

CHAPTER 4: Data and Facts from Guruve District

This chapter presents and analyses the data that the researcher has collected through surveys, interviews, focus group discussions, key informant interviews and reviewing of existing literature. The data presented is sync with the main objectives of this study, that are to study the causes of contestations in acquisition of rural land for urban expansion, reviewing of the legal framework that governs acquisition of rural land for urban expansion, effects of contestations in acquisition of rural land to socio-economic development and strategies to address the contestations and to ensure a smooth urban expansion. The data is presented in the form of headings and subheadings that were crafted in line with main thematic issues that arose during data collection. Tables, bar graphs and pie charts were used in the presentation and analysis of data and in comparing the findings to the literature.

The researcher administered sixty-two (62) questionnaires and fifty-five (55) were completed and returned giving a response rate of 88.7 percent. The largest number of people who constituted the sample was mainly the elderly of above forty-six years who were twenty-one in this sample. There was only one youths of below twenty years while those youths of 20-30 years were only six. The middle-aged groups of 36-40 years were only twelve.

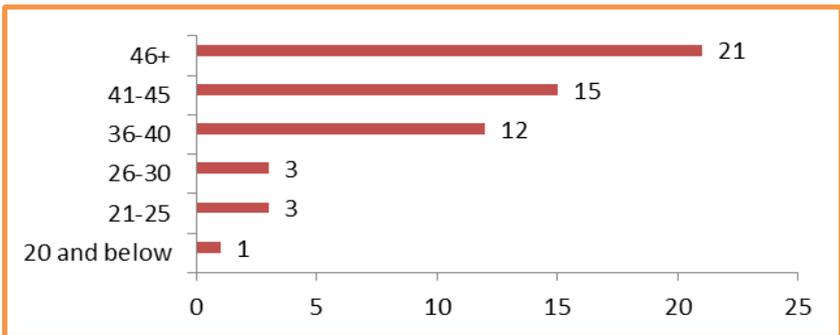


Figure 4.1: Age distribution of the sample population (*Fieldwork, 2021*)

In terms of economic activities, most of the people who participated in this survey (36 out of 55 making it 65%) are farmers. Very few people who reside in the sampled area are businesspersons or civil servants. Informal business activities constitute the second largest source of livelihood after agriculture. This scenario

clearly explains the situation in the study area in which most of the people depends entirely on agriculture as their source of livelihood. In terms of gender distribution, this sample was dominated by men. Sixty-four percent of the people who participated in this survey were males while females constituted thirty-six percent.

One of the objectives of the study was to examine the causes of contestations in acquisition of rural land for urban expansion. The data was gathered through questionnaire survey, key informant interviews and focus group discussions. The researcher discovered that the main causes of contestation between rural local authorities and communal land occupants in acquisition of rural land for urban expansion are lack alternative land to resettle the affected families, lack of effective participation and engagement during planning and implementation of urban expansion programmes, short notices being given to the affected families, improper compensation, existence of multiple institutions in administration of communal land and sale of land by traditional leaders and individuals. Because of the above factors ninety five percent of the communal land occupants interviewed through questionnaires in Guruve Growth Point clearly indicated that they are not willing to let Guruve Rural District Council take their land for urban expansion. Figure 12 illustrates percentage of communal land occupants who objected to council taking over their land for urban expansion.

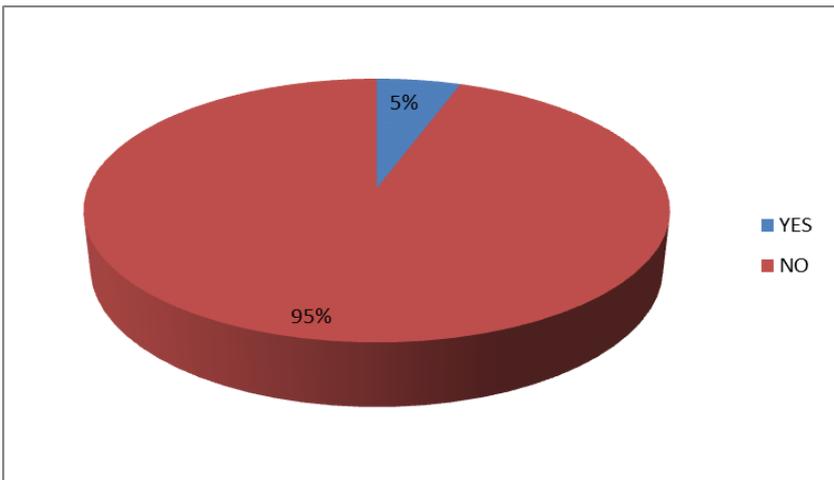


Figure 4.2: Percentage of people willing to cede their land for urban expansion (*Fieldwork, 2021*)

As illustrated in Figure 8, only 5% of the respondents interviewed through questionnaires indicated that they are willing to pave way for urban expansion. Ninety five percent of the respondents are opposed to the idea of allowing the council to relocate them for urban expansion. Their main reasons for opposing the idea are explained below. Lack of alternative suitable land was the most cited factor causing the contestations in urban expansion. For instance, 55 % of the survey respondents considered failure by council to provide alternative land to resettle them as their major worry (see table 1). Some respondents pointed out that Guruve Rural District Council continues to annex more land while there are still some families whose land was taken some years back who are yet to be reallocated alternative land.

Table 4.1: Landholders main reasons for resisting excision
(n=55) (*Fieldwork, 2021*)

Reason	Percentage
Alternative farming land	55
Alternative land near social amenities	16
Preserving their ancestral inherited land and graves	11
Compensation for buildings and disturbance	18
Total	100

As depicted in Table 1, the need for alternative land was ranked as the first reason with 55% followed by compensation for buildings and disturbance due to relocation with 18% and need for alternative land near social amenities and need to preserve ancestral land with 16 and 11 percent respectively.

Interviews with the local leadership indicated that since 2014, only thirty households have been allocated alternative farming plots of on average five hectares. However, this number is by far lower than the number of people who need alternative land considering the extent of the land proposed for urban expansion by Guruve Growth Point. One official interviewed had this to say;

“The main challenge we are facing is emanating from the fact that when the Land Reform Program was done, no provision was made for land to cater for the families affected by urban expansion....”

The local councillor for Guruve growth point also echoed the same sentiments and presented that the major challenge leading to protracted contestations emanates from the fact that the council is failing to fulfil the promises that it

makes to the affected families. He said during consultative meetings, communal land occupants make it clear that they need alternative land to sustain their agro-based livelihoods. However, their expectations are not usually fulfilled hence they resist attempts by council to take over their land.

Public participation was also cited by respondents as the major missing link and a contributory factor to contestations. One village head said;

“This current system of government is by far different from the old days. When Guruve Business centre had a need for land to expand its boundaries around 1970s, the authorities then would engage the affected people, and this was done well in time...”

For instance, ninety-one percent of the survey respondents indicated that council is not giving them enough opportunity to participate in the land acquisition process (see Figure 13). They said the consultative meetings are usually attended by councillors and village heads only and the occupants of the land usually receive feedback only and without the opportunity to make meaningful contributions.

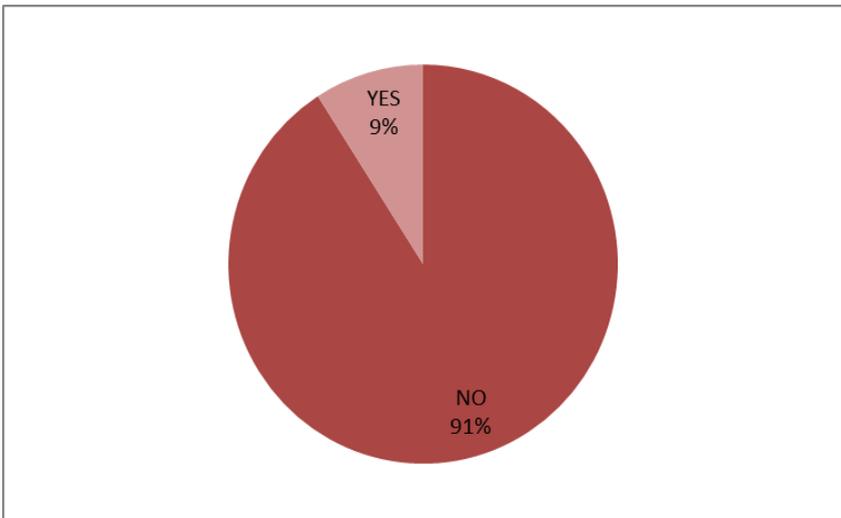


Figure 4.3: Landholders' Perception on level of Participation in the land acquisition process (*Fieldwork, 2021*)

In terms of forms of communication and participation, the survey respondents indicated that none of them has received a written notice from Guruve Rural District Council. Their participation and engagement by council is in the form of

meetings that only forty percent have confirmed that they have once attended the meetings held by council (see Table 2).

Table 4.2: Percentage of landholders who have held meetings with council (n=55) (*Fieldwork, 2021*)

Reaction	Percentage
Once called for meetings	40
Never attended a meeting with council	60
Total	100

As illustrated on table 2, 60 percent of the survey respondents said that they never held meetings with Guruve Rural District Council officials while forty percent confirmed to have held meetings. This implies that the level of participation in in the land acquisition process is low, and when engagement is done, it is mostly with traditional leaders, part of whom form the forty percent that confirmed to have held meetings.

One key informant indicated that participation of the affected families and local leadership should be both during planning and implementation of decisions. He said sometimes people resist acquisition of their land because they are only engaged when a decision is about to be implemented and they would not have been involved during the planning stage. Compensation issues were also raised as one of the factors that are causing the communal land occupants to resist the efforts by the council to acquire their land. Most of the people interviewed indicated that consideration is not being given to the value of the land affected vis-a-vis the benefits that are going to be realized by the establishment of the proposed development. Most of the people interviewed indicated that their resistance to relocation to pave way for council developments is caused by meagre compensation proposals by council. They said council is compensating affected families with residential stands if they fail to relocate them to alternative land. They said the residential stands being allocated are not enough to offset the benefits they are getting from their farming activities.

The researcher also gathered that the reason why the council is facing difficulties in expanding its boundaries by acquiring communal rural land is because the council is seen as a threat that will disrupt the activities of the informal land market taking place at the peri-urban area. Village heads and individuals are selling land to desperate home seekers whom they advise to build 'standard structures' that can be incorporated by council. Being informed by experiences from other local authorities wherein people were displaced without proper

compensation and livelihood reconstruction; and being driven by the desire to make cheap money, most village heads and individuals are resorting to what was described by Ministry of Local Government and Public Works in 2018 as 'garawadya' a term used to describe the practice by peri-urban occupants wherein after realising that council shall take their land, they sell it before council excision. Thus, when the council initiates the land acquisition process, they usually face stiff resistance as people know that the land 'no longer exists'.

Most of the people interviewed indicated that the process of land acquisition for urban expansion by council will result in no meaningful achievement to them but only disturbance of their livelihood. One political leader said that;

"since the process of land acquisition started, a lot of people have been left destitute after displacement from their land. No effort was even made to build houses for the people who were relocated and some of them were relocated to poor soils that does not yield anything..."

On the same vein, another key informant reiterated that apart from being affected economically, people become social misfits and find it difficult to integrate with new environments, they lose social capital and at the same time they are relocated away from the Growth Point that offers them proximity to markets and employment opportunities. Most of the people who were surveyed indicated that they do not want to be relocated as they fear they are relocated to places without social amenities and other important facilities they need. Resistance is thus, a way of trying to fight for their livelihoods and a way to bargain for better treatment.

Challenges in acquiring rural land for urban expansion were also expressed by key informants and council officials as emanating from the multiple institutions involved in administration of communal land. One official said although communal land lies under the jurisdiction of councils in terms of administration, local authorities must apply to Ministry of Land to acquire it and thus, local authorities do not have the powers to directly control it. At the same time, traditional leaders are custodians of the land and are 'empowered' to distribute it. This array of institutions involved in land administration is affecting the ability of local authorities to control the activities that are taking place on communal land and hence unscrupulous communal land occupants and traditional leaders parcel it out further making it difficult for council to relocate the occupants.

The researcher discovered that the efforts by the local authorities to engage the affected communities and settle the issues of land acquisition are sometimes affected by politicians who interfere, instigating the community to resist council

maneuvers for them to gain political mileage. The politicians pretend as though they are representing the rights of the affected families and in the process misinforming them and causing them to resist council activities, boycott meetings and to vandalize the pegs that would have been put by council. One key informant interviewed said that Guruve Rural District Council is finding it difficult to acquire rural land because of politicians who have multiple farms and some of them are refusing to pave way for council activities on farms designated for such by Central Government. He called for central government intervention to settle the conflicts between political leaders who are using their muscles to outshine council manoeuvres.

The other objective of the study was to review the legal framework that governs acquisition of rural land for urban expansion. The study revealed that there exist many Acts and regulations that govern land administration and management, including land acquisition and expansion of urban settlements in Zimbabwe. The main legislation that underpins land acquisition and urban expansion include the Constitution of Zimbabwe Amendment number 20 of 2013, the Land Acquisition Act (20:10), the Regional, Town and Country Planning Act (29:12), Rural District Councils Act (29:13) and Communal Land Act.

The Constitution of Zimbabwe Amendment number 20 section 72, subsection 2(a, b, c) give the state power to compulsorily acquire agricultural land for public use (that is resettlement, settling people affected by developments and land reorganization, natural resources conservation or wildlife management.) According to the constitution, agricultural land is land used or suitable for agriculture, that is for horticulture, viticulture, forestry or aquaculture and for any purpose of animal husbandry, including bee keeping and grazing of livestock. The Constitution clearly stipulates that communal land or land within the boundaries of an urban local authority or township established under town and country planning law does not fall under agricultural land (Section 72, subsection 1a and b). Section 72(3) of the Constitution stipulates that no compensation is paid for the acquired land, serve for the improvements only that were made on the land. The Constitution is however silent on the procedure for acquisition of communal land. What it is only bringing out is the fact that communal land is not classified as agricultural land.

The Land Acquisition Act (20:10) is one of the central Acts that empowers the President and other authorities to acquire land and to execute compensation modalities where it is applicable (Land Acquisition Act 20:10). Part 11, Section 3 of the Act stipulates that the President, or any Minister duly authorized by the

President may compulsorily acquire land where the acquisition is, “Reasonably necessary in the interests of defence, public safety, public order, public morality, public health, town and country planning or the utilisation of that or any other property for a purpose beneficial to the public generally or to any section of the public” (Section 3(i) (a)). Part III of the Act set out the procedure that is followed in compulsory land acquisition where it is done without an agreement. The procedure involves publication of a notice in the Gazette describing the nature and extend of land to be acquired, the purpose for that the land is to be acquired and calling upon the owner or occupier of the land who wish to contest the acquisition to lodge their complaints (Land Acquisition Act Part III section 5(1) a, b and c).

Section 3(4) of the Land acquisition emphasize that, notwithstanding provisions of the Land Acquisition Act, Communal land, materials from Communal land or rights in Communal land can only be acquired in terms of the Communal Land Act (20:04). Implying that the provisions contained in the Land Acquisition Act are more inclined towards the acquisition of agricultural land. In terms of compensation for the people affected by compulsory land acquisition, the Land Acquisition Act provides the responsibility to the acquiring authority to pay fair compensation and within reasonable time to the owner of land that is not agricultural land (Part V, section 15). This implies that there is no a laid down framework that guides compensation in terms of what should be paid and time frames.

The Communal Land Act (20:04) serves to classify communal land and to regulate the allocation and use of the same. This Act also provides guidance to modalities that should be followed in acquisition of communal land for urban expansion and compensation of the affected families. Section 10 of the Act provides powers to the Minister to set aside communal land for the purposes of establishing a township, village, business centre or industrial area, where such land is designated for such in terms of a rural development plan approved by the Minister and subject to a layout plan approved in terms of the Regional, Town and Country Planning Act (Chapter 29:12). According to the Act, Communal land is state land vested in the President of Zimbabwe and local communities have no ownership but are permitted to occupy and use communal land by the President (Vengesai & Christof, 2018).

Section 12(1) of the Communal Land Act provides that those people who are dispossessed of their right to occupy or use communal land shall be give alternative land. If alternative land is not available, the acquiring authority and

the affected people must agree, and they can be compensated in terms of the section V (16) of the Land Acquisition Act that provides the duty to the acquiring authority to pay fair compensation within reasonable time. The money to pay compensation to the people who are dispossessed of their rights to occupy and use communal land is obtained the Consolidated Revenue Fund (Communal Land Act, section 12 subsection 2). This is the main Act that give Rural District Councils the mandate to administer their areas including carrying out development functions and levying rates. One of the powers of duties of Rural District Councils is compulsory acquisition of land and properties for development purposes including regional and urban planning (Section 79). Section 79 of the Act also refers to Parts III, V and VIII of the Land Acquisition Act (20:10) that should be applied *mutatis mutandis*.

The Regional Town and Country Planning Act (29:12) is the centrepiece of regional and urban planning in Zimbabwe. Section 45 of the Act provides local planning authorities the powers to acquire and dispose land for the purposes of implementation of development proposals contained in an operative master plan or local plan. The acquisition and disposal of land is by way of purchase, exchange, donation or agreements with the owner of land or expropriation. Where the land earmarked for development is to be expropriated, section 46 of the Regional Town and Country Planning Act provides that the operation of the Land Acquisition Act (20:10), specifically part III, V and VIII are effected.

Section 150 and section 151 of the Urban Councils Act provides for the acquisition of land or interest in land and expropriation of land respectively. The Act empowers councils to acquire land for development purposes by way of purchase, donation, and lease agreement with the owner or expropriation in terms of section 151 of the Act. Where expropriation of land is necessary in terms of section 151, a resolution must be passed by council and an application shall be made to the minister and in the application, the local authority shall justify the need for the land, give full particulars of the land to be expropriated, purposes for that the land is to be used and any necessary information that may be required by the Minister. The provisions of the Land Acquisition Act (20:10), shall be applied *mutatis mutandis* in the acquisition process.

The study analysed the effects of conflicts prevailing between rural communities inhabiting on communal land around Guruve Growth Point and Guruve Rural District Council over land for urban expansion in line with one of its key objectives. The data on this aspect was obtained from households affected by the expansion of the growth point and key informants. The data collected revealed

that the effects of the conflict between the affected households and Guruve Rural District Council include loss of investor confidence in the area, limited physical infrastructural development, sour relations between council and surrounding residents and disturbance of the livelihoods of the peri-urban dwellers. The negative effects of these conflicts are explained below.



Figure 4.4: Areas where development is failing to take off due to contestations in Guruve Growth Point (*Google Earth, 2021*)

The contestations in acquisition of rural land for urban expansion have greatly affected the physical development of Guruve Growth Point. Interviews with council officials and District Development Coordinator indicate that there is a low density layout plan with 105 residential stands (area marked LD on Figure 10) that was approved in the year 2000 but no single structure has been built on the stands

due to contestations. Each time the local authority tried to implement the layout plan by way of pegging the stands, the pegs were ripped by communal land occupants who regard the land in question as their farming land. Areas marked LD2 and MD on Figure 10 are posing great challenges for the council as they are occupied by communal occupants even though they are within the boundaries of the Growth Point. Thus, the contestations have affected the physical development of Guruve Growth Point.

Apart from the areas marked on figure 10, the respondents interviewed by the researcher indicate that Guruve Growth Point has a great need for land as evidence by the number of applications that it receives for schools and industries that are needed in the Growth Point. Guruve Rural District Council intended to acquire more land to expand its boundaries but its intentions have been hampered by the contestations in acquisition of surrounding rural land.

Council officials and District Development Coordinator also indicated that the challenge for Guruve Growth point for land to expand its boundaries has also been compounded by the fact that the council is struggling to acquire Dunvert and Maidavale farms that are earmarked for urban expansion. The farms, that are located on the northern part of the Growth Point, are yet to be handed over to council by the Ministry of Lands and the issue has been on cards since the beginning of Fast Track Land Reform in the year 2000. Thus, due to this twin challenge, the council has been turning down potential investors and thus, it has experienced limited infrastructural development.

The researcher discovered that contestations for rural land for urban expansion have led to a loss of investor confidence in the Growth Point. Interviews with council officials and former Chief Executive Officer of Guruve Rural District Council brought out that several investors with brilliant investment ideas were turned down by the contentious environment. The researcher discovered that the 105 low density residential stands that have been undevelopable since the year 2000 had already been allocated to beneficiaries and a challenge came when they wanted to start developments. Most of the stand beneficiaries requested refunds from council and some of them just lost hope of pursuing the issue and they went elsewhere to purchase stands.

The researcher discovered that the conflict between council and peri-urban dwellers for rural land is contributing greatly to emotional distress to the peri-urban land occupants. Most of the people interviewed brought out that they are emotionally disturbed as they face an uncertain future due to the land grabs by

council. They felt that they are not protected by law and council is taking advantage of them leaving them destitute after taking over their land. The major factor they cited as leading to emotional distress is disturbance of their livelihood that is anchored on cattle rearing and crop growing. Their major worry is stemming from the fact that council is failing to offer them alternative suitable land to sustain their livelihoods. One politician interviewed, who is among the affected families pointed out that,

“While we support government policies and we are sure that the land belongs to the state, one thing we are sure of is the fact that all efforts by council in acquisition of land are leading to dire suffering by landowners...”

Thus, the contestations for acquisition of rural land are emotionally affecting the peri-urban occupants.

The researcher discovered that the conflicts for peri-urban rural land have resulted in a strained relationship between council and peri-urban dwellers. The researcher gathered that at one point, the conflicts between the communities and council degenerated into violence and the communities were targeting council officials who were pegging stands or carrying out surveys in the area. Targeted and personalized attacks on council officials by disgruntled community members are still rife.

The researcher gathered that the contestations between council and communal land occupants have led to the development of an informal land market. Cases of illegal land sales have ballooned as rural land occupants dispose the land they occupy in fear of losing everything because of takeover of land by council. Interviews with local village heads brought that it has become difficult to restrain the people from the practice of selling land. The researcher discovered that illegal land sales are compounding council efforts to acquire land for urban expansion. Those people who illegally acquire the land through the informal market will build quickly piling more problems on council when it comes to relocate the people.

The study sought to examine possible planning strategies to address the contestations and to ensure a smooth urban expansion. The data that was gathered from insights by key informants, and views gathered from field surveys indicate that land readjustment programmes are one key planning strategy that can be used to address contestations in acquisition of rural land for urban expansion. In addition to land readjustment programs, information gathered from the field also reveal that harmonisation of land administration institutions, review of land administration legal framework and regularisation are important in

ensuring proper growth of urban settlements. These planning strategies are discussed below;

The views by key informants are that land readjustment programmes are inclusive in nature and can promote urban growth without more problems as is the case with most rural local authorities in Zimbabwe. The researcher discovered that the contestations being faced between rural land occupants and local authorities are mainly emanating from failure by local authorities to address the plight of the rural land occupants in terms of reconstructing their livelihoods, having alternative land to resettle the affected families and the finance to compensate the structures of the affected families. This was confirmed by field surveys as the participants appeared to prefer remaining on their land than being relocated elsewhere as relocation brings more problems to them. These are the problems that the land readjustment program can address. Table 3 illustrates the advantages of land readjustment as opposed to expropriation.

Table 4.3: A comparison of Expropriation and Land Readjustment (*Adam, 2014*)

Expropriation	Land Readjustment
Reliance on coercion	Reliance on community participation and empowerment
Local governments have a significant fiscal burden because of cash transactions	An equity-based arrangement that reduces the amount of money needed up front for land acquisition
Relocation of the urban poor to remote areas with limited access to jobs and public services	Relocation provided within the same neighbourhood with improved tenure security and housing conditions for the urban poor
Redefinition of existing occupants, often through gentrification of the redevelopment area.	Preservation of the existing community
Exclusive rights against the existing community	Inclusive obligation to the existing community

As illustrated on table 3, land readjustment programmes are participatory in nature as compared to expropriation; they preserve the existing community and do not involve relocation of rural land occupants to remote areas without services. This strategy can therefore avert the challenges of urban expansion being faced in most rural areas of Zimbabwe. These programmes have been successful in Germany since 1902, in Japan (end of 19th Century) and in some African countries such as Botswana, Senegal and Cameroon (Adam, 2014).

The research showed that the land administration institutions in rural areas of Zimbabwe are currently fragmented and as such acquisition of rural land for

urban expansion is a great challenge. Guruve Rural District Council officials and the District Development coordinator expressed great concern with the fragmentation of the institutions and suggested that harmonization of the institutions is the way to go. Under the current set-up, the Communal land is under the Ministry of Agriculture Water and Climate. Although communal land is usually under the jurisdiction of rural local authorities, when council want to acquire it they must apply to the Minister of Local Government and Public Works who then makes an application to the Minister of Lands, Agriculture, Water and Climate. Traditional leaders are also custodians of the communal land and they have powers to administer it. The unification of all these institutions will ease the land acquisition process and thus, promote urbanisation.

The research also revealed that there is a multifarious of legal framework that speak to land administration and acquisition in rural areas of Zimbabwe. There is the Communal Land Act, the Traditional Leaders Act, the Rural District Councils Act, the Land Acquisition Act and the Regional Town and Country Planning Act. All these Acts refer to each other in their provision for administration, acquisition and compensation of rural land in the process of urban expansion. Thus, most key informants pointed out that the harmonisation of these Acts will ease the land administration and acquisition process.

This is another planning strategy suggested by many respondents especially in built up peri-urban areas. Respondents referred to Epworth in Harare and Dema in Chitungwiza where peri-urban settlements were regularised into mainstream urban settlements and this process eased the hassles to expropriate and relocate the peri-urban settlers. Thus, regularisation can be a viable planning strategy to enable urban expansion.

The findings of this study have both confirmed the relevance of the existing knowledge and offered some new insights in relation to the study contexts. Firstly, contestation in acquisition of rural land for urban expansion is a real problem in the study area and in Zimbabwe in general. Most rural growth points and small urban settlements in Zimbabwe are facing challenges in expanding their boundaries as they are surrounded by communal rural land. The study has confirmed the relevance of the economic growth theory and the population growth theory. Guruve Growth Point is experiencing rapid population growth that is leading to the rise in demand for land for urban expansion. Currently, the growth point is facing an unprecedented growth due to a strong local economy that is being supported by the existence of gold in the whole district and some four kilometers close to Guruve Growth Point where Eureka Gold Mine is

located. The mining activities have created many local jobs. Moreover, the District is also supported by a strong agricultural base. It is one of the districts in Mashonaland Central province that has favorable conditions for tobacco and maize production, and it is located in Agro-ecological Region 2A. These factors are pulling a huge population to Guruve Growth Point both within and outside the district and thus, causing high demand for land for housing, social amenities, commercial activities and industrial activities. The only option available to satisfy the need for more land is to acquire the surrounding peri-urban land.

This study sought to examine the factors underlying the conflicts between local authorities and rural communities on issues regarding expansion of urban centres into rural land. The research revealed that there are several factors that cause the conflicts that include lack of alternative land to resettle the communal rural land occupants, delayed compensation, poor communication and non-involvement of the rural land occupants and lack of coordinated and comprehensive forward planning. A comparative analysis of these factors on a global/ regional context revealed that these issues are not unique to Zimbabwe. For instance, studies indicate that in Ghana, Tanzania and most African countries and some developed countries such as China and United States of America, similar factors are also affecting urban expansion. In Ghana for instance, studies by Chigbu & Ansah (2010) brought out that lack of alternative land to resettle affected families, compensation issues and poor communication are causing resistance and affecting urban expansion by small urban centres such as the Trede District.

The study also sought to examine the effects of the contestations between rural land occupants and Rural District Councils on socio-economic development. The study revealed that the conflicts are negatively affecting the operations of local authorities in many respects. Some of the effects are manifesting in the form of delayed or failure by some projects to take off, lack of investor confidence and disruption of the livelihoods of the rural land occupants and creating disharmony between local authorities and the rural communities. The worse part of these effects is the fact that some of them are not directly seen but they have long term implications, for instance, failure by a growth point to attract critical service providers. The results of this study are characteristic of the challenges being faced in many developing countries such as Tanzania, Kenya and Botswana where infrastructure development is being affected by contestations. Recent studies in Tanzania, Ghana and Central Vietnam by Kombe (2010), Phuc *et al.* (2015) and Chigbu & Ansah (2020) respectively prove the effects of contestations in acquisition of rural land to social and economic development as revealed by this study. What is worrisome to note is the fact that some of the small urban

settlements in Zimbabwe like the study area have been reeling under the challenge of land acquisition for the past twenty years or more and there are no prospects of achieving growth any time soon. This is however against a backdrop of high rates of population growth and high demand for housing land. An informal housing land provision system has emanated in rural peri-urban areas and this is exerting a great challenge to urban centers both in trying to relocate the peri-urban dwellers and in providing infrastructure and services to support the informal settlements.

Moreover, the study also reviewed the legal framework that governs issues of land acquisition for urban expansion in Zimbabwe. The research revealed that the main legal instruments that govern land acquisition for urban expansion in Zimbabwe are the Constitution of Zimbabwe, the Land Acquisition Act, Communal Land Act, Rural District Councils Act, Urban Councils Act and the Regional Town and Country Planning Act. However, the researcher discovered that all these Acts do not clearly address the most contentious issues in acquisition of rural land for urban expansion, that are issues of compensation and rights issues to communal land occupants. As compared to legal provisions of some countries such as China and Rwanda as discussed in literature review, the legal framework of Zimbabwe is somehow weak. Table 4 provides a comparison of the Chinese land acquisition and compensation processes as contained in legal frameworks of these countries.

Table 4.4: Comparison of Zimbabwe and China land acquisition process (*Asiama, 2015: pp 26*)

Zimbabwe	China
<p>A local authority makes an application to the Central government of its intention to acquire communal land and the application details the following;</p> <p>The intended use of the additional land land description and site plan approved by the Provincial Planning Officer. a copy of full council meeting resolving the request for additional land Comments from the District Administrator and the Provincial Administrator. List of families to be displaced by the development Proposed arrangement by the Council for resettlement and compensation of displaced families Minutes of meetings held with the traditional leaders over the excision</p>	<p>Application by the acquiring authority to government seeking approval, Approval of the application after consideration of the value of the intended use versus its current use, Publication of requisition, presentation of certificates by land occupants to register for compensation, Assessment of the compensation by the acquiring body, Publication of the compensation plans by the acquiring body as a way of soliciting opinions and setting of the standard for compensation by the government.</p>

As illustrated in Table 4, the land acquisition and compensation in Zimbabwe provides the responsibility of determining compensation and resettlement modalities to the acquiring authority. There is also no provision for making the process transparent and participatory as compared to China wherein it is a requirement that compensation issues are advertised and the affected families submit their compensation claims to the acquiring authority in a systematic and transparent manner. Thus, is this one of the obscure areas of the Zimbabwe legal frameworks that makes land acquisition for urban expansion difficult. In the same vein, the provisions in the Traditional Leaders Act that give traditional leaders some powers to administer communal land, that are also derived from the constitution of Zimbabwe are causing confusion in acquisition of land for urban expansion as they to some extent clash with the Communal Land Act in terms of vesting of powers for communal land management.

Lastly, this study also sought to investigate and recommend the planning strategies that can be adopted to promote proper growth of urban centres. Through questionnaires surveys and key informant interviews, this study brought out that inclusive and participatory strategies are needed to ensure smooth urban expansion. Research participants suggested measures that will see the rural land occupants being accommodated in the urban expansion rather than being expropriated. Planning strategies such as regularisation, land readjustment programs, automatic conversion of rural land to urban land and harmonisation and capacitation of land administration institutions are among the key strategies suggested by research participants. These strategies are not unique to this study and they have been implemented in other countries where they worked well. For instance, a recent study in Ethiopia by Adam (2014) brought out that land readjustment and regularisation are key strategies to ensuring proper growth of urban settlements.

This chapter has dealt with presentation and analysis of the results of the study. The chapter has outlined the demographic and economic characteristics and the settlement history of the survey respondents. It has come out from the study that most of the people who responded to the survey are males and manly adults of above forty years. The main economic activity of the responds is farming and thus, the demographic and economic characteristics of the study respondents reveal the real picture of communal areas in Zimbabwe. This section has also presented the main causes and effects of contestations in land acquisition for urban expansion. Another part explored in this section is the strategies to address

the contestations in land acquisition. The last part of this section touched on discussion of findings that is basically an interpretation of the results in relation to the research problem, research objectives and in relation to the literature on the study problem.