

**FACULTY OF SOCIAL SCIENCES**



**DEPARTMENT OF LOCAL GOVERNANCE STUDIES**

**THE EMERGING ERA OF LAND BARONS, CHALLENGES FOR LAND GOVERNANCE AND  
DEVELOPMENT CONTROL. A CASE STUDY OF SOUTHLEA PARK HARARE.**

**BY**

**TATENDA MAJOGO (R142713M)**

.....  
**This dissertation is submitted to the Midlands State University to the Department of Local  
Governance Studies in partial fulfilment of the Bachelor of Science Honours Degree in  
Local Governance Studies.**  
.....

**SUPERVISOR: Dr MUTEEMA**

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The undersigned certify that they have read and recommend to the Midlands State University for acceptance, a dissertation entitled, “**The emerging era of land barons, challenges for land governance and development control: a case study of Southlea Park Harare.**” Submitted by Tatenda Majogo in partial fulfillment for a Bachelor of Science Honours Degree in Local Governance Studies.

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## **DECLARATION**

“I, Tatenda Majogo, declare that this dissertation is an outcome of my own effort/work and the investigations of such work have not been offered elsewhere for any purpose. I undertake that any quotation or paraphrase from the publications of another person has been duly accredited in the work which I present for examination and all supplementary sources of material have been shown by means of references.”

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## **DEDICATION**

This research is dedicated to my beloved parents Mrs. C. and Mr. O. Majogo for their backing and to the almighty God for giving me knowledge and wisdom to complete my study.

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## **ABSTRACT**

The research main aim was to investigate the reasons behind the emergence of land barons and their implications for land governance and development, in Harare Southlea Park. The objectives of the study include finding out the major reasons behind the emergence of land barons, and to identify their implications on both land governance and development control. Literature was reviewed in the context of journals, text books and internet sources and analyzed in the background of research objectives. The researcher used a case study research design in carrying out the research and used a sample size of 40 respondents from Harare City Council's: Housing Department employees and Southlea Park residents. Purposive/judgmental sampling technique was used to select council employee's respondents and convenience sampling technique used to select housing cooperative members of Southlea Park respondents. Interviews and questionnaires were used as research instruments. Data collected was presented, interpreted and analyzed through use of graphs, tables and pie charts. The overall response rate from the interviews and questionnaires was 70%. The major findings of the study reviewed the reasons behind the rise of land barons and these include abuse of the Land Reform Programme (2000) by politicians, urbanization as a result of rural-urban migration, corruption and poor town planning. Implications of land barons on land governance and development control also composed the major findings and these include disruption of the water table, disorder, land ownership disputes among others. Recommendations were made by the researcher to combat the land baron crisis and these include fulfillment by the government of Zimbabwe of the 2014 Harare charter of the National Housing Delivery Programme under the ZIM-ASSET that will see Harare province delivering 105 935 houses by 2108 to reduce the council housing backlog, harsh penalties and removal from office politicians abusing land gained through the LRP (2000), distributing it to party followers to gain political mileage so as to discourage such unethical practices amongst corrupt politicians, capacitating the HCC to service land for housing and provision of supplementary land to the Harare City Council for housing service provision so as to reduce the housing backlog which is being exploited by land barons.

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## **LIST OF ACROYMS**

HCC	Harare City Council
LRP	Land Reform Programme
ZTA	Zimbabwe Tobacco Association
GNU	Government of National Unity
ZANU-PF	Zimbabwe African National Union - Patriotic Front
ANC	African National Congress
NGO	Non-Governmental Organization
MDC	Movement for Democratic Change

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# CHAPTER 1

## INTRODUCTION AND BACKGROUND OF THE STUDY

### 1.0 Introduction of the study

The occurrence of illegal settlements remains a prevalent challenge in modern day societies, particularly in urban localities in Zimbabwe. Political and socio-economic factors plays a significant role towards the growth of informal settlements in urban areas. Lack of transparency within the land allocations and politicization of land in Zimbabwe has provided a fertile ground for corruption involving highly muscled politicians, which has led to the evolution of fraudulent housing cooperatives in the hands of land barons occupying state land unlawfully. The evolution of land barons who give desperate home-seekers real nightmare simply aids to show the level of lawlessness that Zimbabwe has generated into over the past years (Muchadenyika, 2015). It is the exploitation of the LRP (2000), by politicians, urbanization as a result of rural-urban migration, poor urban planning and corruption that gave rise to land barons in Zimbabwe. Land barons are taking over spaces reserved for key social amenities such as schools and clinics conveying them to illegal residential areas which is stalling development within the nation. In the light of the above detail, this study seeks to investigate the various factors behind the emergence of land barons and their implications on land governance and development control and come up with possible solutions to combat the crisis with special focus on Southlea Park in Harare.

### 1.1 Background of the study

The foundation for the controversial land dispute in the Zimbabwean humanity was laid by the Land Reform Program of the year 2000 (Mutondoro, 2016). When the Zimbabwean government launched the Land Reform Programme (LRP) in 1999, the nation entered a prolonged socio-economic and political crisis mainly affecting land administration and development control (Mutingwende, 2016). According to Mutondoro (2016), the LRP (2000), also had widespread effects on access to housing land, thus over the years, the key political tool used by the ruling Zimbabwe African National Union (Patriotic Front) (ZANU- [PF]) party was land, especially in rural areas to increase its political mileage over other opposition parties. Later, politicization of

land became popular especially in urban and peri urban areas, were the ruling party (ZANU- PF) used peri-urban farms such as Odar and Caledonia farms to bolster its winning support in the urban constituencies (Mutondoro, 2016). Through ZANU [PF]-aligned co-operatives and land barons, the party became a key player in determining who had access to land for housing and this marked the rising era of land barons (fraudsters) in Zimbabwe (Mutondoro 2016).

Land barons first started appearing after the Land Reform Program of 2000 became popular which was characterized by politically motivated land occupations. During the era of the land reform process considerable state land was sold for a little price, or even released to the public meaning the land could be claimed by anyone for \$1[USD] per square meter (Mafume, 2014). With the ability to buy land quickly and effortlessly, then sell for profit this provided a fertile ground for the emergence of land barons nationwide as they used political muscle to acquire the state land which was gained through the LRP (2000) at low costs or even for free. According to Chiweshe (2016), urban land remains a contested space because of the financial value devoted to it and also it is a political and economic strength which makes urban land a high stake in the political game. According to Sliuzus (2004), urbanization in Sub Saharian Africa is every so often associated with the development of informal settlements. The problem of land barons can be blamed on the chaotic LRP (2000) which fashioned a breed of party affiliated corrupt criminals that seized the confusion to become a law unto themselves (Zhangazha, 2016).

Southlea Park is a settlement sited about 17km south of the capital city of Harare and falls in Harare South Constituency. It was birthed by the government of Zimbabwe's land reform programme of the year 2000. The government acquired and offered a consortium of 56 companies about 605 hectares for housing expansion for the benefit of the company's employees (The Government Gazette, 2006). To date approximately 8000 families are established on the Odar Farm, south of the capital (Chara, 2015). The Odar Farm was held by Zimbabwe Tobacco Association (ZTA), an association of white commercial farmers held under deed transfer number 5816 in an affidavit, Andrew Ferreira, president of ZTA, noted that it was resolved that the remainder of Odar Farm was to be transferred into a company called Senseni Investment (Pvt) Ltd, a subordinate of Vanac Holdings was the investment arm of ZTA (The Government Gazette, 2006). In 2009, Philip Chiyangwa was given a special Power of Attorney to represent ZTA, on the subject of issues surrounding remainder of the Odar Farm (Mutingwende, 2016). In the same



year, ZTA was interdicted from transferring the residue of Odar Farm to Senseni Investment by the High Court of Zimbabwe (Mutingwende, 2016). According to Chara (2015), Ushewekunze Housing Co-operative revealed a chaotic situation in which some members of the consortium were divided and fighting among themselves over land ownership. Land barons seized advantage over the confusion of ownership rights, as they parceled the land and illegally sold it to desperate home seekers (Chara, 2015).

The Southlea Park saga is a manifestation of high level corruption and partisanship of land encompassing the most influential people in society, in connivance with high-level ruling party (ZANU-PF) government officials. The sequence of events reveals manipulation of facts and generation of documents to bring about confusion to cover up the true state of affairs (Chiweshe 2016). According to Chiweshe (2016), to legitimize their existence, these Housing cooperatives under land barons masquerade using the names of dominant politicians and even past liberation heroes such as Mbuya Nehanda Housing Cooperative, Gushungo Housing Cooperative, Teurai Ropa Housing Cooperative only to mention just a few.

It is in this situation of dark linkages of politicians, property developers, abuse of the LRP (2000), poor urban planning, and urbanization as a result of rural-urban migration that gave rise to land barons in Zimbabwe (Muchadenyika 2015). According to Chara (2015), confusions over legitimate land holders between the Pinnacle Property Holdings, CFI Holdings and the Central Government has provided fertile ground for the emergence of Land Barons in Southlea Park as they are taking advantage of these land ownership loopholes parceling and illegally selling land to desperate home seekers. In this regard, this case study will explore the reasons behind the emergence of Land Barons and their implications for land governance and development control placing special focus on Southlea Park, Harare.

## **1.2 Statement of the problem**

Illegal and partisan allocation of state land gained through the LRP (2000), by politically well-connected leaders to desperate home seekers has been the order of the day prevailing within the

current Zimbabwean situation. Lack of transparency within the land allocations in Zimbabwe has provided a bountiful ground for unethical activities resulting in the establishment of dubious housing cooperatives and the emergence of land barons within the nation. In the city of Harare especially in peri-urban areas like Caledonia and Southlea Park the increasing urbanization has not been matched by the council on issues to do with housing delivery and has been a topical issue causing the increasing sprawling of housing cooperatives which are an autonomous association of persons united to meet their economic, social needs and aspirations through jointly owned democratically controlled enterprise (ILO recommendation No 193 [2004]). The city of Harare focusing mainly on Southlea Park has witnessed more cases of land barons invading state land hiding under the names of highly ranked political leaders for personal gain. Local authorities including the Harare City Council are mandated to provide urban housing to the citizens living in urban areas yet the situation on the ground is contrary to what is happening as land barons are now the prominent land holders and distributors illegitimately (Moyo 2001). This study therefore seeks to explore the emergence of the land barons and challenges for land governance and development control within the boundaries of Southlea Park, Harare.

### **1.3 Research objectives**

This study seeks:

- To explore the reasons behind the emergence of land barons, in Harare Southlea Park.
- To examine the implications of land barons for land governance and development control, in Harare Southlea Park.
- To establish solutions to combat land baron crisis, in Harare Southlea Park.

### **1.4 Research questions**

- What has led to the escalation of land baron's crisis, in Harare Southlea Park?
- What are the effects of the emerging problem of land barons on land governance and development control, in Harare Southlea Park?

- What possible solutions can be implemented to combat land baron crisis, in Harare Southlea Park?

### **1.5 Significance of the study**

The 2005 Operation Murambatsvina was a reactionary move by the government of Zimbabwe to deal with the informal settlement crisis which had become popular in the capital. The Operation Restore Order was a maneuver meant to restore order within the capital. Most housing units were destroyed as they were illegal structures. Regardless of all these efforts to deal with the informal settlement crisis, the nation has been witnessing a new child of informal settlements through land barons and addressing this challenge seem to an unrealistic goal by local authorities unless the core causes are dealt with or addressed once and for all. This research was intended at addressing the gaps saturating the political spheres of the nation which are providing fertile ground for corrupt activities leading to parceling of state land by politically muscled individuals before illegally distributing and selling it to desperate home-seekers making colossal profits out of it and to party followers in order to gain political mileage over other parties. The study purposes to come up with long term answers to mitigate the crisis than employing reactionary strategies such as the Operation Restore Order of 2005. Findings draw from Southlea Park case study will provide alternative to solutions to the problem of land corruption, land barons and will also supplement the prevailing literature on land governance and development control.

### **1.6 Limitations of the study**

Limitations have been defined as restrictions and blockages that govern the magnitude to the research studies (Bell 1994). The following are the limitations that the researcher stumbled upon:

- Some members of the cooperatives failed to cooperate with the researcher due to fear of politically well-connected leaders. To overcome this, the researcher thoroughly clarified the reasons and significance of the study to the respondents in the process of gaining their confidence and cooperation.
- Failure to access politically muscled top officials involved in these corrupt land activities. The researcher made use of good relationships with the relevant authorities'

within the cooperatives in order to gain their confidence and provide impartial information.

### **1.7 Delimitation**

The research was carried out in Southlea Park, a high density suburb south of the capital city of Harare. An enormous number of land baron's cases have been reported from the suburb over the years with the area recording more than 35 registered and unregistered housing cooperatives. Therefore the researcher used purposive and convenient sampling techniques to choose only 5 Housing Cooperatives to research on. The reason for this case study is to explore the reasons behind the escalation of land barons and their implications for land governance and development control within the boundaries of Southlea Park in Harare.

### **1.8 Definition of Terms**

- **Land Baron** has been lengthily defined as more than one who owns land, buildings or dwelling units. The operational definition of the term land baron refers to a tenant who buys land at a low price, alters that land in a somewhat unpleasant way, and then sells the land for a much larger price with the goal to make a hefty profit (Mufume, 2014)
- **Governance** refers to the custom of steering or governing, or directing and controlling, a group of people or a state (Barnett, 2000).
- **Land Governance** comprises procedures, policies, processes, and institutions by which land, property and other natural resources are managed (Palmer, 2009).
- **Urbanization** according to Carter (1995), is the growth or expansion of urban cities due to population growth which is related to rural-urban migration.
- **Housing cooperatives** are defined as a lawful recognised association formed by a group of people with a common purpose of housing provision on an on-going basis (International Cooperative Alliance, 2009).

## **1.9 Chapter Summary**

Chapter 1 emphasized on the overview of the study and included background of the study, research objectives and questions, justification of the study and definition of terms. Possible research questions were also highlighted on this chapter which the research intend to realize with regard to land barons and their challenges for land governance and development control. The statement of the problem was outlined in this chapter, highlighting the emergence of land barons and their implications on land governance and development control placing main focus on Southlea Park (Harare).

# CHAPTER II

## LITERATURE REVIEW

### **2.0 Introduction**

The emphasis of the researcher on this chapter was to scrutinize the contributions of other researchers on the subject under study. Chapter 2 is determined to provide an interpretation of publications by previous credited academics on the subject. According to Merriam (1997), literature review provides a hypothetical appraisal of selected theories, which will aid towards the understanding of the research problem under study. Several articles have been published by different credited scholars with different thoughts and interpretations emergence of land barons and their implications for land governance and development control. Special attention will be placed on publications related to emergence of land barons, influences prominent towards the continuous escalation of land barons (fraudsters) as well as the implications of land barons on land governance and development control within the boundaries of Southlea Park, in Harare. This chapter will review literature related to the study and major points of this chapter will include land administration and development control best practices in Zimbabwe, rise of informal settlements in Africa, political environment during the GNU, political power on land governance, fraudulent cooperatives and land developers in Zimbabwe, egalitarian based land ethics, deontological theory, empirical review of South Africa and Tanzania and gaps in literature acknowledged by the researcher.

According to Mutizwa (2010), Illegal settlements and land allocations have concerned Zimbabwe since independence, with hasty migration from rural areas around the country to urban cities in search of better living conditions and job opportunities has been associated to the evolution unlawful housing setups. Land barons in Zimbabwe first started appearing after the LRP of 2000 became popular which was characterized by politically driven land occupations (Nhapi, 2006). The literature offered in this chapter also recognises knowledge gaps which have been left by previous publications encouraging the necessity for additional studies on the emergence of land barons and their implications for land governance and development control. The primary foundations for this chapter literature are government reports, UN reports, scholarly journals,

internet sources and dissertations were accessed focusing on the rise of land barons and challenges they bring forth for land governance and development control in Zimbabwe. While recognizing that internet and media sources may not offer 100% accurate information they were also consulted for this literature review. According to Neuman (2011), both state and independent newspapers publications provides current information hence were also consulted for the literature of this study. Thus both state and self-governing media were also accessed to on the emergence of land barons and their implications for land governance and development control in Southlea Park, Harare.

## **2.1 Land Administration in Zimbabwe**

According to the Mapamula (1993), land administration is the practice of determining, recording and propagating information about ownership, value and usage of land and its related resources. Land governance is the process by which decisions are made regarding the access to and use of land, the manner in which those decisions are executed and the way that conflicting interests in land are reconciled (Mapamula, 1993). Land administration systems should ideally protect state land, reduce land disputes, improve urban planning and infrastructure development and warranty ownership and secure tenure (Mapamula, 1993).The Land Acquisition Act (1992) forms the basis of land governance in Zimbabwe. Zimbabwe inherited a twofold land tenure scheme that provided one group freehold and leasehold tenure and supplementary communal or customary tenure (Mtariswa, 2014). Under the Roman Dutch law that functions in the country primarily freeholds and leaseholds are proficient of being registered, thus formal land administration system was therefore premeditated with the focus on the administration of freeholds and leaseholds (Mtariswa and Paradzayi, 2014). According to Mtariswa and Paradzayi (2014), in Zimbabwe land administration functions are distributed amongst numerous government and non-governmental organizations.

The Zimbabwe Land Commission, established as a consequence of the new constitution is a sovereign commission with the mandate to manage land associated issues around the nation. Surveyor General Department is the custodian of all geo-information regarding to the nation and registration of Deeds. The Deeds registry department is in right for the registration of all dealings affecting land whereas land use, control and valuation is an obligation for Local Planning

Authorities (Mapamula, 2014). The Ministry of Lands and Rural Resettlement is also another imperative actor in the government of land in Zimbabwe with the mandate to administer and manage state land and all land that falls under the resettlement scheme. Environmental Management Act (EMA), is also another important player in the land administration in Zimbabwe with the major role being to protect and manage the environment thus any form of development on land is supposed to have been approved by EMA. Thus land administration process in Zimbabwe is poised with multi-sectoral players responsible for the governance of land and acquisition procedures.

## **2.2 Development Control in Zimbabwe**

Development control can be defined as the practice of safeguarding, refining the physical environment and in particular upholding health, safety, order, amenity, convenience and overall welfare, as well as productivity and economy in the process of development (Chaeruka, 2000). Development control entails how development will take place in an area thus whom builds what, where and when following a set of procedures. In the case of Zimbabwe, the Regional Town and Country Planning Act (Chapter 29:13) is the primary bases used for development control initiatives. A set of procedures are stipulated by the law for any practise of development thus plans for development are supposed to be permitted by local authorities before development takes place. However illegal land developers which include land barons have been bypassing this development control procedures developing council and state land without council approval using political power as a hide out for their illegal activities. According to Chaeruka (2000), development control entails that any form of development ought to take place as set out on the various statements that constitutes the legal regime of planning, for example the Regional Town and Country Planning Act (Chapter 29:13).

Dawkins (1997), stipulates that development control determines what can and cannot be done on land permitting for smooth and transparencies in property consequently the development process is enhanced. Development control can be categorized into two groups' thus operational development and alteration of use (Duxbury, 1993). According to Telling and Duxbury (1993), operational development refers to undertakings that result in some physical modifications to the land (building and mining), whereas alteration of use refers to the purpose to which land or



buildings are devoted (shops to offices). Henceforth it can be said that development control systems governs what structures go where and of what class in terms of building material, pattern and design. Any form of land occupation is mandated to follow the channels stipulated by the legislation thus going through application to local authorities and development approval. Thus development control is a measure to meet uncontrolled development initiatives through the use of various pieces of legislation to guide the principle of development.

Development control is an initiative which makes decisions in the best interest of the community in the long run as it promotes order, peace, security and sustainable development. According to Mareere (2001), everyone in the community is given equivalent chance to participate in development control initiatives, for example developers are given the chance to air their views and participate through submitting planning submissions and the community is afforded the chance to partake through written presentations, attending meetings and submitting objections to anticipated developments by local authorities.

### **2.3 The housing right**

According to the UN Habitat report (2013), around one hundred million people are assumed to be homeless and by 2050 an approximation of more than a billion people around the world will be corporeal in illegal or informal settlements and deficiency. According to the UNICEF report (2000), in Zimbabwe following the introduction of the LRP (2000), by the ZANU-PF controlled administration in 2000, The escalation of city slums continued to at a speedy rate in the early 2000, with the number of Zimbabweans living in these illegal slums growing from 11%(1990) to 19% (2000). Housing right should not merely be considered as having a roof on one's head but rather should be seen as living somewhere safe, orderly and peaceful (UN Habitat report, 2013). In reference to the UN Habitat report of 2013, housing right should be related to a setup or environment where there are social services which include water and sanitation, roads, education facilities and affordable even to the less privileged members of society. Citizens should be protected from issues to do with evictions thus accredited tenure should be guaranteed.

Vancouver Declaration of 1976 it was deliberated that all sovereign governments have an obligation to make available inexpensive housing and amenities as a basic human right. All

governments were obligated to guarantee housing support to its citizens particularly the poor or disadvantaged through various empowerment programmes like the communal action plan strategies. According to the declaration all governments around the world must target to eliminate all interruptions preventing them from realising their services provision roles and also providing equal access to national resources to their citizens.

At the Vancouver Declaration (1976), outcomes established that all nations to embrace the right to housing in their national legislation or laws so as to improve equality upon land accusation processes. Zimbabwe like other nations like South Africa as a result of the Vancouver Declaration of 1976 took a stride advance to include the Housing Right in the constitution amendment number 20 of 2013 which conditions that “the state and all institutions and agencies of government at each level thus national, local and provincial must take reasonable legislative and other measures, within the limits of the resources accessible to them, to allow every person to have admission to acceptable shelter.

#### **2.4 The escalation of informal settlements in Africa**

To appreciate the emergence of informal settlements in Africa, it is essential to recognise that colonial bureaucrats in Africa isolated African cities by demarcating and separating areas into “European” and “African” areas (Mabogunje, 1992). With most countries gaining independence during the 1970’s and the 1980’s, some African cities grew enormously due to rapid population movements into urban areas as the restrictive colonial laws such as the “pass law” were detached (Msindo, Gutsa, Choguya, 2013). The rapid evolution of urban areas in developing world particularly Africa has prompted the challenge of generating innovative approaches to sustainable developments (Jiusto, 2011). According to Sliuzas (2005), urbanization in Sub Saharan Africa is regularly related with extensive growth or development of informal settlements. Emphatically migration from rural areas is one of the root causes of increasing slums in most African towns (Strivastava and Singn 1996). According to Mels (2009), urbanization has steered to the escalation of informal settlements, or shantytowns often branded by residents with little income profiles, living under extreme deficiency conditions, lacking proper financial means and urban infrastructure to cover their elementary needs. The reputation

is therefore given to urbanisation as a fundamental driving factor to the constant escalation of slums in Africa.

#### **2.4.1 Zimbabwe**

The Urban Councils Act (Chapter 29:15) and Regional Town and Country Planning Act (Chapter 29:13) offer a mandate to local authorities to provide housing yet they are incapable to meet the vast demand for land due to land invaders mainly elite politicians (land barons) and dishonest land investors. Rapid rural-urban migration in pursuit of better living conditions and work has been related to housing scarcities caused by hasty urban growth which is not accompanied by equivalent growth in the provision of housing facilities in Zimbabwe. During the pre-independence Zimbabwean era, the colonial government did not permit development of informal settlements around the nation (Zinyama, 1995). The same government also restricted movement from rural to urban areas deprived of a pass, thus there existed racial discrimination amongst Zimbabweans. Following the realization of independence of countries such as Zimbabwe witnessed the removal of pass laws and permanent urban residency was allowed and this strained the capacity of the government to provide urban services such as housing to the citizens, thus people resorted to informal urban settlements for example , between 1982 and 1992, Zimbabwe's urban population doubled as that of the rural areas as the urban population grew from just under 4 million to 5.2 million and by 2000 the number was at 6.8 million (Msindo, Gutsa, Choguya, 2013 ).

The continuous population growth in Zimbabwe due to rural-urban migration, combined with the resettlement of people rendered homeless through what government labelled as Operation Murambatsvina ( Operation Restore Order of 2005), steered the mushrooming of Harare's informal settlements since 2000. By 2012, 30% of Zimbabweans were now living in urban areas, with urbanization increasing at a rate of almost 6 % per year (ZimStats, 2012). Following the introduction of LRP by the ZANU-PF dominated government which began in 2000, the evolution of land barons as evident with areas like Southlea Park, Hopley Farm among others continued at a fast rate in the early 2000s, with the proportion of people living in these kinds of settlements growing from 11% in the 1990 to 17% in 2000 (WHO and UNICEF, 2000).

Masuku (2013) and Zhangazha (2015), offers accounts of an increase in irregular settlements of people for the period of the Government of Nation Unity. Masuku (2013) reports that an estimate of more than 20 informal settlements under illegal holders sprinkled around Harare with some of the major informal settlements include those at Hopley and Porta Farms, Whitecliff, Southlea Park, Jacha and Komboniyatsva in Epworth (ZimStats, 2012).

#### **2.4.2 South Africa**

In South Africa, like various other places around the world, urbanization has led to the escalation of informal settlements, or shantytowns often regarded as by residents of low-income profiles, living under extreme deficiency conditions, lacking the proper financial means and urban infrastructure to shield their basic needs notably Alexander Park among others (Mels, 2009). Advancement of informal settlements in South Africa was complicated by the apartheid era. Starting in 1948, the apartheid era intensified a long period of discrimination against blacks, Indians and coloured people (Mels, 2009). In 1994, with the election of the African National Congress (ANC), apartheid was finally routed. This revolution drastically reformed South African government, as well as the demographics of South African Settlements. New economic opportunities impelled a hefty migration of people from rural to urban informal settlements (Kenney 2011). Furthermore, strict laws shielding the rights of squatters upheld the evolution of informal settlements within major urban areas of South Africa (Mels, 2009).

The new government of the year 1994, was so often incapable to meet the burdens of the migration, leaving many citizens deprived of basic services such as housing, water and sanitation. According to Kenney (2011), lack of services such as water and sanitation, has steered to numerous problems in informal settlements, such as the spread of illnesses and disease within these settlements. Since 1994 the national and local governments have struggled to realize a permanent solution to address water and sanitation concerns (Muller, 2008). The nature of settlements is one of constant change, population densities are high and settlements are constantly growing as people and squatters migrate in hope for employment (Mels 2009). Furthermore, informal settlements are often on land not suitable for expansion, for example in flood prone areas or sloped terrains, making access difficult for trucks and vehicles (Mels, 2009). Informal Settlements are commonly situated far from the main sewer lines and often made on

private land which adds legal impediments when local authorities try to convey basic services such as roads, water and sanitation to such settlements.

These illegal settlements are conveying an enormous number of challenges upon development control as they are being constructed without town planner's approval which leads to rapid spread of diseases as people will be staying closely together. Lack of security and peace is common within illegal settlements as they will not be part of council's development plans which makes them unrecognized settlements far away from clinics, police stations amongst other necessary social facilities.

#### **2.4.2.1 Housing cooperatives in South Africa**

In South Africa, housing cooperatives emerged amid the 1990's, making the development of this sector one of the most contemporary developments in Africa. The housing approach was not initiated by the South African Government, but by a NGO called Cope Housing Association (CHA) with the backing from the Norwegian Government and Rooftops in Canada (Herbst, 2010). According to Herbst (2010), housing cooperatives is the new brain child to alleviate the housing catastrophe in the urban and peri-urban areas of South Africa. The new child development in the sense of the CHA aided the development of about 2000 housing units and this spearheaded the development of statues for the housing cooperative sector and land barons in South Africa.

According to Herbst (2010), many different organizations were established to assist the South African Government with developing a diversified housing system and to promote housing cooperatives thus the establishment of the Co-operative Housing Foundation in South Africa (CHSA) and the Social Housing Foundation. Agevi (2012), notes that although diverse organizations subsidized to the creation and development of the housing co-operative sector, the South African government did take the principal role in stimulating housing cooperatives through the Department of Housing. In 2004, the Cooperative Act No.14 was permitted and this paved way for the registration of housing cooperatives in South Africa (both primary and secondary). Individuals with the capacity to develop land could get land through forming housing cooperatives and sell developed stands to home seekers. This cooperative initiative came as an answer to curb against shanty towns and informal settlements which were on a rapid

increase in the nation due to migration which had an end result of urbanization and this marked the emergence of land barons.

### **2.4.3 Tanzania**

In Dar es Salaam Tanzania, a projected 70% of the population live in informal settlements, with many of the migrants being from other parts of Tanzania in pursuit of better opportunities in the city (World Bank, 2002). According to Mhekela and Kombo (2015), Dar es Salaam is one of the fastest developing cities in Sub Saharian region due to speedy urbanization which is leading to the establishment of informal or unplanned settlements with a wide range of related health problems for inhabitants. According to the World Bank (2002), similar implications like in any other African nation affected by urbanization have also been common in the city of Dar es Salam, in Tanzania with the informal settlers by-passing town planning procedures with the end result of substandard structures being built on non-residential areas and mostly on wet lands has affected the city's water table over the years and created disorderly development.

#### **2.4.3.1 Housing cooperatives in Tanzania**

Housing co-operative can be defined as any form of organization and action in which small or large groups of people undertake co-operatively to obtain housing to be owned by those who occupy it (Mangsteab, 1982). Housing co-operatives in Tanzania came into operation in the late 1960' and early 1970' and have been very influential in various parts of the country with people from low and middle groups (Mhekela and Kombo, 2015). In a bid to match urbanization, urban villages are popular in Tanzania which constitutes of urban neighbouring housing cooperatives and among the popular ones include Mwenge, Sigara, Building Research Unit Co-operative Society-Dar es Salaam and Mapinduzu housing co-operatives (Hdija, 2015). According to Mhekela and Kombo (2015), housing cooperatives came to existence to control the housing challenges which urban cities in Tanzania are facing with Dar es Salaam being the most affected city due to rural-urban migration. These housing cooperatives reside on state land with those individuals with the capacity to buy land (land barons) and develop it through housing cooperatives taking advantage of the prevailing situation. House delivery through housing

cooperatives exhibits affordability to people from low and middle income bracket particularly those desperate home seekers whom are migrating from rural areas to urban cities in search of greener pastures in form of employment opportunities and better living standards.

In Tanzania land has been available for a short-term or long term (34 or 99 years respectively) duration from the government almost free of charge (Nkya, 2001). According to Nkya (2001), land for housing Cooperative is attained through application to the district land officer who scrutinizes and approves it with endorsements to the district plot allocations committee. This has provided economically muscled individuals or groups of people a fruitful ground to acquire state land, develop it and sell housing units to home seekers through the formation of housing cooperatives thus marking the emergence of land barons within the nation. Housing cooperatives in the case of Tanzania emanated as a response to urbanization with cities such as Dar es Salaam recording an increase of population drastically with a projected 70% of the populace living in informal settlements (World Bank, 2002). Land barons in Tanzania play a significant role as protective means for low income household's access to decent housing with urban and peri-urban areas.

## **2.5 Political power on land governance/administration**

Land is at the heart of the political, social and economic organization of most African states, which rely comprehensively on agriculture and natural resource use for a weighty percentage of their national gross domestic product (Mutopo, 2013). This study offer understandings into how systematic corruption and lack of accountability loopholes are manipulated by elite politicians and unscrupulous land investors to benefit themselves and not the nation by parceling in state land for free and re-sell it to desperate home seekers making colossal profits out of the process. According to Marongwe (2013), the period of 2000-2010 represents a lost decade for Zimbabwe which was characterized by Operation Murambatsvina which pursued to bring order to urban centres by terminating illegal urban housing but in turn left more than 800 000 people homeless nationwide and a further 3 million incidentally affected through the loss of livelihoods. Increased corruption and primitive accumulation amongst the political elite has exacerbated pressure for land in urban spaces and this marked the emergence of land barons and land developers to cover the gap left by government and this saw the increase in land related fraud in urban areas

(Marongwe, 2013). Dahl (1957), defines power as when 'A has the control above B to the point that he may get B to do something B would not otherwise do. Thus in this case Land Barons possess enormous power over land which ordinary citizens are denied of.

The work of Bachrach and Baratz (1962), illustrate an alternative definition beyond power being dependent on behaviour and key decisions but is exercised when 'A dedicates his energies to creating and reinforcing social and political values and institutional practices that limit the scope of political process to the public contemplation of only those issues which are comparatively innocuous to A'. This study scrutinizes decisions which succeed and the influence of those who exercise power within the political administrations system on land.

The continued and unchecked expansion of informal settlements in Zimbabwe was laden with political ties since inception in the early 2000 (Mukonoweshuro, 2014). Marongwe (2004) sees the illegitimate settlements under fraudsters emerging as a direct result of the relationships between political ties, power and relocation of people into informal settlements. He argues that the allocation of land under the governments during the LRP (2000) was explicitly politicized that in most cases aspiring settlers were anticipated to be cardholders of the ruling party, ZANU-PF. Political decisions that resulted in the LRP (2000), brought about poor or no planning of informal settlements, making service delivery (water and sanitation, roads, and electricity) very grim to provide (Marongwe, 2003).

ZimStats (2007), report on land corruption notes that, there have been endemic cases of land in the courts but have however been dealt with differently since 2000. Until 1999, Zimbabwe was hailed as one of the countries that valued the judiciary and passed court judgements that were not retrogressive but rather defended the rights of the people (Moyo, 2007). According to Moyo (2007), the fast track land reform was not a programme modelled on equality but rather it sought to pursue the interest of the ruling ZANU-PF party, other government bureaucrats who were sympathetic to ZANU-PF and the war veterans.

This initiative led to most party affiliated members gaining vast amount of land and latter resell the land to desperate home seekers marking the emerging era of land barons within the nation.



Moyo (2007) and Shana (2006) further noted that, the LRP (2000), was a programme that was spontaneous and organized by land hungry politicians (Moyo, 2011). Chambati (2013) notes that, most of the actors involved in the process were corrupt officials who had a history of manipulation of resources as substantiated by different public cases such as the willogate scandal that involved corruption on vehicles. Politics have been prominent within the land allocations post 2000, thus those with political power especially ZANU-PF aligned followers have been parceling in state land corruptly using politics to their defense.

Burstein and Linton (2002) state that political organizations have a considerable impact on policy of a nation. A consideration of the complexity of implementing public policy in a horizontal setting and its potential conflict with representative democracy is made (Mukonoweshuro, 2014). According to Van Der Voort (2009), electoral competition has frequently forced elected official (politicians) to enact policy that is consistent with public opinion while disobeying horizontal governance in order to win re-election. The ZANU-PF party, through the LRP (2000), gave land randomly to its supporters which has stalled development nationwide as the land barons are taking state land for social amenities converting it to residential areas without council approval. Wenzel (2007), notes that if politics dominates governance of public service delivery this may create rent seeking, mismanagement and policy implementation miscarriage which affects development control within a nation.

The prevailing literature on land administration in Zimbabwe has documented that land management in Zimbabwe lacks transparency and accountability and that the institutional framework for land administration is fragment with overlapping responsibilities and pro co-ordination (Chonchol et al 2000, Janneh et al 2000). Many land administration agencies have been created and changed at the whim of the government especially after the land reform program of 2000 (Saller, 2004 ; Jacobs and Chavhunduka, 2003). Some of these structures in land administration originate their power not from the legislation but from the executive, which constitutes and reconstitute them and these include Ministry of Lands, Public Works and Urban Development, President Land Review Committee, Rural District Councils, Traditional Leaders and war veterans Land Reform and Rural Resettlement, Ministry of Agriculture, Mechanization

and Irrigation Development, Ministry of Environment and Natural Resources, Ministry of Local Governance.

Institutional overlaps and the lack of transparency and accountability in land administration has been instrumental in the increase of corruption in the land sector providing fertile ground for the growth of land fraudsters (barons) and has for long threatened to turn land into a tool of unfriendliness of the aspirations of the ordinary citizens. Political willpower has over the past years taken a gigantic step in by-passing all these recognized land administrator institutions, being at the helm of land allocations especially those connected to the ZANU-PF party. The sequence of events exposes manipulation of facts and generation of documents to bring about confusion to cover up the true state of concerns (Chiweshe 2016). According to Chiweshe (2016), to legitimize their existence, these party connected fraudsters form Housing cooperatives using the names of powerful politicians and even former liberation heroes such as Mbuya Nehanda Housing Cooperative, Gushungo Housing Cooperative, Teurai Ropa Housing Cooperative only to mention just a few and at most the Zanu- Pf flag flies side by side with the national flag.

When discussing controversial land allocations in Zimbabwe, political players continue to be visible in the process. Political power is tangled with access to land in urban areas, which is the backbone behind the intensification number of land barons in Zimbabwe. Access to and control over local government structures ensures influence over decisions on land allocations (Chatiza, 2011). Post 2000, in Zimbabwe politics has been engraved within land administration structures and political decisions have been determining ones access to urban land which has resulted in the creation of enormous illegal settlements under significant influence from the ZANU-PF party. A number of political members (ZANU-PF), have emerged with many alleged cases of duplicitous practices, although it is difficult proving key political actors in urban land scams there are examples from city documents and newspapers of a number of land barons whom have been abusing political power to corruptly acquire state land bypassing the law.

## **2.6 The political environment during the Government of National Unity (GNU)**

This section scrutinizes Zimbabwe's political terrain for the period of the GNU. The significance of this analysis is that the environment of political actors and the broader environment of other players such as civil society and land investors provide reasons behind the emergence of land barons (fraudsters) in present day Zimbabwe's. A review conducted by Freedom House of the socio-economic and political situation in Zimbabwe makes reference to the political wars between ZANU-PF and Movement for Democratic Change –Tsvangirai ( MDC-T) from the late 2000 onwards (Booyesen, 2012). Regardless of emerging triumphant in the 29 March 2008 elections, MDC-T was prohibited by ZANU-PF from ascending to power leading to compromise – a political agreement between the two parties (Raftopoulos, 2013). The Global Political Agreement was signed on 15 September 2008 and in February 2009 the Inclusive Government was formed. In the context of Zimbabwe's socio-political fragility after 2000, informal settlements increasingly became arenas where ZANU-PF and the MDC-T, bureaucrats, civil society and citizens were embroiled in politics of decision-making at the national and local levels (Nhapi, 2006).

From 2000, once power politics had begun to take the form of political ambition and contestation between the two main political parties in Zimbabwe (ZANU-PF and MDC-T), this situation influenced a rapid development of most of Harare's informal settlements under land barons (Raftopoulos, 2013). By means of its powers, ZANU-PF allocated un-serviced housing stands to people in return for their political affiliation to the party between 2000 and 2008 (Nhapi, 2006). In one case in point after the 2000 elections, a sizeable number of illegal settlers were allowed by ZANU-PF government to develop an unplanned settlement close to Lake Chivero, situated about 42 kilometers South of Harare. Some of these settlers were removed by the government in June 2005, only to be returned two months later when the government decided to develop 10000 residential stands in that area (Nhapi 2006). It is in this situation of dark linkages of politicians, property developers, abuse of the land reform programme, poor planning, rural-urban migration that gave rise to land barons in Zimbabwe (Muchadenyika 2015). Politically muscled officials started parceling state land using party lines and then reselling the land to desperate home seekers making vast amount of profit out of the process.

Political contestation regarding the informal settlements which had largely been contained when ZANU-PF still made up the majority of government in the period from 2000 to 2008 emerged there after (Mukonoweshuro, 2014). At the conclusion of a power-sharing deal between ZANU-PF and the MDC-T, after the contested 2008 elections, ZANU-PF took charge of central government, while the MDC-T controlled 29 out of 32 urban local authorities, this situation created conflicts between ZANU-PF and Harare City Council (run by MDC-T) on the position regarding the legality of informal settlements (Mukonoweshuro 2014). This then marked the beginning of unforgiving relations between local authorities and illegal settlers which then the nation witnessed early evictions and demolitions of some illegal settlers on council land.

The settlement of people on state land encouraged by senior members of the dominant political party in exchange for votes brought with it challenges on land governance the commonly associated with sanitation challenges (Chatiza 2013). While politics and politicians (fraudsters) coordinated the birth of these illegal settlements, they rarely provided on-going support to residents and typically ignored infrastructure necessities such as roads, schools, clinics and water/sanitation problems that are ubiquitous in these communities adding to the challenges of land governance and development control. The MDC-T dominated local authorities tended to shirk their responsibility, providing little to no services to these so called ZANU-PF slums and failing to make largescale investments thus stalling development in these communities (Chatiza, 2013). Political influence also fueled low willingness to pay for services by the residents of informal settlements as this was encouraged by reluctant politicians (land barons) seeking to find favour from the populace, to set realistic tariffs for water ,sanitation and roads service provision (Manase and Fawcett, 2010). According to Manase (2010) politicians were seen advocating for free service delivery for their constituencies' even where the capacity of residents to pay existed for improved services compromising the power and effectiveness of local authorities stalling development in the end.

## **2.7 Fraudulent cooperatives and land developers in Zimbabwe**

Marongwe, (2008) argues that the LRP (2000) was a defining moment in the history of Zimbabwe's land administration because coherent policy initiatives and planning in urban development was lost at all stages of economic, political and land governance during this period.

Marongwe (2003) and Zamchiya (2011), point out that the LRP became a haphazard policy that existed increasing the number of people acquiring land merely by paying allegiance to ZANU-PF and its cronies. Failure by the government of Zimbabwe to offer adequate housing in urban areas has unlocked the way for the emergence of scandalous land developers and cooperatives that according to several accounts have been behind scams to steal money from helpless home seekers. According to Mukonoweshuro (2014), these land barons pretend to be helping home seekers acquire residential stands yet depriving them of their hard earned cash. According to Mutizwa (2014), land developers such as popular musician Energy Mutodi were detained on allegations of scamming people out money with bogus stands in Mutare. Mutodi according to the paper was facing allegations of swindling unsuspecting home seekers of cash amounting to \$6 million (Mutizwa, 2014).

Various newspaper reports on bogus land developers and housing cooperatives mainly aligned with the ZANU-PF ruling party pointing to a widespread problem within the urban land sector. It is through this huge demand for urban land which is a result of urbanization in which hard working families are losing money to con land bogus within the nation. Over the years several housing cooperatives have appeared in court on charges of fraud and other related crimes, although initially cooperatives and land developers managed to provide thousands of homes. Caledonia and Odar (Southlea Park) Farms in Harare provides good examples of how cooperatives have transformed over the years to be corrupt. There are over 50 housing cooperatives authorized to develop housing at the farms but many people have lost money through double or multiple allocations and selling of fictitious stands to desperate home seekers (Mukonoweshuro, 2014). The big question remains on how most of the cooperatives were given land and authorization to operate as cases of fraud have been dominating the nature of these cooperatives rather than provision of houses. This clearly shows that political and powerful individuals are undermining laid down land acquiring procedures leaving the poor and vulnerable groups left with very few alternatives to access land in urban areas.

According to Mutizwa (2014), housing cooperatives have become the centre of fraud, corruption and abuse of power by the connected elite members mainly those affiliated to the ruling ZANU-PF party. ZANU-PF party members especially the youth have been arrested and charged for

defrauding people funds hiding under influential personalities. According to Chiweshe (2016), to legitimize their existence, these party connected fraudsters form Housing cooperatives using the names of powerful politicians and even former liberation heroes such as Mbuya Nehanda Housing Cooperative, Gushungo Housing Cooperative, Teurai Ropa Housing Cooperative only to mention just a few.

According to Nyakune (2015), Harare City Council has been failing its mandate to service land over the past 20 years due to enormous challenges mainly economic challenges and had abrogated the mandate to housing cooperatives, henceforth providing fertile ground for the mushrooming of illegal settlements and corrupt land barons who stepped in to abuse the mounting backlog on housing.

According to Mutizwa (2014), ZANU-PF Harare Provincial Youth Chairman Godwin Gomwe was detained suspected to have obtain under duress above \$46 000 using the First Lady Grace Mugabe's name. The group reportedly told officials from various housing cooperatives that the land they wanted to build on belonged to the First Lady before demanding bribes to authorize development. This ultimately shows the level of lawlessness the nation has generated into with party aligned members overseeing council land illegally.

Organized corruption and lack of land accountability and transparency have created enormous number of loopholes that are being manipulated by both national and local unscrupulous land investors to benefit themselves and not the nation through selling illegal residential stands to desperate home seekers. These series of events have been affecting development control within local authorities as they are failing to fully benefit from these land invasions. Majority of the land barons are not following the council procedures on acquiring and developing land which is supposed to be a source of revenue to local authorities as land is an asset of local authorities. According to Matondori (2013), unregulated land allocations as well as unregulated participation of economically and politically powerful people have muscled out women and youth from fully participating in land as an economic resource. These unfair and disempowering practices would need to be eliminated for equal participation of both women and youth in land governance to realize economic and social beneficiation from land (Matondori, 2013).

## **2.8 Theoretical Framework**

This segment deals with the theoretical framework applied to this research. The theoretical framework provided here contemplates other scholar's insights on the issues being addressed by the study thus the rise of land barons and challenges they perpetrate upon land governance and development control. The theories presented here explain relationships, interactions and contradictions which may then be functional when examining the rise of land barons and their implication on land governance and development control. The studies presented here provide a general historical perception on the subject of the rising era of land barons and their implications land governance. Chapter 11 provides a theoretical review detailing asserted trends in selected theories, thereby providing for an understanding of the research problem (Merriam 1997). According to Kerlinger (1986), a theory is a set of interrelated constructs, definitions and propositions that present a systematic view of phenomena by specifying relations among variables with the purpose of explaining and predicting phenomenon.

### **2.8.1 Egalitarian Based Land Ethics**

Land is a limited resource whose mis-governance steered most African federations to embark on liberation struggles in an endeavour to achieve transparency, independence and egalitarianism in its allocations and access. According to Thomas (2001), the utility of land in any nation is central to the formulation of its socio-economic and political diaphragm fundamental for national advancement. This theory emphasises on equality whether that be right to land or access to food, thus egalitarianism normally figures in a theory of justice amongst human beings. According to Dworking (2000), an egalitarian favours equality of some sort thus people should be treated the same, treated as equals and get the same in some respect. A well-known egalitarian philosopher John Rawls (1971), argues that the universal idea of equality of opportunity is that the political economy of a society distributes positions that confer distinctive advantages and these should be open to human beings. This has not been the case within the post 2000 Zimbabwe as politically well-muscled land barons have been exploiting the loopholes of the LRP of 2000 to parcel in state land and defrauding it to desperate home seekers mainly those affected by the 2005 Operation Restore Order "Murambatsvina" and party aligned supporters especially the ZANU-

PF youth. Using its powers, ZANU-PF allocated un-serviced housing stands to people in return for their political affiliation to the party between 2000 and 2008 (Nhapi, 2006).

In one instance after the 2000 elections, a sizeable number of illegal settlers were allowed by ZANU-PF government to develop an unplanned settlement close to Lake Chivero, situated 42 kilometers South of Harare (Nhapi, 2006). This lack of justice upon land use has given birth to the increased number of land barons as there is no equality on the issues to do with land as ZANU-PF supporters are stealing state land forming cooperatives. Land ethics claims that humans should view themselves as plain members and citizens of biotic communities not as conquerors of the land (Dworking, 2000). Land ethics postulates that, merits of the applications for a position should track the degree to which the applicants hiring or selection for interaction would boost the fulfilment of the morally innocent purpose of the association by the association bosses.

Local authorities have a mandate to provide land to citizens through the process of applications and waiting list but land barons using political power to bypass these laws allocating land to themselves making huge profits from the unlawful process. An egalitarian based land ethics could provide a strong argument for the preservation of soil fertility and water because it links land and water with the right to food, with the growth of human populations and the decline of soil and water resources (Rawls, 1971). Due to the increase of population within urban cities there has been increased demand for land with it, forcing land invaders to invade land which is not purposed for residential purposes by local authorities such as wetlands which are being converted to residential purposes by land invaders. This has brought water challenges within the city as the water table is being tempered with negatively by these activities by land barons building illegal structures upon such lands affecting development control in such settlements.

### **2.8.2 Deontological Theory**

In moral philosophy, deontological ethics or deontology (from Greek deon, "obligation, and duty") is the normative ethical position that judges the morality of an action based on rules (Bentham, 1826). According to Bentham (1826), deontology mean more generally the knowledge of what is right and proper. Depending on the system of deontological ethics under



consideration, a moral obligation may arise from an external or internal source such as a set of rules inherent to the universe (ethical naturalism), religious law or a set of personal or cultural values, any of which may be in conflict with personal desires (Broad, 1930). Land barons clearly have been violating the law and land acquisition procedures hiding under the shadows of politics. This has resulted in the growth of numerous unregistered and illegitimate housing cooperatives under land barons, parceling and selling state land unlawfully to desperate home seekers which has stalled development over the years.

The emergence of these land barons who give desperate home-seekers real nightmares only serves to highlight the level of lawlessness that the country has degenerated into (Muchadenyika 2015), thus failing to comply with the rule based theory as land allocations are no longer following the legal procedures on land occupations due to corruption. According Nyakune (2015), housing cooperatives have evolved of late to be the centres of corrupt activities mainly by politically muscled government officials and a number of them being arrested for fraud cases. This clearly shows the violation of land occupation procedures (processes) under the inspiration of politics amongst ZANU-PF party followers. Zimbabwe has over the years been ranked as one of the most corrupt countries in the world by various surveys and international ranking such as the Corruption Barometer inter alia and the Corruption Perception Index. According to Scooners et al (2011), land and politics in Zimbabwe are deeply intertwined. This connection exposes land as a resource prone to corruption encompassing politicians mainly and bureaucrats in charge of land management in the nation whom are failing to comply with the law on land development and governance.

The emergence of these land barons who give desperate home-seekers real nightmare only serves to highlight the level of lawlessness that the country has generated into (Muchadenyika 2015). In principle much of the land in Zimbabwe is vested in the Presidency and vesting land in the Presidency means land in Zimbabwe is a pawn in the hands of powerful officers and of the central and local governments, (Jacobs and Chavhunduka 2003). This kind of recognized arrangements has provided fertile ground for the manipulation of authority by politically well-muscled leaders which is enhanced by the lack of transparency, accountability and institutional checks and balances in the top-down system of land administration, governance and development.

### **2.8.3 Gaps in literature**

Review of available literature has revealed that most researchers have placed much emphasis on analyzing the environmental and social implications of illegal settlements under land barons but do not contemplate what causes their development in the first place, an area which the study will explore. Other literature on land barons focuses more on urban upgrading informal settlements and regularizing land baron to be part of the urban plan. According to Hensher and Mistro (2009), urban informal settlement upgrading entails developing the existing informal settlements gradually extending to residents land tenure, infrastructure and social service delivery such as roads, water and sanitation. An informal settlement upgrading programme is also being facilitated by the World Bank (Machida, 2016). Although previous literature focused more on upgrading and regularizing informal settlements and other related issues this study however, places more emphasis on the reasons behind the rise of land barons and their implications on land governance and development control.

According to Steinberg and Siebolds (1982), after the demise of mass housing in most countries in the 1950s and 1960s partial housing of various types were attempted in Africa including core housing and sites service schemes. Such housing schemes failed to keep up with the housing demand and various programmes were tried earlier and much learning and experience has been gained (Burgess, 1992). In a bid to match urbanization, urban villages are popular in Tanzania which constitutes of urban neighbouring housing cooperatives (Hdija, 2015). This clearly confirms that available literature tends to emphasize more on governmental responses to urban illegal settlements sidelining the roots underpinning the emergence of land barons and their implications on land governance and development control.

## **2.9. Chapter Summary**

On this chapter the researcher focused on the valuation of other researchers' observations on the emergence of land barons and challenges for land governance and development control. This chapter highlighted the rise of informal settlements in Africa, the political environment during the GNU, fraudulent cooperatives and land developers in Zimbabwe, political power on land

governance, Egalitarian Based Theory, deontological theory. Chapter 2 aided the researcher identify some literature gaps which had been missed by previous researchers. The next chapter will be centred on the methodology of the research adopted by the researcher in order to realise the study objectives.

## **Chapter III**

### **RESEARCH METHODOLOGY**

#### **3.0 Introduction**

This chapter give emphasis to the complexity of gathering data within a political environment mainly directed by a dominant political party within Southlea Park informal settlement. This chapter's main tenacity is to highlight on the methodologies that the researcher used to collect data. This chapter covers the research design, study location, targeted group of population, sampling techniques, research instruments and ethical considerations that were used to collect data. Thus the chapters aim is to explain the action plan used in the data gathering process for this study.

#### **3.1 Research Design**

Research design is defined as techniques of critical examination in an attempt of find out something about the phenomenon through questioning, gathering and discovering of significant evidence to answer the problem (Steven, 1995). A research design is an action plan for gathering evidence with the aim of unfolding significance and determination of the research so as to enhance the quality of the study which is attainable through healthier understanding of the study (Bell, 2001). A mixed approach was adopted by the research thus both qualitative and quantitative approaches based on a case study situation in an attempt to gain comprehensive evidence on the emergence of land barons and challenges for land governance and development control in Southlea Park, Harare. Mixed research approach is a wide-ranging sort of research in which quantitative and qualitative methods, techniques, or other model characteristics are mixed

in one inclusive study. The researcher used a case study method which permits for in depth account of the factors behind the emergence of land barons and challenges for land governance and development control. A case study is a system which can be adopted when conducting a research which is commonly comprised of researcher explanations and involvement on a particular challenge with the influence of diverse reference sources of evidence (Saunders, 2001).

Qualitative research design is as a technique which can be adopted to define life experiences and provide them a sense of importance (Ballack, 2007). A qualitative research proceeds in a natural setup which allows for active participation of the researcher (Cresswell, 2012). Qualitative research, certifies the academics to study particular matters in gravity and comprehensively, short of fixed classifications of exploration that would else limit the information-gathering process (Patton, 1990). This approach permitted the researcher to gather comprehensive detail on the reasons behind the emergence of land barons and their implications for land governance and development control in Southlea Park. According to Easterby-Smith et al (2002), qualitative research however do not offer statistical accuracy offered by quantitative methods.

The major advantage of using mixed approach when conducting a research, is that when diverse approaches are used to focus on the identical phenomenon and they provide the same result, you have corroboration which means you have superior evidence for the result or findings. This approach allowed the researcher to acquire diverse perceptions from the residents of Southlea Park and council employees on the factors behind the emergence of land barons and their implications for development control and land governance. Mixed research also complement one set of results with another, to magnify a set of results or to discover something that would have been unexploited if solitary a qualitative or quantitative method had been used when conducting a research on a specific study (Tashakkori and Teddlie, 2003).

### **3.2 Study Population**

According to Kombo and Tromp (2008), research population refers to a group of individual, substances or objects from which samples are taken for measurement, or it is a whole group of persons or elements that have at least one thing in common. In this case, study population refers

to the elements targeted by the research study. According to Bell (2001), population encompasses the all-inclusive group of people that the researcher wants to study. To date around 8000 families are settled in Southlea Park, Harare (Chara, 2015). The target study population for the study includes different respondents from Harare City Council Housing Division and local residents within Southlea Park. Sampling is prerequisite to come up with the sample size of the study.

### 3.3 Sample Size

A sample size speak of the total number of essentials in a sample (Bell, 2001). According to Smith (2000), a sample can be defined as a representative set of a large group. The population under study encompassed residence of Southlea Park and Harare City Council Housing Department officials. Selection of respondents was on the heart of knowledge they have on land barons crisis and perception. 5 housing cooperatives with an estimate population of 40 members and 10 Housing Department officials (Harare City Council) were selected for this sample size.

***Table 3.1: Sample Size Composition.***

<b><i>Target Group</i></b>	<b><i>Target Population</i></b>	<b><i>Sample Size</i></b>	<b><i>Sampling Technique</i></b>
Harare City Council Housing Division employees.	20	10	Purposive Sampling
Housing Cooperatives members	8000	80	Convenience Sampling
<b>Total</b>	<b>8020</b>	<b>90</b>	

*Source: Primary Data 2017*

### **3.4 Sampling Techniques**

Sampling refers to the practice of choosing components from the target population of attention, nominated elements or individuals to symbolize the complete target populace under study (Cochran, 1977). The researcher adopted two sampling methods or techniques which availability (convenience) and judgmental (purposive) techniques for data collection. The sample population for this study consists of Southlea Park residents and Harare City Council Housing Department employees.

#### **3.4.1. Availability/Convenience Sampling**

Availability sampling method which is also referred to as convenience sampling technique, is a method of sampling which relies on the populace that is accessible to the researcher thus those elements or individuals available to contribute to study (Bell, 2001). This technique comprises of choosing a particular group or individuals within the study population who meet a certain criteria. The researcher conveniently interviewed those respondents present at their homes in Southlea Park on the day of research. Only those residents who were around completed the questionnaires and answered to interview questions structured by the researcher.

#### **3.4.2 Purposive/Judgmental Sampling**

Purposive sampling is carried out with a determination in mind thus certain individuals or groups are selected based upon believability of being informative towards the study. According to Sylvester (2005), in judgmental method of sampling the academia pick out elements or individuals expected to possess valuable knowledge or information valuable to the study. Key focus was on selected participants whom were able to offer relevant information for the efficiency of the study. The researcher purposively selected housing cooperative chairpersons to be part of the researcher because they poses vast amount of knowledge on land barons. The researcher purposively selected HCC: Housing department employees to be part of the research because they have vast amount of knowledge pertaining land barons as it is the department that deals with land and housing related issues within the council.

### **3.5 Data collection instruments**

Research instruments are tools used in the collection of data/information which is relevant in substantiating the research objectives (Bell, 2001). In order to realize the research objectives, data was primarily collected from primary sources through the use of interviews and questionnaires. In this research in depth interviews with Southlea Park residents were selected to give answers on the phenomenon under study and due to the nature of land and involvement of different political powerful officials in the land invasions questionnaires were used to obtain information from the HCC: Department of Housing employees.

#### **3.5.1 Questionnaires**

Questionnaires consists of a list of survey questions planned to answer specific questions on a particular topic or case of interest. There are 2 sorts of questionnaires that can be used to yield the structure of questions which are open ended and closed questionnaires. Open ended questionnaire questions offer room for respondents to freely express their opinions on a certain study without restrictions from the researcher, whilst closed questionnaires questions limit the respondents to answer to alternatives provided by the researcher. The principal determination of questionnaires is to assemble data that can be analyzed in an impartial manner. Carman (2010), postulates that respondents need to appreciate and understand the subject and inscribe relevant information to the research therefore the research adopted the open ended questionnaires. Questionnaires was given to the employees of Harare City Council Housing Department.

##### **3.5.1.2 Advantages of a questionnaire**

- Due to the political nature of land invasions by land barons, questionnaires provided room for all respondents to give their honest opinion as the researcher made sure that the participants remained anonymous and gave assurance that they will not be held accountable for their opinions.
- Questionnaires permitted for data collection in large magnitudes over a short space of spell.
- It included many contributors such that diverse opinions/views are gathered.
- Questionnaires results are easily quantifiable.

- Questionnaires are time saving, cheap and fast.

### **3.5.1.3 Disadvantages of a questionnaire**

- Questionnaires sent some were not returned.
- Some participants did not cooperate in providing information.

## **3.5.2 Interviews**

The researcher made use of interviews both structured and unstructured interviews. According to Bell (1997), interviews can be defined as a conversation between interviewer and respondent with the drive of eliciting certain material from the respondent. Interview is the favourite procedural device for qualitative research (Denzin and Lincoln, 2005). Interviewing method was used to collect data from Southlea Park residents to get information on the phenomenon of the emergence of land barons and the implications for land governance and development control. Nadier (1977), notes that face to face discussions are self-communicating and accept the establishment of a connection with the person being interviewed, thus interviews permits a better understanding of the interviewee's social authenticities from the interviewee's own perspective. The researcher interviewed (both structured and unstructured) Southlea Park residents who represented several housing cooperatives.

### **3.5.2.1 Advantages of interviews**

- Questions were interpreted to vernacular tongue to suit certain respondents and this made available a superior room for data collection from in depth responses.
- Interviews provided room for observations of non-verbal actions of the respondents which aided in depth data collection.
- Interviews permitted greater flexibility in phrasing, organizing and direction, as the researcher was able to interpret and offer clearness on the questions to the participants.



### **3.5.2.2 Disadvantages of interviews**

- Due to the political nature of land baron crisis and land governance, some respondents did not fully cooperate.
- Interviews were time consuming.
- Some participants felt uncomfortable to offer honest opinions due to fear of the results.

### **3.6 Secondary Data Collection**

Secondary material was gathered from guides and documents such as Harare City Council housing cooperatives reports, Harare City Council Housing Policy 2012, newspaper reports, journals and internet sources. Issues which embrace activities of land barons, effects for development control and land governance was collected from these secondary sources.

### **3.7 Pre-testing**

Pretesting contains steering an experiment or a trial in training of the actual study to be conducted (Bell, 2001). Pretesting of questionnaires and interview guide was done on Harare residents whom are aware of the land baron crisis that have been common of late. This permitted the researcher to take cognizance of the questions that the respondents participating in the pretesting process failed to grasp full understanding before the real data collection process. The pretesting practice uncovered the aspects that needed alterations.

### **3.8 Ethical Considerations**

Ethics or morals can be regarded as following the right procedures where necessary when undertaking a research study (Bell, 2001). To overcome immoral practices the researcher pursued authorization from the council to issue questionnaires to its employees. To conduct interviews with Southlea Park residence the researcher pursued permission from them. Confidentiality of respondent's identity was assured by the researcher and during interviews respondents were not forced to answer questions they were not comfortable with. Gathered data remained private and confidential and was not be published in any sort without participant's approval. Due to the political nature of the study, names of the respondents were kept anonymous

### **3.9 Chapter Summary**

This chapter was equipped to describe the data gathering process was organized and implemented. Research methods, data gathering process, sampling techniques and methods the researcher used were part of this Chapter. The following chapter is going to look at data analysis and presentation.

## **Chapter IV**

### **Data Presentation and Analysis and Discussions**

#### **4.0 Introduction**

This chapter centers on the data collected by the researcher and an overview analysis on the research results. Data which was gathered by the researcher will be analyzed and presented in this chapter. This captures and presents data collected by the researcher through interviews and questionnaires with the objective being to find the reasons behind the rise of land barons and their implications for land governance and development control. Data is going to be presented in the form of graphs, pie charts and tables.

#### **This chapter is responding to the following research objectives:**

- To explore the reasons behind the emergence of land barons, in Harare Southlea Park.
- To examine the implications of land barons for land governance in Harare Southlea Park.
- To examine the implications of land barons for development control and service provision in Harare Southlea Park.
- To establish solutions to combat land baron crisis, in Harare Southlea Park.

#### 4.1 Response Rate: Questionnaire

The researcher distributed 90 questionnaires to the respondents, 10 to the Harare City Council employees: Housing Department and 80 issued out to Southlea Park residents. The table below illustrates the questionnaires response rate.

*Table 4.2: Questionnaire response rate*

<b>Respondents</b>	<b>Sample Size</b>	<b>Response</b>	<b>Response Percentage % rate</b>
HCC employees: Housing Department	10	10	100%
Southlea Park residents	80	64	80%
<b>Total</b>	<b>90</b>	<b>74</b>	<b>82%</b>

*Source: Research Data 2017*

The response rate of HCC: Housing Division employees was 100 % as all questionnaires were magnificently completed and Southlea Park resident's response rate was 80 %. The overall questionnaires response rate between HCC: Housing Department employees and Southlea Park residents was 82 % as illustrated by the above table.

#### 4.1.2. Response Rate: Interview

Interviews were conducted by the investigator to enhance more significance in research. The response rate was 60% and the primary reason was that most residents were not found on their homesteads as most of them were reportedly to be involved in entrepreneur informal small businesses hence could not meet with the researcher as they could spent the whole day doing their businesses. From the targeted 80 sample size from the Southlea Park residents only 48 residents were able to participate in the interviews.



*Figure 4.1: Interview response rate*

*Source: Research data 2017*

### 4.1.3 Overall Response Rate: Questionnaires and Interviews

The data collected from both questionnaires and interviews gave an overall response rate of 70%. A research is said to be valuable, reliable and acceptable if at least 60% of the target population provide information for the research (Saunders, 2001). Thus the overall response rate of 70%, essentially is a reflection that the research findings were valid and can give a comprehensive analysis of the research topic under study which is the rising era of land barons and their implications for land governance and development control, in Harare Southlea Park.

## 4.2 Demographic data of the respondents

The response rate is shown on the table below

### 4.2.1 Gender

*Table 4.3: Demographic gender data*

<b>Gender</b>	<b>Questionnaires</b>	<b>Interviews</b>	<b>Total</b>	<b>Percentage</b>
	HCC: Housing Department employees	Southlea Park residents		
<b>Male</b>	4	23	<b>27</b>	<b>46.6%</b>
<b>Female</b>	6	25	<b>31</b>	<b>53.4%</b>

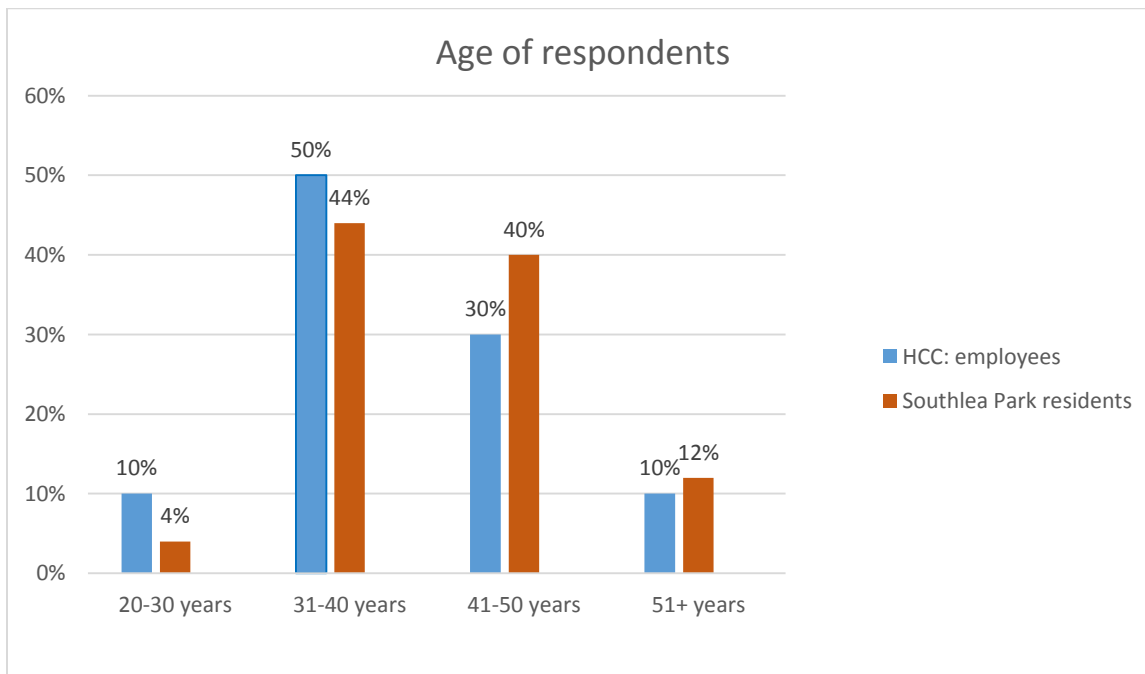
*Source: Research data 2017*

The demographic data that was collected on gender shows that 53.4% were female respondents while 46.6% were male respondents as summarized by the above table. Table 4.3 shows a greater number of female respondents than males from both the HCC employees and the Southlea Park residents. According to Vakil (1994), the growing higher appearance of female is possibly due to the fact that woman are now displaying more concern in shelter related issues.

### 4.2.2 Age of Respondents

The figure below illustrates that 50% of the housing department (HCC) employees who responded to the questionnaires were within the age range of 31-40 years. The age groups 31+ years represent the most experienced employees with more experience of working with housing cooperatives hence provided the researcher with valuable information on the phenomena under study. On the other hand the figure shows that more than half of the Southlea Park residents responded to the questionnaires and interviewed are within the range of 31-40 and 41-50 years which represents the youthful group and the most economically active group in the nation respectively actively being involved in land issues of empowerment under the LRP (2000).

*Figure 4.2: Demographic data on the age of respondents*

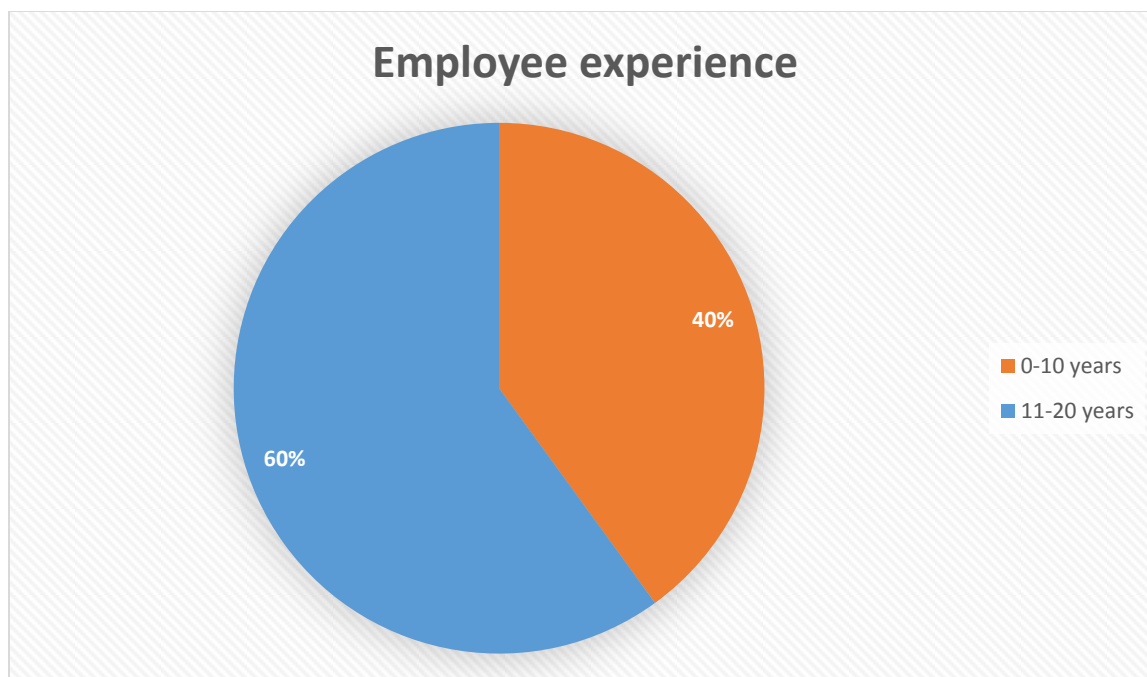


*Source: Research data 2017*

### 4.2.3 Work experience of HCC: Housing Department employees

The figure 3 below shows that 60% of the employees who responded to the questionnaire have been working at HCC: Housing Department for 11-20 years. This implies that the majority respondents have vast experience and knowledge about housing cooperatives and land barons. On the other hand, 40% of the employees at HCC: Housing department are yet to reach 10 years working with the organization but have knowledge about land barons since the crisis is of recent years.

*Figure 4.3: Demographic on the work experience of HCC: Housing Department employees*

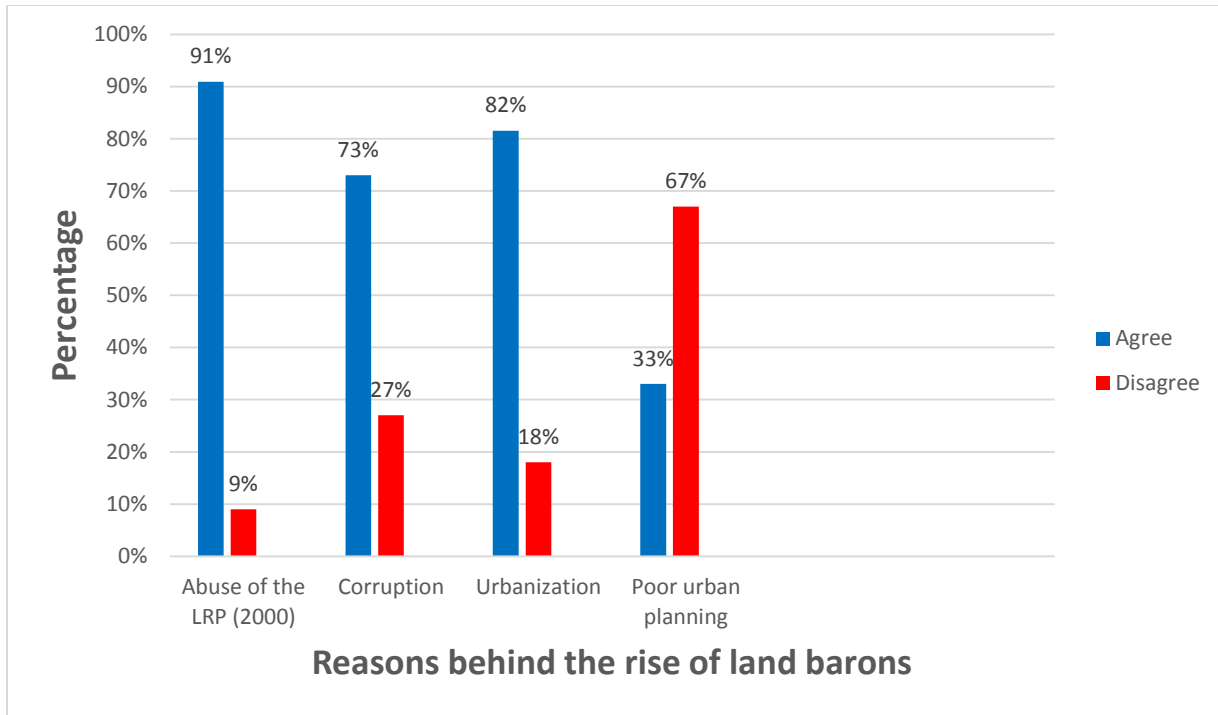


Source: Research data 2017

### 4.3 Reasons behind the rise of land barons

*Figure 4.4: HCC: Housing Department employees and Southlea Park residents' perceptions on the reason behind the rise of land barons*





*Source: Research data 2017*

The questionnaires that were given to the HCC: housing department employees and Southlea Park residents, 91% of the respondents cited that abuse of the land reform programme (2000) by politicians is the major reason behind the rise of the land barons in Zimbabwe. Respondents blamed the ruling party (ZANU-PF) for the rise of land barons as they argued that the party is abusing state land which they acquired through the LRP (2000) distributing it illegally to gain political support. They noted that politically well-muscled individuals have been parceling in state land using the LRP (2000), respondents allege that they acquire much land around the nation for free and then resell the land to desperate home-seekers. Respondents also noted that land has been distributed on partisan lines providing fertile grounds for the most influential party leaders to gain vast amounts of land and sell it to the underprivileged making huge amounts of profits from the process. This is in consistency with Nhapi (2006), who notes that land barons in Zimbabwe first started appearing after the LRP (2000) became popular which was characterized by politically motivated land occupations. About 9% of the respondents (employees and residents), were in disagreement with the verdict arguing that the LRP (2000) is fulfilling its

mandate of equal distribution of land to all citizens despite party affiliations and citing other factors as the reasons behind the rise of the land barons.

From the above figure 4.4, 82% of the respondents noted that urbanization has provided a fertile ground for the manifestation of land barons as the growth of the city is bringing in issues to do with city expansion which the local authority is failing to match in terms of provision of social services such as housing. Respondents also mentioned that the rise in demand of housing land with the available land due to continued rural – urban migration in search of greener pastures has triggered the rise of land barons who saw an opportunity to acquire and sell land to desperate home-seekers. They noted that ordinary citizens are taking more than 5 years on local authority’s waiting lists to acquire residential stands, which the land barons are taking to their advantage to offer residential stands to those tired of waiting using strong party names or late heroes to invade state land leading to the creation of informal settlements. This is in agreement Mutizwa (2010) who notes that, the rapid rural-urban migration in search of healthier living environment and job opportunities has led to the growth of informal settlements under land barons. Mukonoweshuro (2014) also correspond with the above notion arguing that it is through this huge demand for urban land which is a result of urbanization in which hard working families are losing money to con land bogus within the nation.

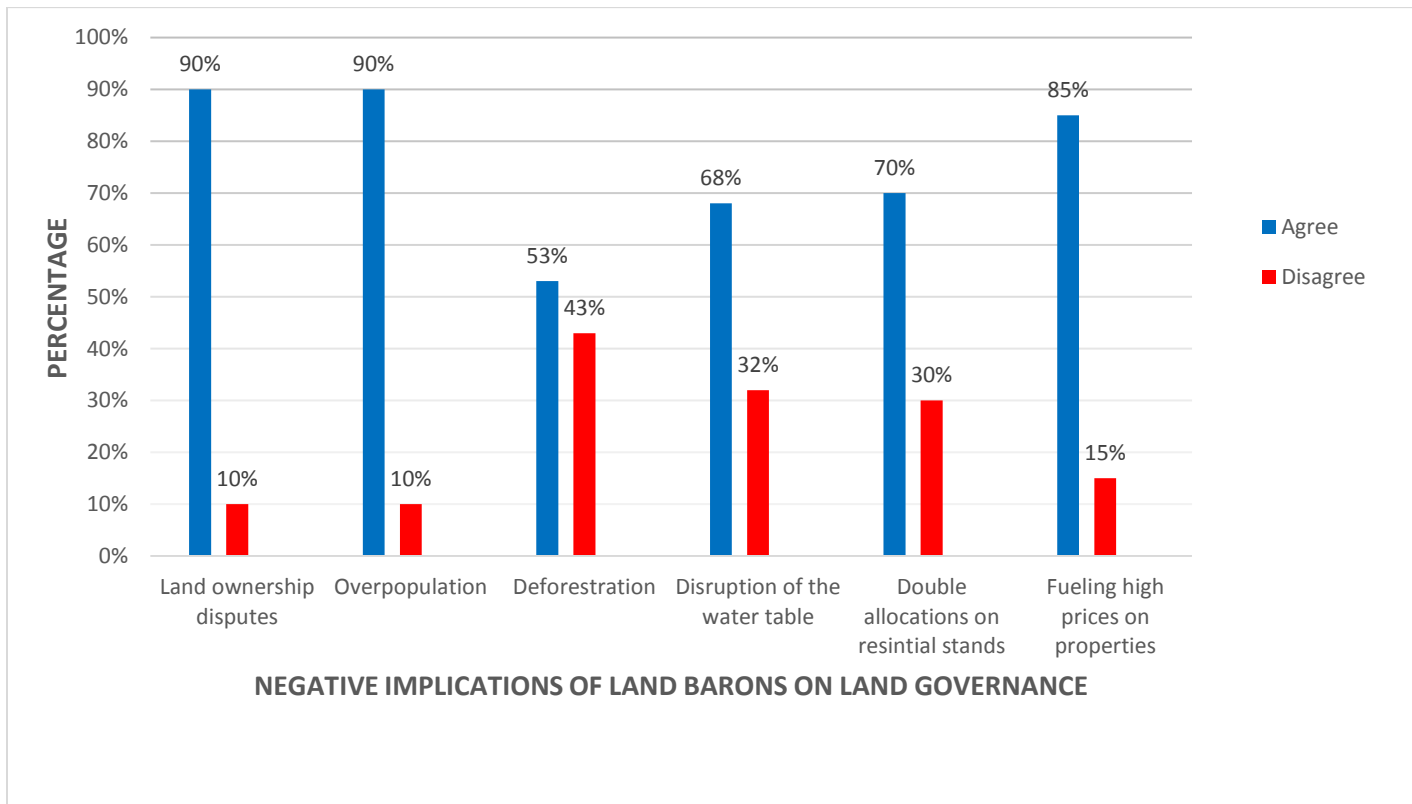
Figure 4.4 reviews that 67% of the respondents cited that poor urban planning by the city fathers has provided room for the rise of land barons as poor planning loopholes are being exploited by politically well-connected individuals to gain much of the unserviced land. One of the chairpersons interviewed by the researcher noted that through facts manipulation to gain state land and resale it to desperate home seekers making huge sums of profits out of it has led to the rise of land barons in Zimbabwe. 73% of the respondents also cited corruption as another factor behind the rise of land barons. The respondents argued that due to the highly politicized nature of land in Zimbabwe, corruption in land dealings have been playing a role towards the escalation of land barons in both rural and urban areas. The respondents further noted that due to dark political linkages between politicians and fraudulent land developers much of the state land gained through the LRP (2000) has been stolen through manipulation of facts and bribes by politicians converting the land into residential stands and selling it to desperate home seekers. This relates to Marongwe (2013), who notes that increased corruption and primitive accumulation amongst the

political elite has exacerbated pressure for land in urban spaces and this marked the rise of land barons and land developers to cover the gap left by government and this saw the increase in land related fraud in urban areas.

#### 4.4 Implications of land barons for land governance

##### 4.4.1 Negative implications of land barons for land governance

*Figure 4.5: Employee and residents perceptions on the negative implications of land barons for land governance*



Source: Research data 2017

According to the Southlea Park residents interviewed by the researcher, 90% cited that land ownership disputes have been the order of the day since settling on the Odar Farm area. They

argued that land barons are selling already sold properties resulting in double allocations of residential stands which is leading to land disputes and conflicts between residents. One of the chairpersons reported that, land disputes between Southlea Park residents and Senseni Investments (Chiyangwa's company), have been ongoing since 2009 and the residents have been told to pay \$5000 each to Senseni Investment the claiming owner of the Odar Farm or they face eviction. One of the chairperson noted that, they were given the land by the ZANU-PF party and have been staying at the farm since the LRP of 2000 and after nearly 18 years of settlement they are facing notices of eviction if they do not pay the required \$5000 to Chiyangwa's company. They noted that they require to know the legitimate owner of the Odar Farm before paying to Senseni Investment Company. This relates to Mukonoweshuro (2014), who notes that there are more than 50 housing cooperatives authorized to develop houses at the Odar Farm but many people have lost money through double or multiple allocations and selling of fictitious stands by land barons to desperate home-seekers.

Double allocations of stands is also another challenge noted by respondents which is affecting development control. During analysis the researcher noted that about 70% of the respondents identified political linkages as a challenge affecting operations and progress in their respective cooperatives. They argued that politicians force management to allocate stands to members that support their political parties and some of them are bringing in their own people and relatives in their housing cooperatives to be allocated stands which is resulting in double allocation of stands leading to disputes and conflict amongst residents. According to Bratton and Musungure (2011) as cited by Mungoni (2014:16), political leader are motivated by a desire to achieve, retain and exercise power that is why they interfere in issues that benefit them. This correspond to a study conducted by Mungoni (2014), who cited that most politicians are going further to an extent of manipulating and arm twisting housing cooperatives for their own political advantage thus to gain re-election.

The figure 4.4.1 shows that 85% of the respondents cited that land barons are fueling prices on properties. One of the chairpersons noted that in 2014, Southlea Park residents approached the high court seeking for an order to stop the Senseni Investment (Chiyangwa's company) from demanding "compensation" money from about 8000 people who are settled at the Odar farm. They noted that due to multiple claiming owners of the Odar farm they are being forced to pay

twice for one residential stand due to the fear of eviction thus land barons are fueling prices on properties as the residents are not sure or lack clarity on the rightful owners of the land, said one of the chairpersons.

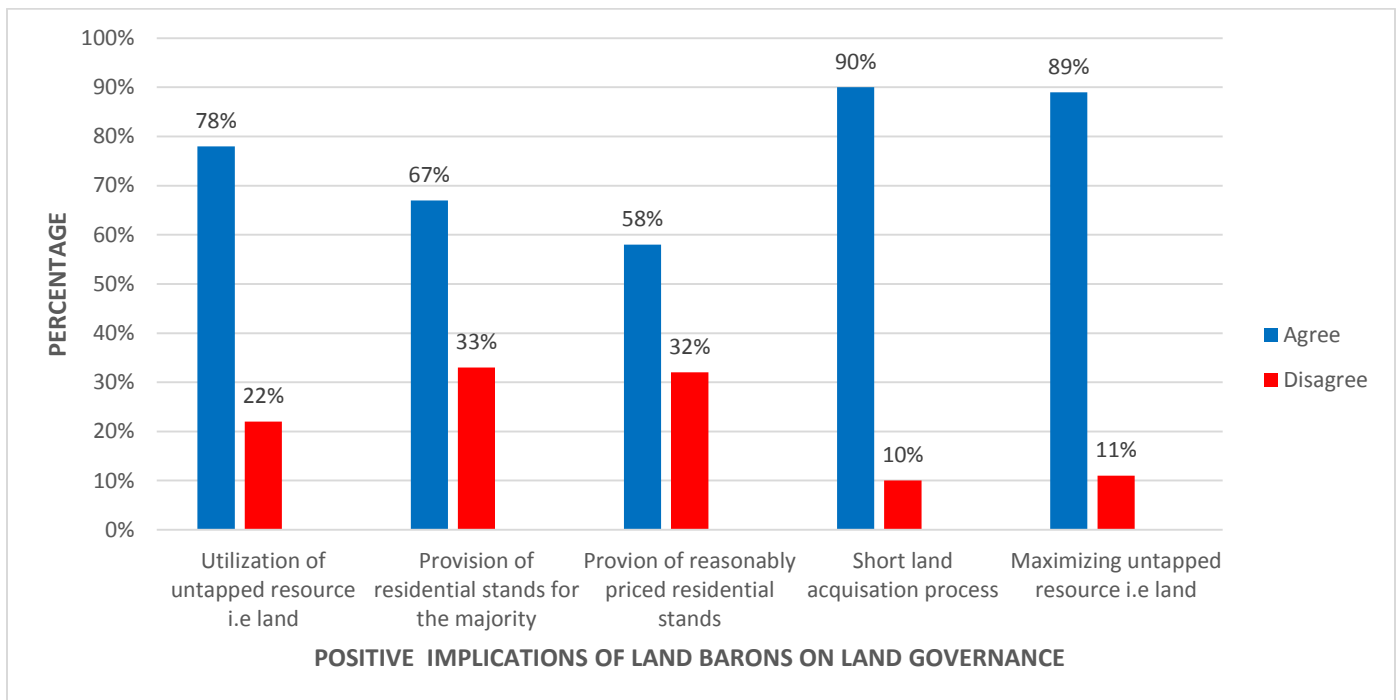
The figure 4.4.1 reviews that 68% of the HCC: Housing Department respondents noted that, land barons have been selling stands on wet lands which has affected the water table of the city. Most housing units are being built on wet lands not recommended by the law as such initiatives affects the water table. Most residents in such areas cited that during rain seasons they live in fear of floods as in some parts water flows through their door steps. According to HHC: Housing Department employees since most residents are building their structures without following the formal procedures deforestation has been happening without the approval of the land management board such as Environmental Management Act (EMA). Trees have been cut down just to facilitate construction of residential homes without any investigation from EMA. This supported by Chatiza (2013), who notes that settlement of people on state land encouraged by senior members of the dominant political party in exchange for votes brought with it challenges on land governance the commonly associated with water and sanitation challenges. This contradicts with the egalitarian based land ethics which provides a strong argument for the preservation of soil fertility and water (Dworking, 2000). According to Dworking (2000), on the egalitarian theory citizens should view themselves as plain members of the biotic communities not as conquerors of the land.

About 90% of the respondents interviewed by the researcher, noted that land barons continue to sell stands but the Odar farm is almost if full leading to over population which is a limiting factor towards development. One of the respondents argued that due to the increase in numbers in Southlea Park their initial 200 square meter stands have been reduced of late to as little as 150 square meters which is not sufficient enough for standard development. One of the chairpersons, argued that politicians keep forcing management of housing cooperatives to allocate stands to members of their political parties and some of them are bringing in their own people and relatives in their housing cooperatives to be allocated stands which is resulting in double allocation of stands leading to disputes and conflict amongst residents. This relates to Gukurume (2012), who notes that most if not all informal settlements in Harare are experiencing population

boom and poor housing policy which is leading to a number of challenges particularly protracted struggles for basic social services such and water and sanitation.

#### 4.4.2 Positive implications of land barons on land governance

*Figure 4.6: Southlea Park residents and HCC: housing department employees perceptions on the positive implications of land barons on land governance*



Source: Research data 2017

According to the Southlea Park residents interviewed by the researcher, 67% of the respondents argued that land barons are playing a pivotal role in the provision of residential stands to the majority. One of the chairpersons argued that they would have not acquired residential stands through the council because of the bureaucratic process of acquiring residential stands and corruption within councils. They noted that due to corruption within local authorities they never dreamed of acquiring residential stands but due to land barons intervention that gap has been

reduced as they now own pieces of lands for residential purposes thus they sense an element of equality upon land acquisition. This relates to Thomas (2001) who argues that, land is a limited resource and should be based on the principles of transparency, independence and egalitarianism in its allocations. Thus the respondents argued that the land barons are playing a pivotal role on closing the gap between the haves and have notes through the provision of residential stands to the less privileged thus promoting equality upon land. However about 33% of council employees and residents argued that land barons have not been doing much good as they are affecting the nations planning process in terms of land governance. HCC: employees noted that most of the land barons are occupying land reserved for other social amenities such as schools converting it to residential purposes which is against the law and has had consequences of late which include loss of property and building material through demolitions and evictions. This is in line with Chambati (2013), who notes that ,politics have been prominent within the land allocations post 2000, thus those with political power especially ZANU-PF aligned followers have been parceling state land corruptly using politics to their defense.

Figure 4.6 reviews that, 58% of the respondents considered land barons to be offering reasonable prized residential stands as compared to local authorities. They argued that council residential stands are not affordable to the poor hence they have turned to land barons as they provide reasonably prized stands to the poor. Southlea park residents argued that housing cooperatives provide room for installment payments which is an advantage considering the economic crisis the nation is experiencing. However Zinyama etal (1995: 41) contradicted with the notion citing that the immoral reputation that housing cooperatives have has made them unpopular among residence who fear to invest their money only to lose it later to fraud and corruption. This relates to Mukonoweshuro (2014) who notes that, land barons pretend to be helping home seekers acquire residential stands yet depriving them of their hard earned cash. About 32% of the respondents argued that instead of providing reasonably prized stands to the less privileged land barons have been stealing from desperate home seekers trying to cover up their corrupt activities by double allocations of stands to two members leading to conflicts and disputes amongst residents.

About 78% of the residents noted that land barons have been playing a part in the utilization of the untapped resource i.e. land. They noted that vast amount of land is being left unutilized due to the lack of capacity by the local authorities to develop such areas into serviced residential stands. Most of the chairpersons interviewed reviewed that land barons through housing cooperatives have been playing a major role in housing provisions covering the gap being left out by the government and local authorities on service provision such as housing to the majority and less privileged.

About 89% of the respondents considered land barons as playing a pivotal role in covering the gaps which are being left wide open by the government and in this case maximizing untapped resources such as land putting it to great use through housing provision for the majority. They complained that vast amount of land is being left unutilized due to the lack of capacity by local authorities to develop such land hence housing cooperatives under land barons are playing a pivotal role in the utilization of those untapped resources. One of the chairpersons interviewed by the researcher argued that most people are struggling to get residential stands in and around Harare due to the bureaucratic process of land acquisition and corruption within councils hence land baron are playing a role in covering such a distant gap. Thus land barons are upholding the egalitarian land based ethics as they are promoting equality towards land. However about 11% of the respondents cited that land barons exploiting the land resource rather than maximizing it as they are selling stands on land with terrains not suitable for settlement and some even in wet let lands. They argue that some areas are hazardous for residential purposes as they are prone to floods during rain seasons and water borne diseases. Some residents cited that they fear the worst in rainy season's because they have been allocated in wetlands.

From the interviews conducted by the researcher about 90% of the residents cited that land barons are offering a short route of land acquisitions as compared to bureaucratic process within councils. Most of them argued that they have been on council waiting lists of stands for more than 10years now and since have reverted to housing cooperatives which offers a better and faster option as compared to councils. 10% of the residents interviewed by the researcher argued that though the process is fast it does not guarantee safety to them as they have been relocated several times and fear demolitions as the procedures they occupied the land does not meet the councils requirements. They cited that land barons are manipulating facts and papers to crook

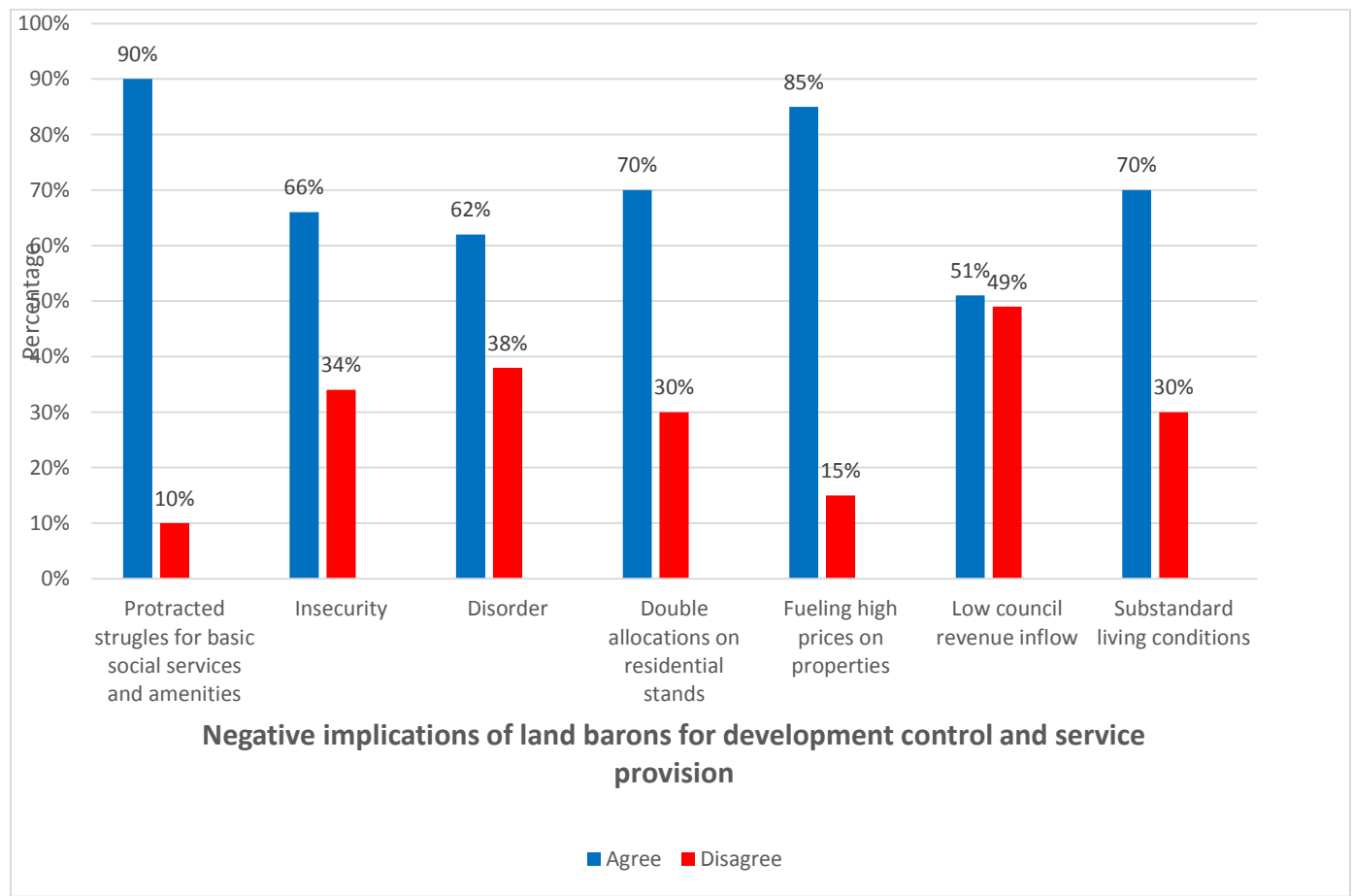


buyers justifying their ownership rights of the land but putting residents at risk of evictions and demolitions by the councils.

#### 4.5 Implications of land barons on development control.

##### 4.5.1 Negative implications of land barons for development control and service provision.

*Figure 4. 7: HCC: housing department employees and Southlea Park perceptions on the negative implications of land barons on development control and service provision*



Source: Research data 2017

According to the respondents interviewed by the researcher, they argued that the major challenge of land barons for development control is protracted struggles for basic social services and

amenities. As shown with the above figure, about 90% of the respondents noted that getting access to basic social services such as roads, health care centres, schools only to mention a few has been a major challenge since residing on the Odar Farm. The respondents further noted that, land barons after pocketing in residential stands money they neglect services provision, leaving the burden to residents to access the basic social services. One of the chairpersons noted that access to services from city council is taking prolonged periods as so much paper work is needed first. This relates to Gurukumwe (2012), who notes that most if not all informal settlements in Zimbabwe are excluded and overlooked in provision of basic services and amenities such as clean piped water, sanitation, electricity and health care services. However about 10% of the respondents most of them being the chairpersons of cooperatives, argued that services can only be available if housing cooperative members pay their subscriptions fully and clear all the arrears as this is playing a pivotal role in the delay of services. One of the chairpersons argued that the residents are bringing the challenge of struggles for services upon themselves due to lack of financial subscriptions to initiate development and provision of services such as roads.

Most of the residents interviewed reviewed that issues of insecurity has been a major threat within the boundaries of Southlea Park. About 66% of the respondents argued that due to lack of police stations nearby it has provided a fertile ground for thieves to manifest with cases of robbery, theft, rape among others being recorded often within the area. They also cited that there is an increase of prostitution within the area.

The above figure 4.7 reviews that, 80% of the council employees respondents noted that land barons having been affecting revenue inflow as they are by-passing council procedures upon their development initiatives. They cited that land is a source of revenue to the council and recently land barons have been benefiting from the profits of the land rather than the local authorities. They noted that residential plans approval is also a source of revenue to councils but the majority of housing cooperatives have been by-passing development approval from councils hence failing to benefit the council. They argued that this is one of the reasons for prolonged social services to such areas as the council is not receiving enough revenue to enable its capacity towards service provision such as roads, electricity, water and sanitation. This relates to Gurukumwe (2012), who notes that most if not all informal settlements in Zimbabwe are excluded

and overlooked in provision of basic services and amenities such as clean piped water, sanitation, electricity and health care services.

#### **4.6 Chapter Summary**

This chapter presented collected data and analyzed the research results from HCC: housing department employees and Southlea Park residents. Collected data was presented using qualitative and quantitative (mixed approach) analysis to attain the desired results. The chapter discussed the findings or results that the researcher attained from interviews and questionnaires in a bid to realize the objectives of the study. From the 10 questionnaires distributed to the HCC: employees all of them were responded to successfully whilst 24 out of 30 questionnaires were responded to by the residents of the Odar Farm, Southlea Park. From 40 interviews the researcher managed to conduct only 24 interviews. The chapter presented on the demographics of the respondents which include age, gender and work experience of employees. The most important information obtained was on the reasons behind the rise of land barons which include rural-urban migration, abuse of the LRP (2000), and poor urban planning by town planners, and dark linkages of politicians, corruption and urbanization. This chapter was also able to present on both negative and positive implications of land barons on land governance and development control. Possible solutions towards the land baron crisis were also discussed in this chapter. The subsequent chapter will focus on research summary, recommendations and conclusion of the research.

# **CHAPTER V**

## **RESEARCH SUMMARY, CONCLUSIONS AND RECOMMENDATIONS**

### **5.0 Introduction**

This chapter provides a summary of all the chapters including findings of the research study about the rising era of land barons and their implications for land governance, development control and service provision. It also aims at providing conclusions that the researcher extracted from the research findings. Recommendations that can be adopted to combat the land baron crisis in Southlea Park, Harare will also be revealed.

### **5.1 Summary**

The purpose of this study was to find the motives behind the rise of land barons and their implications for land governance, development control and service provision in Southlea Park, Harare. Chapter 1 of this research aimed at introducing the study and also provide a background of the study by exploring how the land barons came to existence. The research objectives of the study were to explore the reasons behind the emergence of land barons, in Harare Southlea Park, to examine the implications of land barons for land governance, in Harare Southlea Park, to examine the implications of land barons for development control, in Harare Southlea Park and to establish solutions to combat the land baron crisis, in Harare Southlea Park. The focal research question of the study was: What has led to the escalation of land baron crisis and the effects of the emerging problem for land governance and development control, in Harare Southlea Park? Chapter 1 also identified significance of the study, limitations and delimitations of the research under study.

Chapter 2 of the research focused on the literature review which focused at the scholarly contributions by other academics on the subject under study which is the rising era of land barons and their implications for land governance and development control, in Harare Southlea

Park. The researcher also noted the escalation of informal settlements in Africa and best practices of land governance and development control in Zimbabwe. The searcher also gave a brief detail on the politicization of land by politicians, land developers and fraudulent housing cooperatives in Zimbabwe. Reasons behind the escalation of land barons as highlighted by other scholars were summarized and these included unfavorable political situation in Zimbabwe, abuse of the Land Reform Program (2000) by politicians, urbanization as a result of rural-urban migration and poor urban planning. The theoretical framework of the study was underpinned by the egalitarian based land ethics and the deontological theory. Informal settlements and housing cooperatives in Tanzania and South Africa composed the empirical review of the study. Gaps in literature identified by the researcher were that much emphasis by previous academics focused mainly on the social and environmental effects of informal settlements and land barons ignoring the reasons behind their emergence or existence.

Chapter 3 of the study highlighted on the research methodologies used by the researcher to collect data. The study adopted the mixed approach design which comprises of both qualitative and quantitative approaches based on a case study situation in order to gain in-depth information on the factors behind the rise of land barons and their implications for land governance and development control. The searcher from a targeted population of 8020 was able to use a sample size of 30 Southlea Park residents' respondents and 10 respondents from Harare City Council: Housing Department. The researcher adopted purposive/judgmental and convenience sampling techniques on selecting the research sample size. Primary data sources which were very precise on the present research and secondary data sources which included journals were adopted to gather data. Open ended questionnaires were designed for HCC: Housing Department employees and Southlea Park residents. Structured interview questions were designed for the residents of Southlea Park who have more information about the land baron crisis. Thus open-ended questionnaires and structured interviews were used as research instruments by the researcher for gathering data.

Finally chapter 4 of the research offered data presentation, interpretation and analysis of the findings obtained from interviews and questionnaires which were used to gather primary research data. The response rate for questionnaires (HCC: Housing Department employees and Southlea Park residents) was 80% and interview response rate for Southlea Park residents was

60%. The overall response rate for both questionnaires and interviews was 70%. According to Saunders (2001), a research is said to be valuable, reliable and acceptable if at least 60% of the target population provide information for the research. Thus a 70% overall response rate is a reflection that the research findings were valid and can give a comprehensive analysis of the research. Research findings obtained were explained and illustrated inform of graphs, tables and charts. Reasons behind the rise of land barons which include abuse of LRP (2000) by politicians, urbanization as a result of rural-urban migration, poor urban planning and corruption were the major findings from the interviews and questionnaires. Implications (both negative and positive) of land barons for development control and service provision which includes protracted struggles for basic social services like piped water, disorder, utilizations of untapped resources i.e. land and implications for land governance which includes disruption of the water table among others also comprised the major findings of the study obtained from questionnaires and interviews. The researcher found out that 91% of the respondents cited that abuse of the LRP (2000), by politicians is the major primary reason behind the emergence of land barons, in Harare Southlea Park.

## **5.2 Conclusion**

From the above findings about land baron crisis and their implications for land governance, development control and service provision in Harare, Southlea Park key conclusions can be drawn.

- A number of factors have contributed towards the escalation of land barons and these include abuse of the LRP (2000), by politicians, urbanization as a result of rural-urban migration and poor urban planning.
- Corruption amongst fraudulent land developers and politically well-muscled politicians had its influences as well on triggering the rise of land barons.
- The rise in population due to rural-urban migration in search of better living conditions and job opportunities has triggered the emergence of land barons who saw an opportunity to sell state land gained through the LRP (2000), to desperate home-seekers as the city is failing to match urbanization in terms of service provision such as housing.

- Harare city council is lacking the capacity to provide serviced residential stands towards the growing population in the city leading to a huge housing backlog which land barons are exploiting to their advantage.
- Protracted struggles for social services such as roads, health care centres, education, water and sanitation has dominated most informal settlements including Southlea Park.
- Land barons are selling already purchased residential stands which is resulting in double allocations and fueling high prices on properties leading to conflict amongst residence.

### **5.3 Recommendations**

From the conclusions drawn from the research discoveries the researcher came-up with the following recommendations:

- The government of Zimbabwe should live up to the 2014 Harare charter of the National Housing Delivery Programme under the ZIM-ASSET that will see Harare province providing 105 935 houses by 2018 to lessen the council housing backlog. This will cover the housing gaps being exploited by the land barons.
- Rural industrialization and electrification must be initiated by the government so as to boost rural economies. This will help to curb the issue of hasty city expansion in terms of population growth due to rural-urban migration and block further developments of informal settlements around the nation.
- Harare City Council should apply to the Ministry of Local Government, Public Works and National Housing for supplementary land in the urban peripheral farms and unserviced state land for housing delivery purposes. This will reduce the housing backlog which exists as many people now have been on the HCC housing waiting lists for more 15 years.
- The government of Zimbabwe should come-up with harsh penalties for land barons so as to discourage such unethical practices amongst senior ruling party (ZANU-PF) officials.
- Politicians abusing office and power through land invasions distributing it to party followers to gain political mileage should be passed vote of no confidence and removed from office so as to discourage such unethical practices amongst corrupt politicians.

- Harare City Council should intervene and seize power from these land barons as most of the land barons are invading land which is not suitable for settlement and relocate those already settling in such areas to settlement suitable areas in and around Harare.
- Informal settlements should be regularized so as to be recognized by the council so that they start paying rates to the council as most of the cooperatives are being reported high levels of corruption amongst management.
- Service provision such as proper roads and piped water in these informal settlements should be a priority by the government so as to reduce health negative effects.

#### **5.4 Areas of further research**

The study placed its attention on the reasons behind the escalation of land barons and their implications for development control and land governance, in Harare South. Further research can be carried out in the North, East and West areas of Harare as there are cases of land barons too and with geographical locational difference of these areas different findings may be discovered. Also due to different party domination in these areas different reason behind the rise of land barons may be discovered with different implications for land governance, development control and service provision.



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## APPENDICES



## FACULTY OF SOCIAL SCIENCES

## DEPARTMENT OF LOCAL GOVERNANCE STUDIES

### QUESTIONNAIRE

My name is Tatenda Majogo, a fourth year student currently studying an honours degree in Local Governance studies at Midlands State University. As part of my degree program I am carrying out a research entitled: **The rising era of land barons and their implications for land governance and development control Case study of Southlea Park, in Harare**. My research study is an analysis on the reasons behind the continued rise of land barons and their implications for land governance and development control. I kindly ask for your contribution in the research by responding to the questions with reliable information as this research is going to be based on





Others

specify.....

.....

**Section B: Land Barons**

5) In your own view what are the reasons behind the emergence of Land Barons?

<b>Rating</b>  <b>Reason</b> 	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
Abuse of the Land Reform Program (2000)			
Poor urban planning			
Urbanization			
Corruption			

5 a) If your answer is agree explain how the above reason cause the rise of land barons

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5 b) If your answer is disagree explain why

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6) What are the negative implications of Land Barons for Land Governance?

<b>Rating</b>  <b>Implication</b> 	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
Disruption of the water table through wet lands settlement			
Land ownership disputes			
Overpopulation			
Corruption			
Disorder			
Deforestation			

6 a) If your answer is agree explain how land barons have impacted on land governance

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6 b) If your answer is disagree explain how

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7) What are the positive implications of Land Barons for Land Governance?

<b>Rating</b>  <b>Implication</b> 	Agree	Disagree	Strongly Disagree
Provision of residential stands for the majority			
Provision of reasonably priced residential stands			
Utilization of untapped resource i.e. Land			
Short land acquisition processes			
Maximizing untapped resource i.e. land			

7 a) If your answer is agree explain how Land Barons have been of benefit towards Land Governance

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7 b) If your answer is disagree explain how Land Barons have not been of value towards Land Governance

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8) What are the negative implications of Land Barons for Development control?

<b>Rating</b>  <b>Implication</b> 	<b>Agree</b>	<b>Disagree</b>	<b>Strongly Disagree</b>
Protracted struggles for basic social services and amenities			
Substandard residential structures			
Double allocations on residential stands			
Substandard living conditions			
Disorder			
Fueling high prices on properties			
Insecurity			
Low council revenue inflow			

8 a) If your answer is agree explain how land barons are impacting on development control

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8 b) If your answer is disagree explain why

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### **Interview Guide**

My name is Tatenda Majogo, a fourth year student currently studying an honours degree in Local Governance studies at Midlands State University. As part of my degree program I am carrying out a research entitled: **The rising era of land barons and their implications for land governance and development control Case study of Southlea Park, in Harare**. My research study is an analysis on the reasons behind the continued rise of land barons and their implications for land governance and development control. I kindly ask for your contribution in the research by responding to the questions with reliable information as this research is going to be based on your answers for its validity. This information will be used strictly for academic purposes only and will remain confidential. Your contributions will be greatly cherished.

#### **Questions**

1. What are the reasons behind the rise and existence of land barons?
2. What are the positive implications of land barons for land governance?
3. What are the negative implications of land barons for land governance?

4. What are the positive implications of land barons for development control?
5. What are the negative implications of land barons for development control?
6. What are the possible solutions to the crisis?