

MIDLANDS STATE UNIVERSITY



Faculty of LOCAL GOVERNANCE

Department of Social Sciences

**THE IMPACT OF STAKEHOLDER PARTICIPATION IN THE
BUDGET FORMULATION PROCESS IN WARD 15 MUTARE
URBAN**

A DISSERTATION BY

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2017



APPROVAL FORM

The undersigned confirms that they have supervised and recommended to Midlands State the dissertation entitled: **THE IMPACT OF STAKEHOLDER PARTICIPATION IN THE BUDGET FORMULATION PROCESS IN WARD 15 MUTARE URBAN**

Submitted by: MAZAIWANA TINOTENDA (R135203M) in partial fulfillment of the requirements of the Bachelor of Sciences Honours Degree in Development Studies

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DECLARATION

This research is my own original work and has not been presented for a degree in any other University. All the sources that I have used or quoted have been indicated and acknowledged by means of complete references.

LIST OF ABBREVIATIONS

ANC.....	Africa National Congress
CRIB.....	Cotton Research Industry Board
ESAP.....	Economic Structural Adjustment Program
FAO.....	Food and Agricultural Organisation
FTLRP.....	Fast Track Land Reform Programme
GMB.....	Grain Marketing Board
GoZ.....	Government of Zimbabwe
IDS.....	International Development Association
IMF.....	International Monetary Fund
MDC.....	Movement for Democratic Change
NGO.....	Non-Governmental Organisation
RBZ.....	Reserve Bank of Zimbabwe
SADC.....	Southern Africa Development Community
UN.....	United Nations
US.....	United States
UNDP.....	United Nations Development Programme
WFP.....	World Food Programme
ZANU PF.....	Zimbabwe African National Union Patriotic Front
ZIDERA.....	Zimbabwe Democracy, Economic Recovery Act

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DEDICATION

This dissertation is dedicated to my dad Shephard Muzemba, my mother Chenai Sakala

ABSTRACT

The whites owned large and fertile land while the blacks were placed to small and unfertile land and this made room for land distribution process as a way of equality, fairness and justice. The government implemented land reform program where they attained their land from the colonizers (whites). However the result of this act led to the Zimbabwe crisis which is characterized by food insecurity, inflation, deindustrialisation and high rate of unemployment. The main objective of the study is to examine the impacts of land issue on the Zimbabwe crisis. Data was collected using an in-depth interview and documentary review. The first objective was to understand the land issue and the aims to why land reform was conducted in Zimbabwe. The outcomes show that to get economic independence and fighting imperialism. However it was also a political move. The second objective was to examine the impacts of land issue on the Zimbabwe crisis. The outcome shows that the factors rooted in land issue paved way to political, economic and social crisis in Zimbabwe. The last objective was to suggest ways of addressing the land issue for the resolution of the Zimbabwe crisis. The results show that they is need of reviewing the constitution, compensation of the white farmer and fair redistribution of land so as to solve the Zimbabwe crisis.

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INTRODUCTION

The study examined the impact of the land question on the Zimbabwe crisis. It argues that the crisis is rooted in the unfinished business of the land issue. It is a qualitative study that utilizes interviews and existing literature on the topic under study such as books and journals. It used snowballing and purposive sampling to get the information that the researcher needed for this study. The research recommends that to address the land issue for the resolution of the Zimbabwe crisis the government must consider the amendment of the law on agricultural land rights and compensation of the white farmers who lost their land. It must also consider fair redistribution of land not partisan distribution. The study concludes that for the Zimbabwe crisis can only be solved after the unfinished business of the land issue has been properly addressed.

Background of study

The land issue and ownership has been a problem across the globe. After more than thirty years of land reform, Brazil remains a nation with highly skewed landownership. Peasant-led land reform efforts have had limited impact in changing this condition. Agricultural reform remains an unsatisfied political promise, and this state continues to generate tensions and conflicts in the country between the government and the indigenous people. The main reason for the persistence of skewed land focus is the state's support of agricultural business. Following post 1985 democratic governments have fortified the opening of new agricultural boundaries by providing substantial economic incentives. Land redistribution has been offset by further land ownership; thus, the expansion of small-scale agricultural farming has been counterbalanced by the expansion of large-scale, capital intensive agriculture. Agribusiness has not only undermined land reform efforts but has also generated a growing dependency on a socially and

environmentally destructive monoculture agricultural economy. Moreover, Brazil's current political and economic crisis has further undermined the struggle for agrarian reform.

According to Ghimire and Moore (2001), In South Africa, struggle to forced regrouping of black people in self-possessed "homelands" and colonial seizure of land has been a main feature of political resistance. Many people in South Africa see the need of applying general land reform measures as a way to correct past injustice as well as attain better working and living conditions for poor black farmers. The Africa National Congress (ANC) government has also recognized an effective land reform programme only four percent of white owned agricultural land was relocated to black South Africans which was far from the thirty percent target set by the government in 1994. The current policy has seen the gradual transfer of land to a select few, leaving the rural poor in deepening poverty and inequality. The land issue has caused political unrest and violence in South Africa

In Zimbabwe, land reform has become an important measurement of the land question, and is contentious both economically and politically. The ruling ZANU-PF party constituencies and former freedom fighters and local peasant groups have actively supported government's sweeping land reform measures. The land problem has led to the Zimbabwe crisis thus, economic meltdown and political instability in the country which in turn lead to continuous violation of human rights, poor service delivery, increase of corruption rate, economic crisis, and high unemployment rates among other problems to the expense of the general citizens. These impact of land issue on the Zimbabwe crisis has led to the need find solutions to the land issue for the resolution of the Zimbabwe crisis.

Statement of the Problem

The land question has led to the Zimbabwe crisis thus, economic meltdown and political instability in the country which in turn lead to continuous violation of human rights, poor service delivery, increase of corruption rate, economic crisis, and high unemployment rates among other problems to the expense of the general citizens. These impact of land issue on the Zimbabwe crisis has led to the need find solutions to the land issue for the resolution of the Zimbabwe crisis.

Research Objectives

The main objectives of this research are;

1. To examine the impact of the land issue on the Zimbabwe crisis.
2. To explain challenges to the resolution of the land question and Zimbabwe crisis.
3. To suggest ways of addressing the land issue for the resolution of the Zimbabwe crisis.

Research Questions

1. What is the impact of the land issue on the Zimbabwe crisis?
2. What are the challenges to the resolution of the land question and the Zimbabwe crisis?
3. What are the ways of addressing the land issue for the resolution of the Zimbabwe crisis?

Conceptual framework

Land is one of the greatest valuable natural resources of a country. According to Zarin and Bujang (1994) it signifies the main form of wealth and the key source of economic and political power. Land can therefore be seen as a vehicle for human development and a resource for food production. The concept of land covers a variety of roles. Land can be seen as scarce space for

finding economic production activities, infrastructure and dwellings as productive soil that provides organic and inorganic materials for agriculture. Land can also act as a store of value and assets. Socially the ownership of land acts as a source of prestige and an organizing principle for socio-economic relationships. Spiritually, for some cultures, land is a deity that exercises control over its people. (Ely and Wehrwein 1948; FAO 1995). Land is a critical asset and its significance to the provision of a means of livelihood through the production and sale of crops and other products has been well studied. (Wiggins, 2003).

Moyo (2004) conceptualize land question as how struggles over land in Africa are a result of the colonial history based upon imbalanced land ownership patterns and access to agricultural resources and infrastructure. The land question is about understanding the contestations and problems around land ownership and governance. It is about discovery the link between power and economic benefits and how this affects various people access to land. Leiven (2012) also places a historical importance in understanding the land question particularly in the perspective of land grabs. The withdrawal of land from peasants, has a long history and almost equally long history of thinking about it'. Large scale land investments cannot be alienated from the larger historical contestations over land. Chiweshe and Mutopo (2015) offer a class and race dimension to the land question in Zimbabwe noting how colonial procedures of land dispossession still influence land governance in post-colonial context.

The Zimbabwean crisis for this study refers to a situation during the period between 1999 and 2010. It is vital to note that some researchers are not in agreement about when the Zimbabwean crisis began. However, this study employs Kupe's (2005) dating which traces the origin of the crisis to the year 2000. The Zimbabwean crisis is described by the questioned land reform programme, contested elections, sanctions or restrictive measures, political violence, economic

meltdown, high unemployment levels and disputed transitional government. According to Mare (2010) Zimbabwean crisis in the context of economic decline observes that “Zimbabwe has been caged in an economic decline since 2000 characterized by record unemployment rates, inflation figures, and foreign currency shortages, ballooning domestic and foreign debts and scarcities of the local currency”.

Significance of the Study

The Land Reform Programme has been one of the most questionable and criticized policies carried out by the Government of Zimbabwe since independence in 1980. Most critics of the program have attributed the current economic meltdown and food insecurity in the past years. Because of the nexus between land issue and the Zimbabwe crisis, it is important to examine the impact of the land issue on the Zimbabwe crisis. Land ownership in Zimbabwe, has been biased against the indigenous people in favor of the minority white commercial farmers in spite of the resettlement programs. The former were pushed out of their land onto the hinterland of the fertile well watered belt. This had therefore led to food insecurity and overdependence on external food intervention measures by the government, non-governmental institutions and other stakeholders. The Land reforms since independence in 1980 had the goals to create political stability and an acceptable property rights; to promote economic growth and efficiency gains from land redistribution; and to foster national food security, self-sufficiency, and agricultural development through labor-intensive small-farm production (Moyo, 2006). However, it is generally accepted that since and as a result of the Land issue has largely negative at national level. The results of this exercise have been viewed differently by the media and academia attracting negative publicity in the international media especially its impact on Zimbabwe. Because of the general decline of the economy, polarized political landscape, severe national food insecurity, this study

therefore aim at examining how the land issue have impacted on the Zimbabwe crisis. This study therefore sought to explore the relationship between the land question and the Zimbabwe crisis.

1.7 Literature Review

This section focuses on the literature that has been already publicized on the subject of the land question and the Zimbabwe crisis. According to Moyo (1995) Zimbabwe had unequal land tenure as a result of the Land Apportionment Act of 1890 instituted at colonization. By 1983 6700 white farmers controlled forty seven percent of all agricultural land compared to 700 000 black farmers who held unfertile lands. The willing seller willing buyer system of land acquisition was in progress at a slow pace since independence in line with the Lancaster House Agreement. The exercise was stopped when the country's constitution was changed in 1987 giving way to compulsory land acquisition (Moyo, 1995). There was little done under compulsory land acquisition except isolated resettlements until year 2000 when the government lost a referendum to change the constitution to create an executive President. Zanu Pf supporters and ex-combatants of the liberation war embark on land seizures. The land invasions were supported by the government through coining the exercise fast track land reform and known as the Third Chimurenga meaning the third war of independence (Zunga, 2003). The main goal was to address the unequal land tenure caused by the Land Apportionment Act of 1890. Land reform brought mixed feelings and unexpected outcomes. The country successfully addressed the unequal land tenure. There were questions on how the processes was carried out. The country however turned into small pockets of unproductive rural areas, which led to reduced food production (Zunga 2003). A view strongly resisted by the government, as there were campaigns that land is the economy and the economy is land (Zunga 2003).

The economy Of Zimbabwe declined so fast for a country which was not in a war situation characterized with inflation, shortage of basic commodities and local bank notes. The country used bearer cheques to address the shortage of bank note and to reduce the bulk involved in carrying bank notes, which are of lower denomination. Inflation pushed prices up such that more note are required to make purchases of even smaller items. According to the evolutionary theory of land rights the process of land reform should evolve not to be fast-tracked (Toulmin and Quan 2000).However Zimbabwe chose to go against the theory at its own peril. The country's situation as expected attracted a lot of interest from political, social, economic and spiritual sectors of the international community but none of the fields came up with a conclusive theory to explain the scenario (Christodoulou, 1989). The land reform affected all the sectors of life in a short period such that there was no single way of explaining the situation in the country. For example the economic situation required more than economic principles to turn it around one had to touch on the political fabric of the country to make a conclusive statement. On a micro scale the shortages had adverse effects on economic well-being of the society such that the country faced an accelerated decline of the middle class with detrimental effects to the social well-being of society in the form of breakdown of extended family structure. This has had a serious impact on social linkages, which are a form of livelihood as they form a safety net in times of shortages. The scenario affected both the urban and rural areas, as the rural areas are dependent on urban income earners. The urban and rural populace was affected to varying extents according to economic activities but generally they all were reduced to food aid recipients with the urban populace having the least priority. The farmers who benefited from the fast track land reform were moved into areas that do not have basic social services like sanitation, education and health.

There was a general shortage of farming inputs, displaced commercial farmers took some of their facilities. Infrastructure development and economic growth did not accompany the process. There is a theory that states reallocation of any resources needs to be supported by economic growth as the resource might lose value and leave the beneficiaries worse off (Dorner 1972). The case has happened in Zimbabwe where land has become valueless such that it cannot be used as collateral for loan application. There is lack of security and the uncertainty associated with land has led to those with financial muscle not to help (Zunga 2003). Moyo (1991) argues that no bank willing to be related with the process. In political circles the exercise was and is still being castigated by all organizations who hold a different view to the ruling party such that the corporate and NGO world decided not to inject any support to the resettlement areas.

Methodology

Research design and Data collection

According to Babbie a research methodology focuses on the research process and the kind of tools and procedures used. In conducting a research one has to consider the methods of gathering data and the area of study. The research design used in this study is qualitative research. It is ideal for the reason that it involves an in-depth understanding of individual experiences. On the other hand there is use of systematic procedures to realize non-quantifiable relationships between existing variables consisting of interviews, observations and review of existing literature.

Sampling

Snowballing and purposeful sampling was used in this research. Purposeful/purposive sampling is suitable for the research as it selects particular elements from the population that is informative about the topic of interest. The target population for this research are political leaders,

economists and the general populace all over the country. Snowballing is method that yields a study sample through referrals made among people who share or know of others who have some characteristics that are a research interest

Data Collection

This research used both primary and secondary data sources as the two complement each other. Data collection techniques to be used are personal interviews, unstructured questions, internet data and detailed observation. By conducting personal interviews the researcher will acquired first-hand information.

Document Analysis.

According to Bailey (1994) the analysis of documents that contain information about the phenomenon we wish to study. Payne and Payne (2004) defines the documentary method as the techniques used to categorize, investigate, interpret and identify the limitations of physical sources, most commonly written documents whether in the private or public domain. The researcher used books, journals, internet as the good examples of documentary review. She used this method to specify the land question as the root cause of the Zimbabwe crisis and also the impact of this action. The advantage of documentary to the researcher was it is typically less expensive than collecting the data on your own In this method the researcher was also disadvantaged in obtaining and analyzing necessary document can be a time consuming process, one cannot be able to control the quality of data being collected and must rely in the provided information in the document to assess the quality and usability of the source.

Limitations of the Study

The challenges that the researcher faced was accessing financial resources to conduct telephone interviews and also the participants may not be reachable on phone due to electricity load

shedding. Time was also a limiting factor as the research was conducted together with other modules at school. However, the researcher overcomes these challenges by conducting face to face interviews and also gathering as much information as possible on each visit.

Delimitations of the Study

The study seeks to examine the processes leading to the challenges experienced within political and economic structures. It also examines impact of land question on the Zimbabwe crisis and the zeal from the general populace to live a well-structured life in a harmonious way.

Ethical Considerations

The researcher observed the key ethical considerations such as informed consent, voluntary participation and confidentiality throughout the research process

Structure of Dissertation

Chapter One: Understanding the land question in Zimbabwe.

The chapter focuses on tracing the historical background and a narrative of the land conflict in Zimbabwe tracing its origins from post-independence. Also it focuses on the developments that led to fast track land reform and the change of policies by the government.

Chapter Two: the nexus between the land question and the Zimbabwe crisis

The chapter focuses on the relationship between the land issue and the Zimbabwe crisis thus how the land issue is responsible for the crisis. Focusing on the negative impacts of the land issue that led to the Zimbabwe crisis for instance souring relations with Britain, food insecurity, unemployment etc.

Chapter Three: Towards the resolution of the land question and the Zimbabwe crisis

This chapter focuses challenges and the solutions on how the land question can be resolved in Zimbabwe.

Conclusion

This concludes the study with a summary of arguments and evaluation of the research

CHAPTER 1: UNDERSTANDING THE LAND QUESTION IN ZIMBABWE

1.0 Introduction

This chapter focuses on understanding the land problem that is the historical background of the land issue. It shows how the black people were robbed their land by the white settlers during the colonial period that is from 1890 and also how they got it back in the post-independence period that is 2000.

1.1 Land Alienation in Zimbabwe

1.1.1 The Native Reserves Order in Council of 1898

The Native Reserves Order in Council of 1898 formed the Native Reserves for local populations only. The Native Reserves were set up haphazardly and less fertile areas which then became the present Communal area. The white settlers to get as much land as they desired one example is Major Sir John Willoughby who was granted 600,000 acres in Mashonaland. These settlers were taken the land that belonged to either the Shona or Ndebele (Chitiyo 2000). The South African Natives Land Act of 1913 had a strong impact on settler thinking north of the Limpopo River.

The South African government believed that people of different races should be left to improve at their own pace. Moyana (2002:27) states that the settlers both in South Africa and Southern Rhodesia 'built around themselves walls of racial prejudice, buttressed by vested self-interests'. According to Hill (2003) the white settlers assumed that if total separation was not introduced there would be conflict amongst the races. The Africans were intentionally impoverished in order to force them to go and work for the whites in their farms, mines and factories. The British government was requested by the settler government to stop the policy of allowing Africans to buy land next to their farms. The white farmers and managers used a number of ways to force local people to work on their farms without being paid.

Hughes (2006) argues that administrators like the Native Commissioners found their free labour through the chiefs who would select men from among their people to go and work at their instruction. They used violence and kidnapping of women until their husbands came, or holding the chief captive until the required number of men came. Those who could not pay their hut tax were also used as free labor. Those local people who were within the white farmers' boundaries were forced to work for the farmer for no pay as a form of tenancy. This was called 'kaffir farming', and the farmers intentionally built their homesteads within the neighborhood of a number of indigenous people's villages so that they could have access to free labor. Hughes (2006) states that the amount of labor and the level of violence were too much. The blacks were forced to work almost daily, and at least three days per week, and if they did not do the work, they were beaten. They couldn't report to the Authority, because they would get beaten again for complain. It clearly shows that the white settlers had both land ownership and physical power and control over the indigenous people.

1.1.2 The Land Apportionment Act of 1930,

In 1925, the Morris Carter Commission proposed racial split of land and the result was the Land Apportionment Act of 1930. This Act divided land into European and African reserves and the Africans were removed from fertile land by use of force, they were placed to barren land. They were moved in areas far away from major means of transport which are roads and railway lines. According Tshuma (1997) and Rukuni (2006) approximately fifty one per cent of the land was for European settlers. The Land Apportionment Act of 1930 quashed the right to land ownership. Africans would be permitted to purchase land in areas known as Native Purchase areas. Only eighty-one Native Purchase Areas were allocated close to Native areas.

It should be noted that during this period there were only about 50, 000 white settlers as compared to 1,081,000 indigenous people. Meredith (2002) states that the whites had occupied 16 million acres within ten years of their arrival. The separation of land between white settlers and black people was formalized in the Land Apportionment Act of 1930. There are reasons why the indigenous people hated the Land Apportionment Act (Meredith 2002). It was segregator and cruel that Africans were demoted to very infertile areas, whilst the whites were given fertile land. Marongwe (2003) state that the Act was clearly intended to create poverty among the local people. The settlers forced the original people out of their land because the hidden motive was to ensure that they work for the white settlers. It is interesting to note that of the 12.8 million hectares assigned to the white settlers only 60% were cultivated, 40 per cent was used as a grazing land.

1.1.3 The Native Land Husbandry Act of 1951

The problem of shortage of land for the blacks can best be described as a consequence of ill-conceived policies that were put in place by the white authorities. The Land Apportionment Act affected the Africans because overpopulation of people led to overgrazing and soil erosion. Most of the fertile topsoil was eroded leading to the reserves remaining with dongas. The reaction of the colonial government to the problem of land in communal areas was the passing of the Land Husbandry Act 1951. The legislation pointed out that there was land degradation taking place in the tribal trust lands because of lack of individual title to the land. Communal farmers were required to acquire a permit called a 'farming permit' to cultivate land and a 'grazing permit' to graze livestock. Other measures included limitations on the number of livestock as well as soil and water conservation. These measures were needed by the land and natural resource degradation as a consequence of overpopulation in the rural areas. However, because the

regulations were imposed, they were hated by the rural people and compliance was erratic. Implementation of the Act was suspended in 1961. When the colonial government faced a lot of opposition from the indigenous people, some of its officials suggested that the Land Apportionment Act needed to be repealed. But the white settlers were not prepared to repeal the Act. When Ian Smith's Rhodesia Front promised that they would keep the Act if they came to power, they won the election in 1962. The Smith government introduced the Land Tenure Act in 1969. The aim was to establish the division of land between the whites and Africans. Africans continued to be evicted from settler farms.

1.1.4 The Tribal Trust Lands (TTL) Act (1965)

The next act that was introduced by the colonial government was The Tribal Trust lands (TTL) Act of 1965. The Act was devised to change the name of the Native Reserves and create trustees for the land. High population densities on tribal trust lands made them degraded 'homelands'

1.1.5 The Land Tenure Act (1969)

The Land Tenure Act of 1969 substituted the Land Apportionment Act, and separated land into European, African and National land. European and African land comprised 45,000 acres each, while National land stood at 6,500 acres. This clearly shows that the Rhodesia Front wanted to continue racial separation and white supremacy, and further stirred strong nationalist opposition. However, with the intensification of the liberation war, the Land Amendment Act of 1977 was passed, removing racial division of land.

According to the Food Agricultural Organisation (FAO) (undated) land tenure is the relationship, whether officially or customarily defined, among people as individuals or groups, with respect to land. Rules of tenure define how property rights to land are allocated within societies that is how access is granted to rights to use, control and transfer land, as well as responsibilities and

restraints and who can use land, for how long and under what conditions. They are main types of land tenure in Zimbabwe are Freehold – Full ownership of land is evidenced by title deeds that specify the area of land owned. The owner can dispose of the land as and the tenant (the lessee) under which the tenant is allowed the free enjoyment and use of the land in return for payment of rent. These two types of tenure are also called statutory, as opposed to customary type of tenure. Traditional, Customary or Communal Tenure - Is where land belongs to the community, which decides how land is to be used. The chief is given power to allocate land to groups or individual members of the community. A system of taboos and myths is used to conserve and preserve resources

1.2 First Phase of Land Reform

1.2.1 Land Acquisition (1985) willing buyer willing seller

The Lancaster House Agreement which completed the extended battle in 1979, prompted the presentation of a moderate Land Reform as the British and US governments utilizing the consent to end the war. The Lancaster House Agreement talked among different issues, the land question and the constitutional framework for the majority rule in 1980. According to (Logan, 2006) ,The Lancaster House Agreement arranged three important provisions in regards to land change period during which the lands of white farmers couldn't be coercively gained yet could be acquired by the new Zimbabwean government following the willing buyer willing seller standard; full and reasonable pay to white farmers for their land in a currency of their decision; and a British guarantee to contribute considerable assets and to compose contributor backing to fund a change system, which matched with and regarded Lancaster House Agreement principles.. Stage I of the land reform, which was started in 1980, the State target was to get and redistribute 8.3 million hectares of land to 162,000 worker family units (Thompson, 2003).

Considerable accomplishments were made by Phase I of the program by 1990 yet the program missed the mark concerning an all-out answer for the Zimbabwean land question.

1.2.2 Land Acquisition (1992)

After the expiry of the „willing buyer willing seller“ provision made by the Lancaster House Agreement, the government took up a neo-radical approach to the Land Question mainly enshrined in the 1992 National Land Policy, such that by 1997 there was some limited change evident, with some shift from large-scale commercial land going to resettlement farms (Table below).

Table 1: Land Distribution in Zimbabwe: 1980 and 1997

Land Category	%1980	%1997
State Farms	-	1
Resettlement Areas	-	9
National Parks	15	15
Large-Scale Commercial Farms	49	28
Small-Scale Commercial Farms	4	4
Communal lands	42	43

Source: *Colin Stoneman (ed) 2000:51.*

According to Government of Zimbabwe (2002) the National Land Policy of 1992 had determined four targets to guarantee equal and socially simply access to land , to democratize land tenure

frameworks and guarantee security of tenure for all types of land possessions; to accommodate participatory procedures of the board in the utilization and arranging of land; and to advance reasonable and productive use and administration of land. The National Land Policy was commenced to a great extent around the arrangements of the Land Acquisition Act of 1992, which allowed the government position to secure five classifications of land for redistribution: neglected land, under-used land, numerous claimed land, outside possessed land, and private homestead properties that are contiguous mutual zones. While farmers were not to be compensated for derelict land, in any event in law, they were to be compensated for non-derelict farmland. The wide way of thinking hidden the National Land Policy had two objectives: to accomplish land value, through strategy systems; and to keep up horticultural productivity, through market instruments (Logan, 2006). The unequivocal renunciation the Lancaster House Agreement by National Land Policy arrangements, as per Logan, squeezed the Western help to retain financing for land change, in this way, making a stalemate between the different sides. Stage II change was conceived inside the system of these pressures.

1.3 Second Phase of Land Reform

1.3.1 Land Reform and Resettlement Programme, 1998-2000

In 1998, the government outlined the Land Reform and Resettlement Programme of 1998. According to Logan, the five broad goals of Phase II were to ensure greater security of tenure to land users; promote investment in land through capital outlays and infrastructure development; promote environmental sustainability; retain the core of effective large-scale commercial producers; and transfer at least 60 per cent of land from the commercial sector to blacks. The programme was divided into two periods: an inception phase (1998-2000) and an expansion phase (2001-2006) (GoZ 1998). The objective of the inception phase was to obtain five million

hectares, to be distributed to be given to 150,000 black families with agricultural experiences according to UNDP 2002 and GoZ 2001. The British Conservative Government under John Major agreed to help with funding for land reform. On the other hand, when Tony Blair's Labour Government came to power in 1997 matters changed as the Labor Government cancelled Britain's obligations as of the Lancaster House Agreement. The refusal by the British to fulfil the promise of funding the program further worsened the relations with Zimbabwe and this unprecedented move by British somehow led to the disappointment by the landless peasantry in Zimbabwe. Pressure mounted on the government and peasants resorted to vigorous protests and land occupations. Villagers in Communal Areas in June 1998 and other widespread occupations of white owned commercial farms. The villagers reluctantly complied with the Government's order to withdraw from these occupied commercial farms. The Government of Zimbabwe engaging the international donor community and other interested parties led to the hosting of the 9 to 11 September 1998 Land Donor Conference in Harare. The conference was attended by 48 countries and some international organizations. Basic principles and the framework for international assistance for the Land Reform Programme were agreed upon. A task force of major donors was to be established to work out the modalities for a two-year Inception Phase, the precursor of Phase II of a donor supported land acquisition and resettlement programme. During this period, several alternative approaches to land redistribution would be tested and tried on 118 farms on offer. However, Britain refused to join the task force, but instead insisted that government must undertake economic returns analysis of the programme and assess how far it would alleviate poverty among the poor in Zimbabwe. This move by Britain therefore led to the death of the Inception Phase.

1.3.2 Fast Track Land Reform

After the dismissal of the February 2000 Draft Constitution and the pending elections, the government was under pressure to deliver on the land issue. Shortly after the verdict of the referendum war veterans of the liberation struggle began to invade white owned farms and they had the backing of Government. White landlords were told to co-exist with the new “settlers”. This new occurrence spread all over the country with ordinary peasant farmers joining in. The government soon put in place law to protect the new settlers. These would only be moved once new land had been identified for resettling them (Chitsike, 2003). The under achievement of the inception phase influenced the State to bypass the problem of compensation by publicizing a Revised Phase II Document in July 2000 and the Land Acquisition Amendment Act in May 2002. The Act allowed the government to identify and acquire private farmland with or without the consent of owners and gave the state legal title to land as soon as it is gazetted. These provisions gave the government legal right to undertake a violent land reform by acquiring large amounts of land without compensation. The willing buyer-willing seller and just compensation provisions were set aside, which had guided much of post-independence land reform and started Fast Track Land Reform Programme (Logan, 2006). By the end of 2000, more than 1,600 commercial farms were occupied by settlers led by war veterans.

In April 2001 according to Mlambo (2010) the objectives of the land reform and resettlement program were over ridden which state that five million hectares were to be acquired from large commercial and they acquired 8.3 million. The Fast Track Land Reform Program (FTLRP) comprised of two models. According to Mlambo Model A1 were viewed as a poverty reduction effort by the government and was to be redistribution to 160,000 landless and poor in order to decongestion high density communal areas. Model A2 was meant of black commercial farmers

and was supposed to be based on applying and were meant for trained master farmers who could invest in agriculture (Logan, 2007). Twenty percent of all resettlement plots under the model A1 pattern were officially reserved for war veterans, honoring a promise made by the government since the early 1990s.

The FTLRP phase of the land reform officially benefited 168,671 families, comprising mainly the rural poor and their urban counterparts across 9.2 million hectares. These families acquired an average 20 hectares of land, and hold 70 percent of the transferred land, through the A1 schemes. By 2010 over 22,000 new small, medium, and large-scale capitalists also benefited with relatively larger plots averaging about 100 hectares under the A2 scheme (Zikhali, 2008). There were wide variations in the relative numbers of land beneficiaries and plot sizes across the various provinces and agro-ecological regions according to Sukume and Moyo 2003, Moyo et al. 2009.

Table 2: Progress of land reform

Phase Families Resettled: Area (hectare):

	Actual target	Actual target
Phase1 (1980-1998)	162 000 17 000	8.3 million 3.5million
Phase 2 (1998-2000)	150 000 4697	5 million 144,991
Fast track (total)	160 000 160 340	5 million 7.3 million
Land to be allocated		1,562,454
Land available for resettlement		10,484,32

Source: GoZ (2002, p. 2).

The history of the land reform in Zimbabwe therefore shows that, at independence, the government under the auspices of the Lancaster House Agreement of 1979 undertook to follow a market oriented reform program. This achieved substantial benefits for the period up to 1990. However, the approach was generally not enough to address the plight of the landless masses. The failure by the United States of America and United Kingdom governments to fulfil their financial promises to fund the land reform hence changed the winds leading to the adoption of the state-centered, majority land agrarian reforms originating from impulsive land invasions that began in 1998 escalating to become the Fast Track Land Reform Program from July 2000.

CHAPTER 2: THE NEXUS BETWEEN LAND QUESTION AND THE ZIMBABWE CRISIS

2.0 Introduction

The land distribution disparities in the colonial era between the whites and blacks made the post-colonial government of Zimbabwe to embark on land redistribution willing buyer willing seller during the first two decades after the independence. This failed because there the white farmer was not willing to sell the land. Thus the government embarked on the fast track land reform program named the Third Chimurenga from 2000 to 2003 taking the white owned farms and distributed it to the black majority. According to Mupunga et al (2004) in March 2000, black war veterans occupied 420 white owned farms marking the start of unlawful and usually violent land occupations as they were fortified by the government. By March 2003, 3900 white farmers had lost their land. These invasions ruined the agricultural system. Much of the land seized remains unproductive because of lack of expertise, support and inputs. Therefore the economic and socio-political crisis emerged in Zimbabwe.

2.1 Violation of human rights

Many commercial farmers were verbally abused and physically assaulted, abducted, tortured or even killed. Amnesty International and the Human Rights Forum documented serious acts of violence against farm owners and farm workers. The fast track land reform process, farm workers were treated as the accomplices of white farmers. Political violence targeted white farmers and farm workers believed to support opposition parties. The farm workers were dragged out of their homes forced to attend re-orientation and education sessions with forced singing of ZANU PF slogans and were severely tortured. The land reform program was the fundamental feature in the political field and violence where the blacks used forcibly chase the white farmers

from the commercial farms. This action violated human rights and rights of property. According to Human Rights Watch (2012) the FTLRP has thus violated rights to equal protection of the law, non-discrimination, and due process. The violence accompanying land occupations has created fear and insecurity on white owned commercial farms, in black communal areas, and in fast track resettled areas, and destabilize food security of the entire Zimbabwean country. The researcher noticed that violence affects food security. The farm workers lost their job and the farm activities were affected and this triggered food insecurity since. According to Zimbabwe Agricultural Welfare Trust (2001) Between February 2000 and December 2001, about 350 large-scale commercial farms had to close operations, affecting about 15,000 farm worker families. The United Nations (2002) estimated that in January 2002; 30,000 families of farm workers were affected. The researcher argued that land reform triggered food insecurity to the people who worked for the white farmers due to unexpected unemployment and also nationwide because of large-scale commercial farms had seized operation thus triggering the Zimbabwe crisis.

According to Hove (2012) Zimbabwe was placed under sanctions since 2000 due to cases of human rights abuses and bad governance practices which were reported during the fast track land reform. When sanctions were imposed the country was suspended in almost all forms of lending by International Development Association and some of the aids which the government was looking forward were cancelled for instance Britain cancelled package which was worth US 5 million dollars. Sanctions have blocked the traditional avenues for funding of the industrialization initiatives from international financial institutions such as World Bank and the International Monetary Fund. A typical example is of the Government industrialization arm, that is, the Industrial Development Corporation whose financial transaction had been intercepted by

OFAC. Of recent the IDC has been removed on the list of organizations which were put under sanctions. (www.herald.co.zw).

Foreign direct investment is essential for the manufacturing sector in Zimbabwe since most of the companies don't have the capacity to carry out their operations. Due to sanctions the country is lacking foreign direct and the country's capital account has been in deficit since 2000 as result of the perceived risk in the country by investors. Most of the international investors are preferring to invest in other countries than Zimbabwe because they are not confident of the environment in the country (www.rbz.org). According to CZI (2015), some of the unattractive policies like indigenisation policy have caused deindustrialisation because for an investor to invest in a country the environment should be friendly. According to World Bank Report 2016 Zimbabwe is ranked 155 out of 189 and this is an indication the environment in the country is not conducive for investors. Ageing equipment and machinery, according to CZI (2014), had affected capacity utilization in the manufacturing sector. Most of the companies are failing to replace the old machinery in their companies due to financial constraints. Also they are no major investments being done in terms of machines also due to the shortage of funds. Sanctions have caused Zimbabwe to have a negative emerge in the face of the international community and this has resulted in most companies failing to access foreign currency since 2000. The companies are also finding it difficult to access lines of credit because of the perceived risk in the country by investors. Most of the machinery which is needed in the manufacturing sector needed to be imported and it is becoming challenge in the face of these financial constraints. Most of the companies are continuing using outdated machinery since it difficult for them to acquire new machines. To make matters worse the machinery are expensive such that the companies needed

much help from the foreign investors and most of them are still not convinced by the environment in Zimbabwe.

Due to the sanctions imposed after the violation of human rights there has been high unemployment rate in the industrial sector in Zimbabwe. Kuncoro (2007) argues that closure of industries cause decline in the role of the industry in the economy as a whole. This can be seen from the decrease of workers, number of produces in the industry. The closure of industries in Zimbabwe has instigated many people to move into the informal sector setting up small businesses and also crisis of many vendors especially in the cities. The number of people working in manufacturing is falling since some of the companies are closing and others don't have the capacity to have many workers due to a number of challenges they are facing. According to Nkululeko (2014) joblessness in most cities has been worsened by closure of industries, in Zimbabwe it has been known that the manufacturing sector employs a large number of people and also plays a strategic role to the economic development of the country. One can say that closure of industries which was caused by the land issue had led to shortage of goods, unemployment thus triggering the Zimbabwe crisis.

2.2 Eviction of the white farmer

The eviction of the white farmer from their farms caused the displacement of farm workers. The land distribution process through the fast track program was a disadvantage to the farms workers. According to (Scoones, et al, 2011), First Track Land Reform Programme (FTLRP) deprived farm workers who did not have land. Most of farm workers have been laid off from paid work and they were not amongst the groups directed to benefit from land reallocations. When the whites were chased away by the blacks from their farms; the farm workers became jobless. Because of their joblessness they faced lots of challenges for instance inadequate access to

schooling, health care, and other services they used to get when they were employed. Most of the farm workers were not all Zimbabweans some were Mozambicans, Zambians, and the Malawians they did not have Zimbabweans documents such as the national identification cards. According to Zimbabwe Agricultural Welfare Trust (2001) between 2000 and 2001, around 350 large-scale commercial farms had to close operations, affecting about 15,000 farm worker families. In January 2002 The United Nations estimated that 30,000 families of farm workers were affected. This triggered economic crisis as many people lost their jobs and did not have other means of survival.

Furthermore the eviction and loss of farms by the white farmers in Zimbabwe is the major factor of the land reform programme in discouraging the local and the foreign investors to come in. According to (Musemwa, et al 2011), Zimbabwe's gross domestic product (GDP) has shrunk to less than half the size it was in 1998. FTLRP has played a very large part in inducing the shrinkage because of reductions in commercial farm output. The non-servicing of debts and the erosion of property rights have kept investors away and this created room for economic crisis.

Others argue that the Fast Track Land Reform Program in Zimbabwe had hostile consequences on economic performance, according to Zimbabwe Human Rights Non-Governmental Organization Forum (2010) the forceful eviction of white farmers during the fast track land reform process was certainly one of the major drivers of Zimbabwe's unexpected economic collapse. The economist Eric Bloch also argue that agriculture used to provide jobs for over 300,000 farm workers and a livelihood for nearly two million people but since the 2000 land reform programme, agriculture has declined. Eddy Cross also said that in 2000 the total output of the agriculture industry in Zimbabwe was 4.3 million tonnes of agricultural products worth US \$ 1 billion, a decline of 60 % in volume. After the eviction during the FTLRP most of the white

farmers migrated to other countries like Zambia, Botswana, Mozambique and South Africa and the country was left in a food crisis. The people who had knowledge of commercial farming had been replaced with people without the knowhow of farming thus marked the genesis food shortages in Zimbabwe. Zimbabwe started importing maize from Zambia where some of the white farmers had migrated to. Because of the decline in agricultural production most of the industries closed. People are migrating from urban to rural areas because of sufferings being encountered in the urban areas since the cost of living is very high. In the urban areas people would require rentals, payment of utilities, buying food of which some of the things are free in rural areas.

Due to closure of businesses it is now difficult to earn a living in urban area given the expenses which are faced. According to National Census Report (2002), Sixty five percent of the populaces lived in the rural areas whereas 35 lived in urban areas. In 2012, according to the National Census Report (2012), the populace in the rural areas improved to 67% whilst the population in the urban areas declined to 33%. The increase of people migrating to rural areas have been caused by the closure of industries since most of the people lost their jobs and people find it difficult to earn a living in the urban areas. Also some people migrated from the rural areas to the urban areas in search of jobs because their employers (white farmer) had been chased away from their farms and they were left jobless thus triggered the Zimbabwe crisis.

Zimbabwe has experienced brain drain due to closure of industries and decline in agriculture production most of the people are leaving the country in search for greener pastures. After school graduates are finding it very hard to get jobs and this has resulted in the migration of most of the people. According to Chimanikire (2005), most of the working ages in Zimbabwe are leaving the country to countries like United States of America, South Africa and Botswana in search for

employment. The reasons for migration is the reduction of formal work due to companies' downsizing, reducing working hours and low incomes. Brain drain affects the growth of the economy since most of the skilled labour leave the country looking for greener pastures and this will affect the performance at the firms since the country will have shortage of experts and this has led to the economic crisis in Zimbabwe.

2.3 Allocation of new owners

Land reform challenged food security with hunger attacking the country because it created room for food insecurity because some of the new land owners had no resources to run the commercial farms. Zunga (2003), noted that the new farmers had no inputs and production went down, the farmers were waiting to borrow from a government that is technically bankrupt because there was very little agricultural input into industry, a situation that dried up foreign currency. In these views the researcher noted that land reform process paved way for food insecurity because if the action chased away the farmers who had resources and allowed those who did not have resources like tractors, seeds, fertilizers and knowledge using the farms; it means food security was affected.

Food security is one of the primary goals of improving agricultural productivity and is also at the heart of sustainable development. The Sustainable Development Goal is to halve the proportion of people living on less than US\$1 a day and those who suffer from hunger. In Zimbabwe, food security has been at the center of all development goals and strategies since independence in 1980, although the GoZ policies from the mid-1990s have steadily worked against food security. Although Zimbabwe has the potential to be food secure at both national and household levels, the country is currently facing severe food shortages, due to and land transfers. The situation in Zimbabwe has become more complex, because even those with entitlements have been failing to

access food on the markets, while food production declined substantially during the FTLRP period for various reasons. Thus the main cereal (maize, wheat and sorghum) and the key nutrition giving commodities (milk, groundnuts, beef and soyabeans), as well as oil seed derivatives have been in short supply, because of land reform.

The distribution of land had been politicized land was given to those who had the ruling party card the former farm workers did not benefit from the process. Scoones, et al (2011), noted that FTLRP disadvantaged landless farm workers: large numbers of farm workers have been laid off from paid work; yet farm workers have not been among the groups targeted to benefit from land reallocations. The researcher argued that the effects of land reform affected food security because members of the ruling party that had benefited had no knowledge on farming and had no passion on farming. Zikhali (2008), acknowledged that the Fast Track Resettlement Program replaced mostly experienced farmers with inexperienced farmers who were subsistence oriented. Therefore, the land distribution process created room for food insecurity due to lack of experience and knowledge of the new farmers

The new farmers faced a challenge of market to sell their crops; they were being offered low prices for the crops and give up on farming them .This made a room for food insecurity in Zimbabwe. The World Food Programme (2002), the program noted that farmers are highly oppressed when it comes to marketing and this taking advantage is intensified by lack of information about markets. Grain Marketing Board (GMB) on the other side failed to pay the farmers and the farmers ended up stocking their produces and this affected the food security. The researcher observed that some farmers were not able to meet the quality of crops required and the profits produced were very low and this affected their food security. The decline in food security

led to dependence in food aid from donors and also Zimbabwe from a breadbasket to a begging basket this led to the Zimbabwe crisis.

2.4 Double allocation

There was also issue of double allocation of land to the elite and this contributed in worsening food security because some people remained landless. Those elite were the members of the ruling party and they took land as the ruling party's asset. The land is a political thing and the process was all about power; the land distribution process was very sensitive and food security was affected since it became highly politicized and some remained landless while some have two or more farms.

Zimbabwe's manufacturing industry is largely based on agriculture. This means that the raw materials in the industrial sector come from the agriculture sector. Poor agriculture production had a negative effect on the manufacturing sector assumed most companies depend on agriculture products, for instance, companies now are importing the raw material for the manufacturing of cooking oil such as soya bean and cotton seeds which might have been processed locally through farming of crops like cotton and soya beans. Most of the raw material in the manufacturing sector comes from the agriculture sector so the industries involved are also affected. (ww.unido.org). Although there is climate affecting the agriculture produce in Zimbabwe the Fast Track Land Reform Programme (FTLRP) when it was implemented there was a major drop in agricultural and economic activity of the country. (Moyo 2000). According to Mutambara et al (2013) the fast land programme brought a change in the agriculture system where the small-scale farmers who were allocated land did not have much information on how farm for commercial bases like the white farmers besides that the farmers are financially handicapped it intensified the situation. The Zimbabweans who have been given the land are not

able to produce large quantities and it is also affecting the manufacturing process which needs the produce particularly in the agro processing industries. The industries that depends on the raw materials from agriculture such as maize and soya will be in shortage of raw materials thus causing the closure of the industries (CZI, 2016). Industrial output fell between 2000 and 2007. However, agricultural production also decreased between 2000 and 2007 (IMF, 2007). GDP fell during the same period. Following a decade of economic decline and hyperinflation during 2007–08. In late 2008, hyperinflation led to abandonment of the Zimbabwe dollar in transactions and de facto widespread dollarization. The official recognition of the demise of the Zimbabwe dollar took place in February 2009, when authorities established a multicurrency system.

The slowdown being experienced in the economy at large has not spared the manufacturing sector. Quite telling is the prolonged effects of power cuts and costs, liquidity challenges, low domestic demand and many others on the performance of the manufacturing industry. Zimbabwe's clothing and textile used to perform very well in the late 1980s and early 1990s thereby employing over 35 000 people. In the 1990s the clothing and textile employed more than 50 000 workers, mostly women and children and even after the economic decline of 2008-2008 more than 11 500 people were employed. The sector is of vital importance to the majority of citizens of Zimbabwe since cotton which is used as the raw material in the sector provides a livelihood to more than a million Zimbabweans including farmers and their families. (Zimbabwe Cotton – to Clothing Strategy 2014-2019).

According to Zimtrade (2012), the sector provides the early stages of economic upgrading or diversification from dependency on primary commodities and also has forward and backward linkages. The sector provides important commodities which includes clothes and blankets which are needed in almost every country. The origins of textile and clothing sector came as a result of

the government looking for other opportunities for revenue since they realized that they were not getting much from mineral deposits as they had found in the Union of South Africa. There was establishment of the Cotton Research Industry Board (CRIB) and three ginneries that were established in Kadoma. The first spinning machine was constructed in 1941. The sector grew and companies started exporting to the Union of South Africa and a bilateral trade agreement was signed between two countries in 1948. In the 1980's the sector grew rapidly with fifty percent of the textile and sixty- one percent of the clothing manufactures commencing their business operations between 1980 and 1989.

The growth of the sector during this period could be attributed to tariff and quota restrictions, export and investment promotion schemes, and Zimbabwe's central location in the Southern Africa region, new infrastructure and educated labour. Zimtrade (2012), the clothing and textile industry had been adversely affected by the collapse of Zimbabwean dollar exchange rate and sharp interest rates increase. According to Zimtrade (2012), over 100 clothing and textile firms had permanently shut down. During the period between 2000 and 2010, the macroeconomic environment was not conducive for business, mainly characterised by high inflation.

2.5 Lack of equity

Although women provide most of the farming labour, the land reform process mainly benefited men. The Presidential land Review Committee (2003) reported that under A1 resettlement model, 76% of beneficiaries were male. It has to be noted that the main problem was not merely on the land reform process, rather the institutional framework in which land reform was carried out, which was patriarchal. There are also cultural constraints on the ability of women to own land. Under African customs and culture in Zimbabwe, women have secondary access as their own parcels are allocated to them by their husbands. In the survey showed that the majority

beneficiaries were men with a few exceptions of politically connected women. The possible explanation is the dominance of men in decision-making which made them highly sought after by the elite. Therefore, women should have been treated as a special group with different conditions from men. The non-existence of a gender sensitive Land Act and policy in the country compounded the unjustified land ownership position of women. By gender sensitivity one refers to deliberate attempts to strike a balance in the participation of men and women. This lack of equality led to the Zimbabwe crisis because of the male dominance.

2.6 Chapter summary

The chapter has examined the link between the land issue and the Zimbabwe crisis. It has been crystal clear that the land issue is the root cause of the problems the country is facing that food crisis, unemployment, inflation and many more.

CHAPTER 3: TOWARDS THE RESOLUTION OF THE LAND QUESTION AND ZIMBABWE CRISIS

3.0 Introduction

This chapter will examine ways in which the Land issue can be addressed in a bid to resolve the Zimbabwe crisis. Thus this chapter seek for the solutions to the challenges of the land issue that had triggered the Zimbabwe crisis.

3.1 Amendment of the law

The law of the needs to be amended especially on the rights to agricultural land so that the land issue and the Zimbabwe crisis can be resolved. Zimbabwe was give sanction on the bases of the violation of human rights during and after the FTLR. The law somehow is not just when it comes to the right of agricultural land thus the government must readdress the law to improve its relations with the international community. By so doing the government will rebuild the lost trust. Zimbabwean government require to be resumed to the center of development and economic management processes therefore, trust needs to be rebuilt in government. Poor governance, corruption, politicization, and the militarization of institutions of governance have taken away the confidence of citizens, investors, and potential donors. Refining governance would shape the confidence needed to catalyze foreign investment, official development aid, and civic involvement. A review of the Constitution, reform of undemocratic laws, and reform of the business environment would create conditions for sustainable economic recovery. Hence resolving the land issue and the Zimbabwe crisis.

Amendment number 17 of the constitution which gives 99 year leases to landholders should be repealed to give farmers title deeds. This will assist farmer's access loans from financial institutions and it gives banks confidence as land can be used as collateral. Zimbabwe have to

return to its previous glory of being the SADC's bread basket. Policies should also target infrastructural development as it is key in the development of the country. Tenure reforms, unlike land reforms, do not attempt to change the pattern of ownership of land: they simply give the tenant some additional rights on the land (Banerjee, 2000).

3.2 Compensation of white farmers

The compensation of former white farmers who lost their land during the FTLRP is the key to Zimbabwe's coming back to cordial relations with the international community because the reason for the souring relations is because of the violent way Zimbabwe took the land from the white farmers without compensating them. This will enable the country to engage with the international community and not living in isolation which have affected the country politically, socially and economically.

3.3 Reimbursement of debts

The repayment of debts to multilateral institutions such as the World Bank, the International Monetary Fund, and the African Development Bank, is the only way that Zimbabwe can resolve the land issue and the crisis in the country. The only way for Zimbabwe to be able to qualify to get help, that is loans from these institutions is by paying the bad debts. By doing so Zimbabwe will be re-engaging with the international development partners and the Bretton Woods to ensure the funding of agriculture activities for both the A1 and A2 farmers. EU and the United States, must establish a trust fund for the recovery of Zimbabwe's economy under the government. In addition, the donor support for a trust fund must be determined by the government's will to carry out difficult macroeconomic reforms.

3.4 Develop a land tenure and agriculture system to ensure food security

A return of white farmers to portions of the 4,000 took farms is neither feasible nor politically practical. Zimbabwe will not return to its status as the breadbasket of southern Africa – at least in the medium term. An internally driven land reform process should be introduced, aimed at addressing the land title issue. Measures would include enabling farmers to access credit and develop collateral; establishing multiple farm ownerships to ensure equity; creating land institutions to facilitate the transparent transfer and management of land; establishing banks to provide finance; providing technical assistance; and developing transparent agriculture markets. In the absence of political change, measures that are urgently needed include the training of staff in land institutions, agricultural technical support centers, and in financial services. Future donor efforts should be targeted at developing the technical capacity of resettled farmers, at market reforms in the agricultural sector, and at a broad-based compensation system for land that was transferred.

3.5 Fair redistribution of land

To address the land issue there must be a fair land redistribution not partisan distribution. Land should be guaranteed for all Zimbabweans who deserve it not according to political affiliation. Some of the beneficiaries of the land reform program had no agricultural knowledge and hence are barely use their land as they are actively involved in off farm activities. Most or the land which were given to the people who are not capable of farming is just lying idle. Such farmers' are strongly in need of training to get the required skills to efficiently use their land. Policies must ensure that the availability of inputs and credits for farmers are beyond political party affiliations for Zimbabwe to reclaim its food security status. The government must get read of corruption from input sharing to avoid partisan distribution of inputs and selling of inputs meant for free distribution. The researcher have discover many elite own more than one farm so the

government should come out with laws that get read of double allocations of land for it is affects food security because of underutilization of the land that have caused the closure of many agro based industries. Hence triggering the crisis in the country.

To rise agricultural production, land distribution policies have to also seek to target agriculture alumnae who need a chance to make a difference in the sector. Must also increasing agricultural produces, should implement strong policies that include, subsidization of farmers, introduction of advanced technology and mechanization as well as diversification. Sanctions caused the deterioration of infrastructure in Zimbabwe thereby affecting industrial growth. From now on the government should rebuild and advance information and communication technology and transportation which are key elements to a strong industrial drive in the face of globalization and to keep up with modern markets. This can only be possible if the government create a suitable environment that is favorable for the investors.

3.6 Improve the business environment

The ease of doing business in Zimbabwe is very low according to the World Bank rankings or international standards. In addition the business environment is fraught with risk due to policies such as the indigenization and economic empowerment, fast track land reform programme and lack of property laws to safeguard the property rights of investors. This has scared way investors and had adverse effects on foreign direct investment which is critical for growth.

Government should ensure that the ease of doing business is improved to promote investment both from local and foreign investors. The indigenization law should be done in such a way that investors should not lose their properties or capital. Even though it is argued that in the manufacturing sector the shareholding required is no longer fixed at 51/49%, it should be supported by necessary laws to foster investors' confidence. Improving the political environment

and empowerment policies with the aim of encouraging investor confidence which may in turn improve the local industry which will then open markets for agriculture and increase productivity.

The government of Zimbabwe must implementing strategies to ensure that doing business in the country is less cumbersome. Zimbabwe Investment Authority (ZIA) must established one stop shop so as to reducing the time frame to set up a business in the country. This will attract foreign direct investment into the country which is needed by the industry to grow. (IDP 2012-2016)

3.7 Harness remittance for sustainable development

While skilled people in diaspora might want to invest in new business initiatives in the country if economic conditions permit, they are unlikely to return home until they are assured that their livelihoods will be secure. Since transfer of funds are more stable than official development assistance and foreign direct investment, they will remain significant source of foreign exchange for the government and critical to the economic survival of the poorer segments of society. The government, therefore, should encourage transfers via formal channels by relaxing foreign exchange and capital controls, lowering taxes on incoming remittances. It should also allow domestic banks to operate overseas, providing matching grants, and offering loan and pension schemes and mortgage bonds aimed at Zimbabweans abroad. Educating Zimbabweans about the benefits and processes of formal financial institutions could also reduce the attraction of the informal economy.

3.8 Training of new farmers

It is of importance that the government as much as they were involved in land distribution, they is need for training the peasants and farmers should be effective enough especially those who are using the land to produce for the nation at large. The government must make it a point that the beneficiaries are fully assisted to uphold agriculture development.

3.9 Diversification

The farmers must diversify from cash crops such as tobacco and grow things like soya beans cotton and maize ,cattle rearing which were used in the manufacturing sector before the closure of industries and they should also engage in some off-farm activities like bricklaying, fencing, labour exchange and panning to enhance food security. This will help in reviving the agro based industries and solve the economic crisis.

3.10 Conservation farming

One of the main requirements for food security is a sustainable food production system. Because households depend on natural resources (agriculture) for their income and food, it is important that production practices do not affect the environment, undermining future production. So the farmers must practice good farming methods so as to take care of the environment. Environmental degradation is often closely linked with the perpetuation of poverty and food insecurity. In times of stress rural communities they may be compelled to reduce stocks of seed varieties in order to sustain household food needs and to use crop and animal residues in less than optimal ways. However, people can be assisted to manage their natural resources more effectively. For example, they can be encouraged to adopt appropriate soil conservation practices.

3.11 Infrastructure Enhancement

World Bank (1994) state that infrastructure development is essential and noted that there is a link between infrastructure development and the growth of economy. Also according (Byoungki 2008) infrastructure is essential for the achievement of industrialization and trade advancement and also for lowering production cost as well as raising productivity. They is need for infrastructure development that is road, clinics, schools in the areas that people were resettled to. The new farmer have a challenge of roads to transport there good and products. Electricity is a problem in Zimbabwe and it affects the agriculture and industrial sectors. The Government must embark on solar energy so as to supplement the power supply and also upgrading its electricity generation at Hwange Power Station and Kariba Power Station (IDP 2012-2016).

According to Chakanyuka, Harmon and Makochekanwa (2014) the National Railways of Zimbabwe also needs improvements in its operations since it is cheap compared to road and air transport. The rail transport has deteriorated and need serious refurbishment. The rail transport is essential for bulk and movement of goods since it is cheaper. The possible solution for Zimbabwe to develop the infrastructure is to continue engage public – private partnerships since the country is lacking shortage of funds in the infrastructure development.

3.12 Chapter Summary

This chapter focused on ways in which the land issue and the Zimbabwe crisis can be resolved some of the solutions are to fairly redistribute the land, compensate the white farmers and to improve the business environment for the purpose of investor confidence so as to resolve the Zimbabwe crisis.

Conclusion

The research focused on the whites owned large and fertile land while the blacks were placed to small and unfertile land and this made room for land distribution process as a way of equality, fairness and justice. The government implemented land reform program where they attained their land from the colonizers (whites). However the result of this act led to the Zimbabwe crisis which is characterized by food insecurity, inflation, deindustrialisation and high rate of unemployment. The main objective of the study is to examine the impacts of land issue on the Zimbabwe crisis. Data was collected using an in-depth interview and documentary review. The first objective was to understand the land issue and the aims to why land reform was conducted in Zimbabwe. The outcomes show that to get economic independence and fighting imperialism. However it was also a political move. The second objective was to examine the impacts of land issue on the Zimbabwe crisis. The outcome show that the land issue paved way for food insecurity, uncordial relations with Britain and also caused industrial closure. The last objective was to suggest ways of addressing the land issue for the resolution of the Zimbabwe crisis. The results show that they is need of reviewing the constitution, compensation of the white farmer and fair redistribution of land so as to solve the Zimbabwe crisis.

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Appendix: Interview Guide

My name is Lisa Nomatter Muzemba, I am student at the Midlands State University and pursuing a Bachelor of Arts Honours degree in Development studies. I am carrying out a research on the **Land question and the Zimbabwe crisis**. I would appreciate if you take your time to respond to these questions. I undertake not to disclose any information considered confidential and the identity of each participant shall remain anonymous and they will be solely used for the purposes of this study.

1. What do you understand about the land issue?
2. Was the land issue responsible for the Zimbabwe crisis?
3. What has been the impact of the land issue on the Zimbabwe crisis?
4. What are the challenges being faced as a result of the land issue?
5. What can be done to address these challenges?
6. How can the land issue and the Zimbabwe crisis be resolved?

Thank you for your cooperation