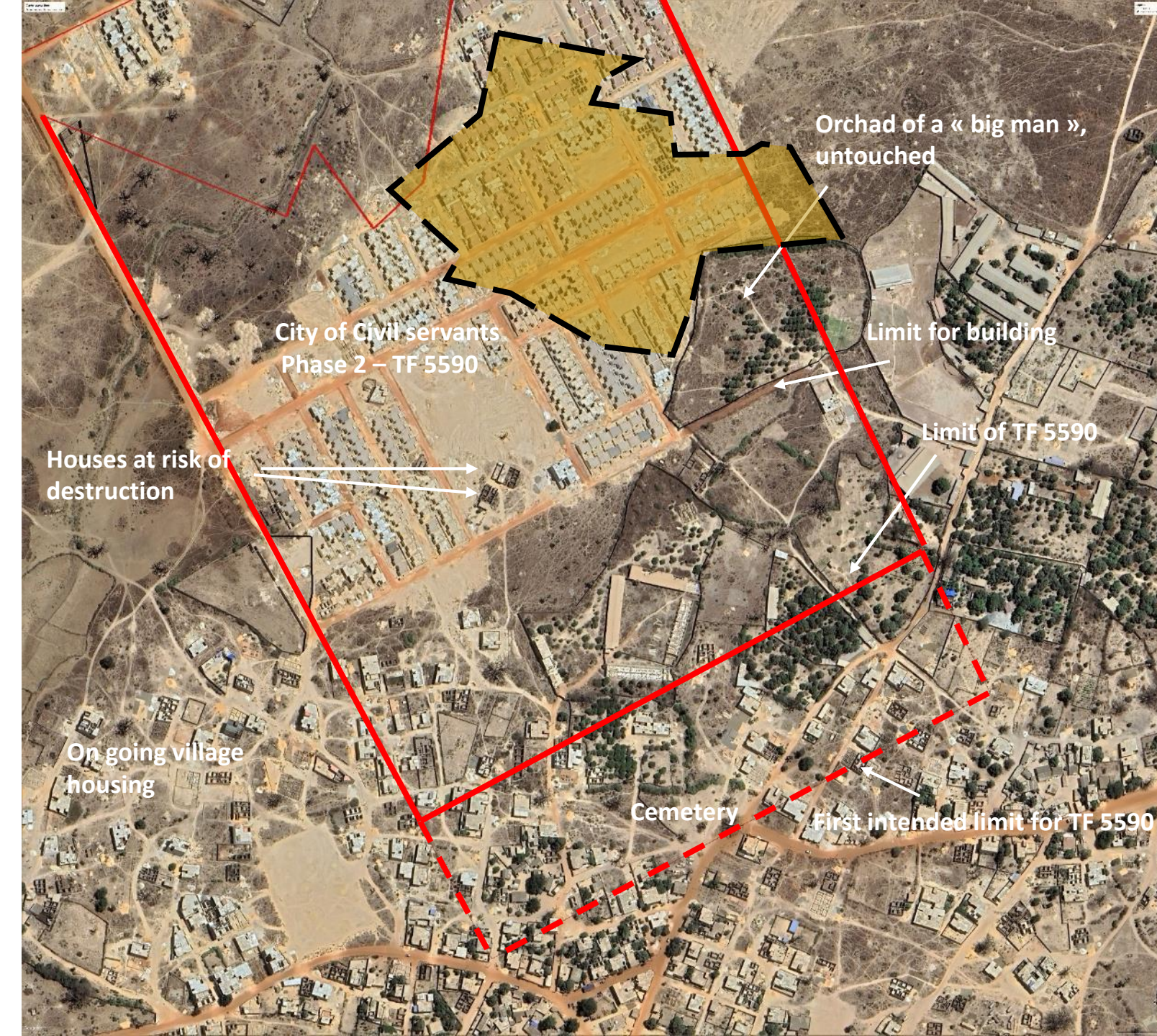
City of civil servants – phase 2 (2019)

TF 5590 takes most of the villagers' housing project. It was first supposed to encroach on the village and a cemetery. It has been reduced from 80 to 72 ha, but is still encroaching on existing houses, orchards and poultry farms.

This gave rise to violent fight with the police in april 2021.



The villagers could not stop the construction. The building compagny accepted to – temporarily ? - loose a part of the title. A few houses already built are still under the risk of destruction.



The case of Babacar Faye's housing project

Mr Ba, herder, had a plot for his cattle.

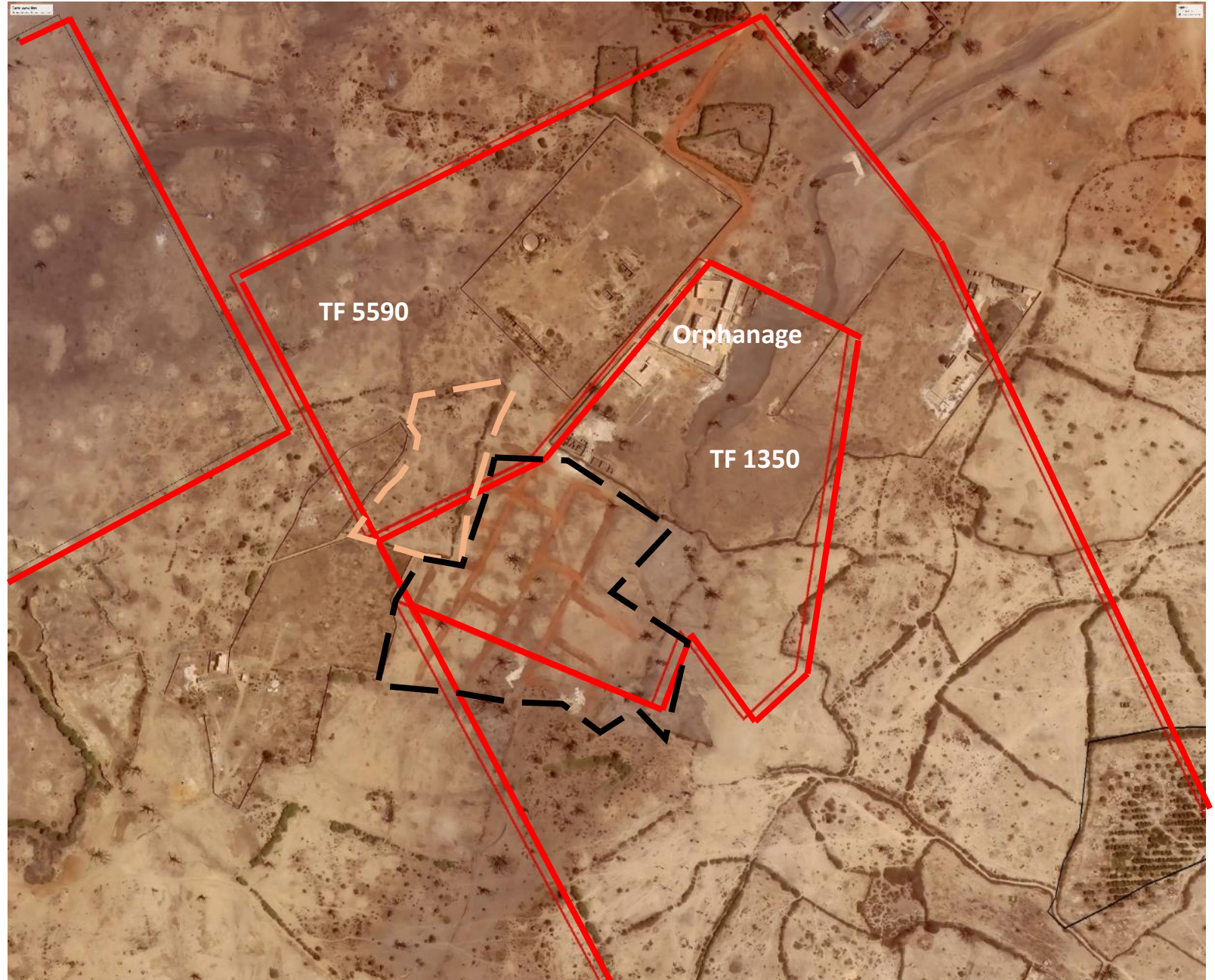
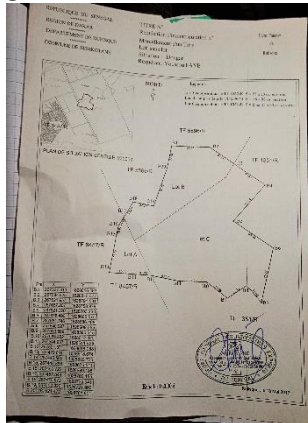
Nearby, Babacar Faye had around 4 ha. He sold part of his plot to the orphanage, built in 2012. He then

began to prepare an housing project on the remaining area (2,25 ha)

In 2014, he invested to create laterite paths

In 2017, he asked a surveyor for a map.

However his land is on TF 1350 and a small part is on TF 5590 (allocated to Peacock)



The case of Babacar Faye's housing project

He had to stop. Peacock built some houses on his land, outside the TF 5590.

He lost the money he invested for laterite road and the opportunity to sell numerous plots.

He could not have compensation from Peacock

He is still claiming his land.



The case of Daouda Diallo and Abass Sall

Mai 2015



Just nearby....

In 2011, Mr Mansour Sall, religious leader from Dakar, bought a plot (2,2 ha) and built a wall around.

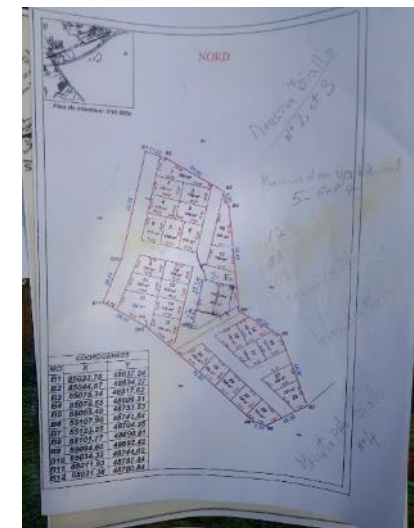
In 2014, he started to build houses. His son Abass bought another plot (0,46 ha) and also built a wall.

The case of Daouda Diallo and Abass Sall



End 2014, Mr Diallo, from Dougar, asked a surveyor for mapping a housing project on his two plots (0,75 ha, 28 plots, half for himself).

In 2016, Daouda Diallo built his house and a bakery. He gave 2 plots to his brothers, who built walls in 2017 and 2018. He planed to sell the other plots.



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26	48137.26	48832.22
27	48137.26	48832.22
28	48137.26	48832.22

The case of Daouda Diallo and Abass Sall



In June 2019, the Land Police came and destroyed his house and Abass estate, saying that they are on Peacock land title. His brother had time to show their papers and saved their walls.

A new wall appears in 2020, but nobody knows to whom the plot belongs. The place around has been cleared, as if a new housing project was on, but nothing happened since.

Mr Diallo has lost its house and bakery, he also lost the possibility to sell the 11 remaining housing plots, for his retirement.

Being a famous religious leader did not prevent Mr Abass Sall to see his estate destroyed. He lost his investments, and also the opportunity to later convert his land.

Deni Malick Gueye and the 'Diamniadio New City'



January 2011

A groupe of related Lebu villages

A irrigated territory, with part of the land already in the hand of outsiders (agro-industry : ex-BUD Sénégal; civil servants)

The « University of African Futures » (A.Wade's collapsed project)



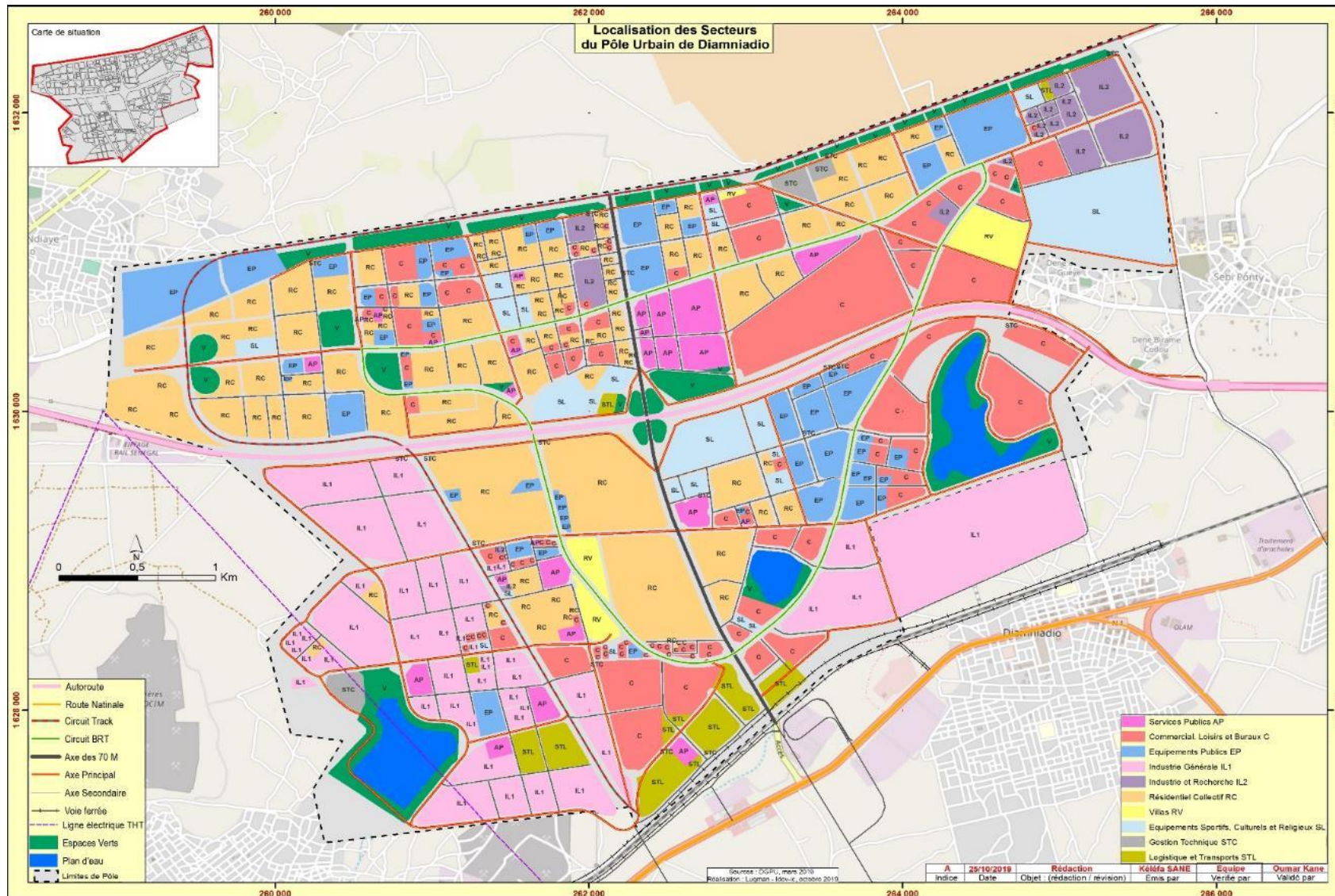


February 2022

Urban expansion at the south-east,
bridging the villages

The Highway crossing the village
territory

The Urban Cluster : a set of completed
or under construction buildings



The Urban Cluster: an urbanism of the table-break

Since 2014

1500 – 2000 ha
on a State land title
A project driven
by a state agency

A global framework
and specific projects

UN headquarters



Ministries



Data center



The New City : a set of high level infrastructures

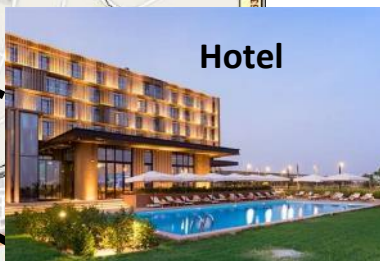
Basket stadium



Int. Conf. Center



Hotel



Envol City ?

Stadium



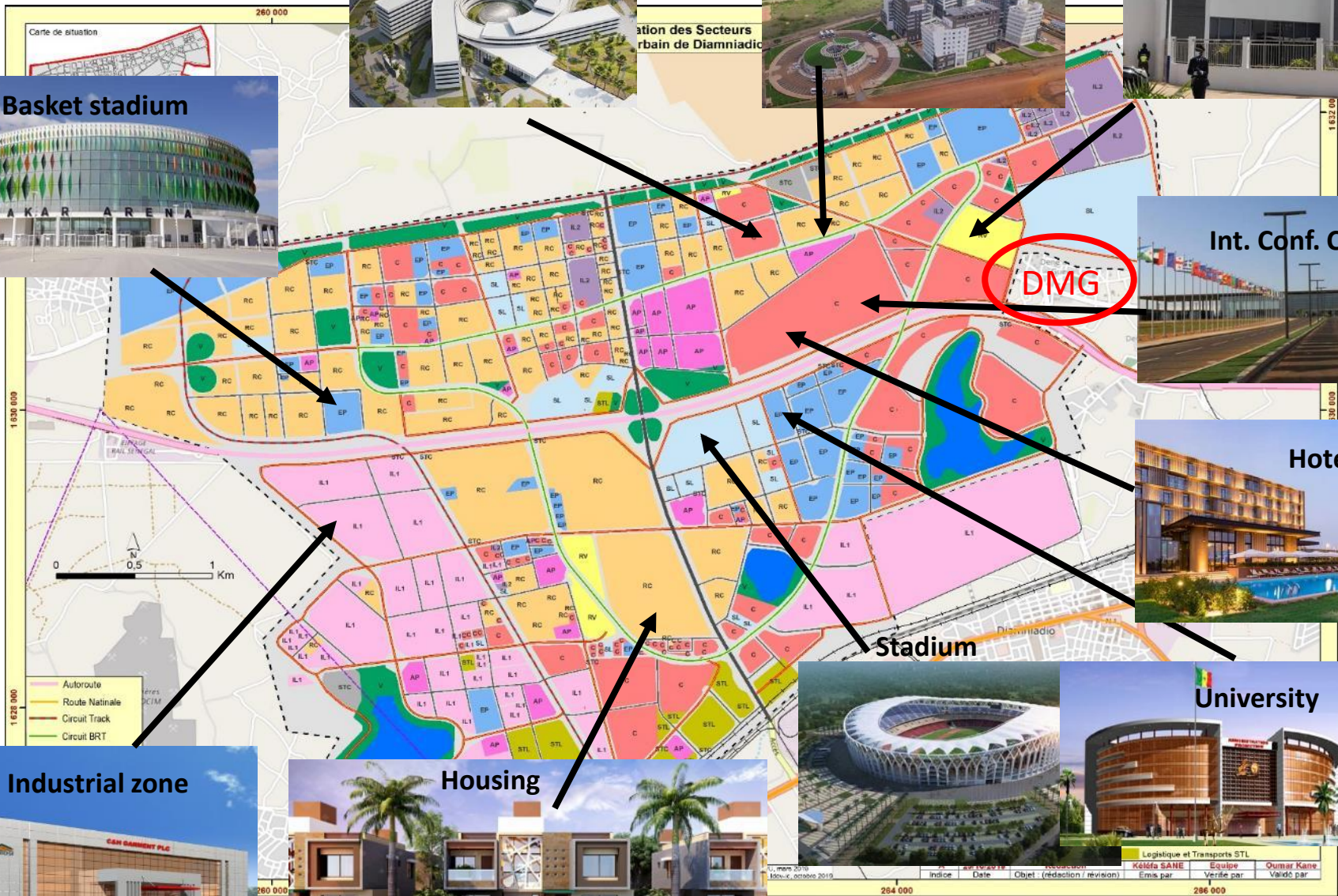
University



Housing



Industrial zone





Future project



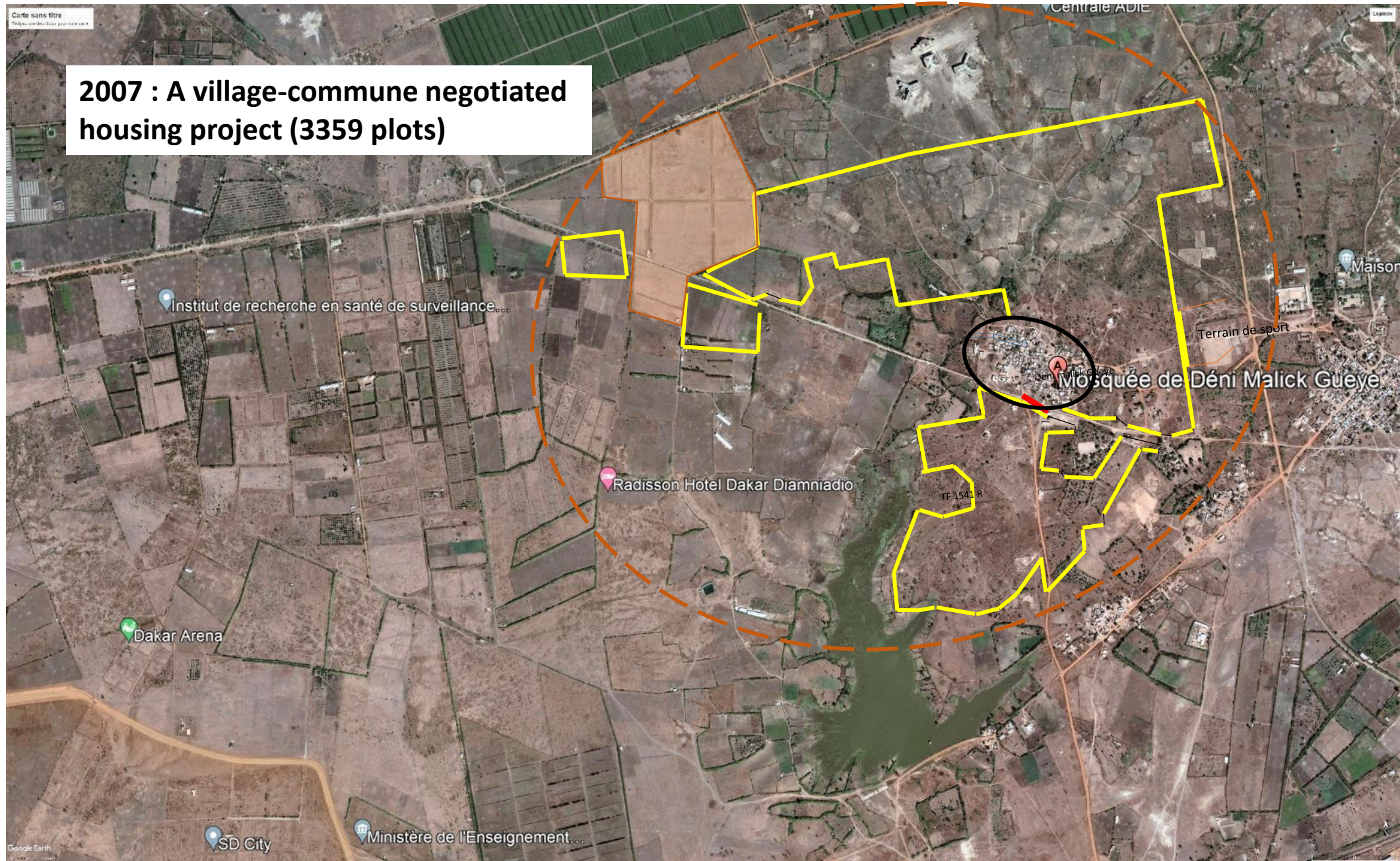
Building in progress

**Women cultivating lady's fingers
on a lost plot, just behind the new Ministry
for agriculture**

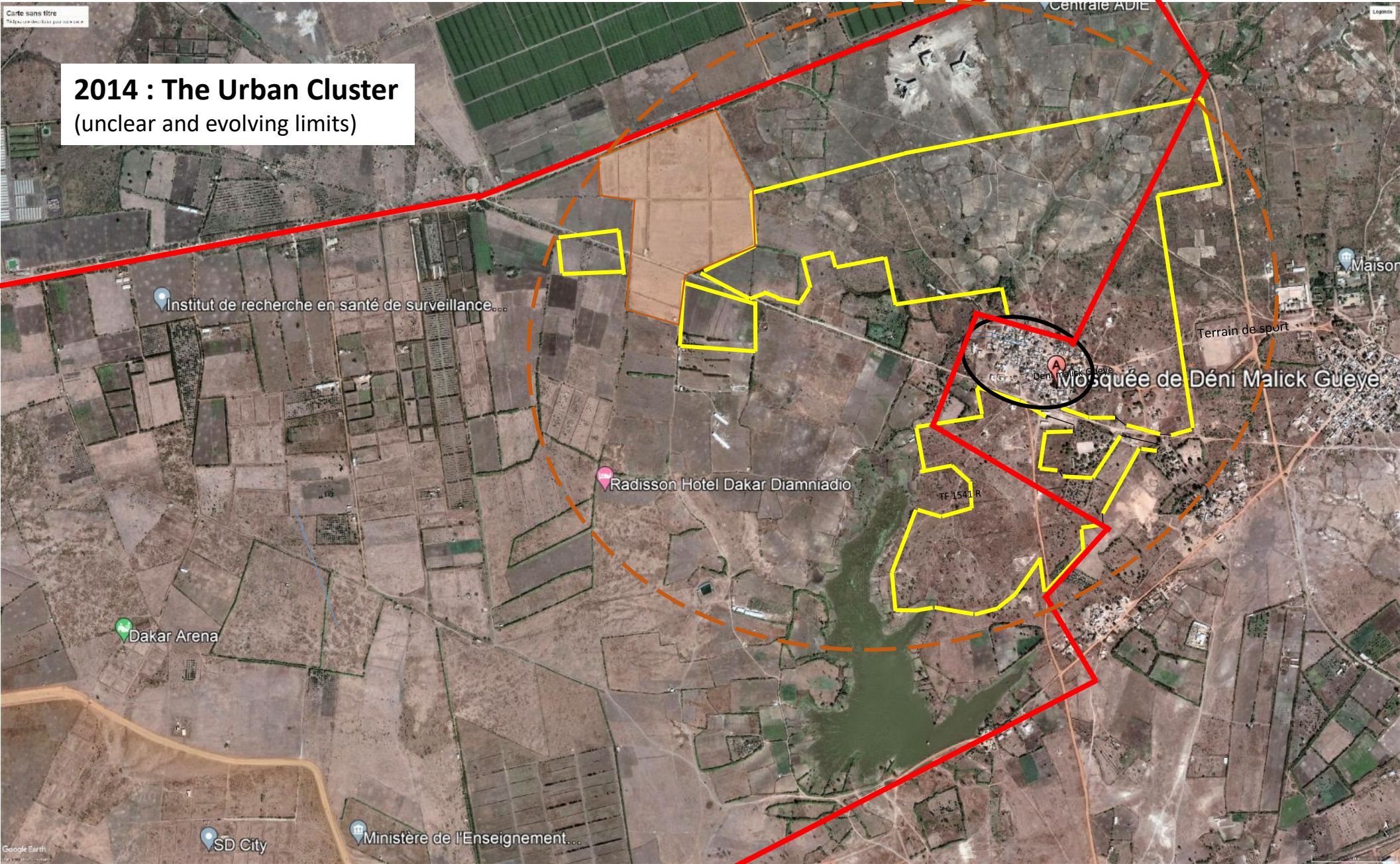


Traces of a housing project

2007 : A village-commune negotiated housing project (3359 plots)



2014 : The Urban Cluster
(unclear and evolving limits)



Cluster buildings avoid places too close to the village

Private projects (hotels) near the village blocked by villagers

Village expansion in or outside housing scheme at the south eastern limits of the Cluster



Deni Malick Gueye people (mainly women) still cultivate high added value rainfed crops for export. Depending on the field location, it is

- a **temporary livelihood on lost but non yet converted land** on New City's territory

- and also a **temporary answer to the failure of village's conversion to town**



Productive irrigated agriculture (1970s->1990s)

Water shortages : failure of intensive agriculture

Housing project (2007)

Urban Cluster : failure of housing project (2012)

Rainfed agriculture until the plot is taken by the Cluster

??



Conclusion

- In a context of urban growth – and also agricultural crisis-, villagers try to negotiate the incorporation of the village into the town and to control land conversion to housing through diverse individual and collective strategies
- These strategies are often blocked by state or state-supported projects, based on land titling
- The mosaic of urban forms is the result of competing initiatives (from state, commune, people) and – sometimes violent - struggles for controlling land and the conversion process
- Diverse stories, within a same village, depending on villagers' strategies, urban projects, temporalities and balance of power

- Villagers are legally feeble in front of state and land titles, even when they have legal papers from the commune
- They often lose their livelihoods and are impoverished by dispossession
- People having bought from them are most often in the same situation
- Further research:
 - History of the irrigation crisis
 - Loss of livelihoods and compensation
 - Conflict and mobilisation: can resistance overcome dispossession?



- Thanks for attention

