

Control of Further Expansion of Spontaneous
Settlements through Land Development
- Villa El Salvador, Lima, Peru

Minor Field Study

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Summary

The limited living areas, population growth and insufficient housing policies have resulted in growing spontaneous settlements in the world. They are formed through illegal occupation of land and contain poorly built shelters located randomly in the outer regions of the city.

The problems due to the spontaneous settlements have been present in the outskirts of Lima since the 1940's and have appeared in many different ways such as land disputes, poverty and lack of infrastructure. Still today the spontaneous settlements are growing in Lima, which is inhabited by approximately 8 million people or a third of the population of Peru.

Like Lima in whole, the district of Villa El Salvador continuously extends its borders. The new areas of the district where DESCO (Centre for Study and Promotion of Development) works can no longer expand due to several reasons. Among these is the fact that these settlements occupy the surroundings of an area with some of the most important archaeological sites in Peru. These are today surrounded by residential areas which the authorities in the surrounding districts fear will expand and occupy the valuable area.

The purpose of this thesis is to find a model to protect the area from an expansion of spontaneous settlements. The proposals only consider possible measures that can be taken in the geographical area of the project area and not measures that could be taken in other parts of Peru or Lima to protect the project area from spontaneous settlements. Due to limited time, the research is only focused on the district of Villa El Salvador even though the site is located between four different districts.

The valuable archaeological area is protected by the National Institute of Culture and national regulations concerning the protection of the cultural patrimony of the state. However, the regulations are not followed and every year new archaeological areas vanish under new settlements. Cultural heritages are threatened all over the world. In the modern society the cultural heritage is not only threatened by aging but due to changing economic and social conditions. To ensure the protection of the cultural heritage UNESCO (The United Nations Educational, Scientific and Cultural Organization) realized an international treaty. Threatened heritages are inscribed in the World Heritage List and have the possibility to be protected and preserved with "international assistance".

Peru has Constitutional legislation which was stated 1993 under the government of Fujimori, who changed the prior constitution and centralised the power to himself. Also the process of planning has been and still is centralised, but today involves actors in the local and regional levels. The plans are initiated in the districts where the local authorities organise reunions with the represents of the inhabitants to increase their participation in the plans. In a later stage the plans are reviewed by the Institute of Planning and approved by the central authorities of Lima.

There have been many attempts to detain the expansion of spontaneous settlements through different national housing policies. They have switched between not allowing and allowing these illegal occupations, but have more or less failed the task to detain spontaneous settlements.

Villa El Salvador is located in the Southern parts of Lima and has a population of 320 000 inhabitants. It was formed by a relocation of immigrants, planned as a self sufficient satellite city by the military government under general Velasco and ran by the local community

CUAVES (Self-Managed Urban Community of Villa El Salvador). Today Villa El Salvador contains of a working society with economical activities dominated by small and medium businesses.

The site area for the thesis is situated at the margin of Villa El Salvador. It is located between Villa El Salvador and the Ruins of Pachacamac, a large area including several ancient pyramids. The major part of the site area is located in the district of Lurin, but is adjacent to the districts of Vila El Salvador, Villa Maria del Triunfo and Pachacamac.

There are counteracting interests in the project area. The major conflicts in the site area have been generated due to the need of living areas for the inhabitants and the protection of the archaeological area by INC (National Institute of Culture). A part from living areas, the inhabitants need and desire more green areas, recreational areas and areas dedicated to the children. INC is designing a plan with the aim to include the Sanctuary of Pachacamac in The World Heritage List. Conflicts have also emerged in the valley of Lurin due to developing plans designed by the Institute of planning and the protection of the valley of Lurin organised by an active local NGO.

There are several ways to detain spontaneous settlements such as removal of settlements and consolidation. This thesis proposes to detain spontaneous settlements by increasing the value of the project area for all actors functioning in the area. This will be accomplished through different proposed methods, which are based on the objectives of the thesis; to enhance the function of the site area, to create a space for needed and missing service and facilities in the developments surrounding the site and to connect the site to the surrounding through different elements.

To enhance the function of the archaeological sites, the thesis proposes to improve the presentation of the sites. This is to be done through the design of an archaeological park, including museums and other elements related to the sites. The archaeological park will be encircled with a green avenue providing missing and needed service in the surrounding area. Large participation by the inhabitants in the creation and maintenance of the parks are recommended. Due to the improvement of the site area through redesigning the roads crossing the site, new constructions of roads have to be performed. The proposed constructions will form a new traffic corridor in the project area collecting traffic from the surrounding districts.

The growing spontaneous settlements have to be detained through the participation of the inhabitants. The thesis proposes to increase the popularity of the project area for the inhabitants through construction of needed and missing service, which will result in larger efforts from the inhabitants to protect the area from further occupations. The popularity of the site is also improved by increasing the accessibility to the site by connecting it to other green areas in the surrounding settlement.

The redesign of roads will increase the popularity of the site and result in needed constructions of roads in other areas. These will be expensive due to the national legislation, which do not entice development. The proposed development will increase the economical activities in the area, improve the living conditions and lower the costs for the society due to smaller amounts of traffic accidents, shorter time of transportation and less environmental pollution. The conclusion of the thesis is that an increase of the popularity of an area results in economic activities and improved housing which will together detain the growing spontaneous settlement.