

MIDLANDS STATE UNIVERSITY



FACULTY OF SOCIAL SCIENCES

DEPARTMENT OF POLITICS AND PUBLIC MANAGEMENT

An analysis of the land re-allocation programme in promoting economic empowerment in Zimbabwe's rural areas. A case study of Mazowe District from 2000-2016

By

Tatenda Makayi

R134573Y

Supervisor:

Mr Chilunjika. A

Dissertation Submitted to the Midlands State University in Partial Fulfilment of the Requirements for Bachelor of Science in Politics and Public Management Honours Degree

DATE: 02 June 2017

[]

APPROVAL FORM

The undersigned hereby certify to have supervised and recommend for acceptance by Midlands State University, Tatenda Makayi (R134573Y) Dissertation entitled: An analysis of the land re-allocation programme in promoting economic empowerment in Zimbabwe's rural areas. A case study of Mazowe District from 2000-2016 in partial fulfilment Of the Bachelor of Science in Politics and Public Management Honours Degree.

SUPERVISOR

DATE

CHAIRPERSON.....

DATE.....

Declaration

I Tatenda Makayi declare that

- i. The research reported in this dissertation/thesis, except where otherwise indicated, and is my original research.
- ii. Proper citations and acknowledgements in line with copyright laws and ethical requirements have been strictly adhered to in writing this dissertation
- iii. This dissertation does not contain other person's information, unless specifically acknowledged as being sourced. Where other written sources have been quoted, then:
 - a) their words have been re-written but the general information attributed to them has been referenced;
 - b) Where their exact words have been used, their writing has been placed inside quotation marks, and referenced.
- iv. This dissertation/thesis does not contain text, graphics or tables copied and pasted from the internet, unless specifically acknowledged, and the source being detailed in the dissertation/thesis and in the Reference sections

Signature.....

Date.....

RELEASE FORM

NAME OF AUTHOR	Tatenda Makayi
RESEARCH TITLE	An analysis of the land re-allocation programme in promoting economic empowerment in Zimbabwe's rural areas. A case study of Mazowe District from 2000-2016
DEGREE TITLE	Bachelor of Science in Politics and Public Management
YEAR OF THIS DEGREE GRANTED	2017
	Permission is hereby granted by Midlands State University Library to produce single copies of this project and to lend or sell such copies for private, scholarly or scientific research purpose only. The author reserves other publication rights and neither the dissertation nor extensive extracts from it may be printed or otherwise reproduced without the author's written permission.
PERMANENT ADDRESS	621 13 th Street Hatcliffe Harare.
CONTACT DETAILS	+263 773 812 764 +263 718 804 179 tatendamakayi8@gmail.com

SIGN

DATE

Abstract

In the bid and desire to revise the uneven ownership of productive possessions so the coming of the land re-allocation programme which came in phases of implementation. The aim of this initiative is to increase the role played by the previously marginalised population in the mainstream economy and correct imbalances in land ownership construed as major cause of vulnerability and obstruction to economic growth and development of the larger population of Zimbabwe. The research was carried out in Mazowe District, which is a farming economy laying in region IIA and B, pursuing the land re-allocation programme on its economic empowerment form on indigenous black majority from all foreign owned farms in the District. The main thrust of the research was to establish the economic empowerment impact of the Fast Track Land Reform Programme which was launched in July 2000 supported by the Land Acquisition Act of 1992 and the Amendment number 16A of the former Constitution in April 2000 (Sachikonye 2003). The study was purely a mixed methods model in nature and the data soliciting techniques included questionnaires and in-depth interviews. Through the literature review a lot of secondary publications have shown less support for the policy, with a likely differing outlook from the government owned publications. The research findings reviewed that people in Mazowe District applauded the policy, since it seeks to make them owners of the land in their communities that have been benefiting, the farmer mostly. However a large sample of the respondents that were surveyed expressed that they haven't benefited from the policy, citing that the policy has been politicised by many bureaucrats in politics and power games. Through the results acquired from the community, the research reviewed that there is need for the government to strengthen institutional structures that monitor land reform and economic empowerment form of this initiative in order guarantee that the major objectives of land policy are achieved and it is also vital that the high politicisation of the land reform policy be detached from individuals whose political adherence has been declared in public. The research findings led to a conclusion that much of the respondents have expressed support in economic empowerment through land re-allocation in Zimbabwe, but do not support the individualism engraved in the policy as it is creating some sense of enormity in communities.

Acknowledgements

I am whole-heartedly thankful to my supervisor, Mr A. Chilunjika, whose encouragement, supervision, perseverance and unending support from the preliminary to the final level of this study, empowered me to be mature and appreciative of the subject.

I am grateful to the almighty God for helping me to complete my studies, let Glory, Honour and Praise be to him.

I owe my deepest gratitude to my parents Mr C and Mrs J Makayi, whose love, support, confidence, encouragement and advice has exceptional and continuously been reassuring to me throughout my academic career.

I am indebted to many of my colleagues, friend and relatives for supporting me through-out the process of compiling the dissertation.

I wish to thank all those who participated in my research as interviewees and respondents for my project. Lastly, I offer my regards and blessings to all of those who supported me in any respect during the completion of the project.

Dedications

I dedicate this work first to the Lord God Almighty, thank you Lord for guiding me through.

To my parents Mr C and Mrs J Makayi may the Lord bless you with love and many more years to come in prosperity.

To my lovely and sweet sisters Prosper, Tracy and Grace Makayi, may the lord shine in your lives.

To my nephews Tapiwanashe Sangonya and Bright Ngwena and nieces Sthembile Mhazo, Mukudzei Sangonya and Kuzivakwashe Ngwena.

To my most beloved friends Amon Gwati, Aleck Josiah, Talent Bvunzawabaya, Maminya, Ngonidzashe and the most important Tadiwanashe Ruswa

Table of Contents

APPROVAL FORM	i
RELEASE FORM	iii
CHAPTER 1: INTRODUCTION.....	1
1.0 Introduction.....	1
1.1 Background of the study	1
1.2 Statement of the problem	5
1.3 Research objectives	5
1.4 Research questions	6
1.5 Justification of the study	6
1.6 Delimitations	7
1.7 Limitations	7
1.8 Structure of the study.....	8
2.0 CHAPTER TWO: LITERATURE REVIEW	9
2.1 Introduction.....	9
2.2 Literature review.....	9
2.2.1 Willing Buyer Willing Seller	9
2.2.2 Racial Imbalances.....	11
2.2.3 The poverty of women in economic empowerment	13
2.2.4 Fast Track Land Reform.....	14
2.3 Theoretical framework.....	16
2.4 Land reform on the broader context.....	17
2.4.1 Kenyan Land Reform Case	17
2.4.2 Namibian Case.....	19
2.5 Chapter summary.....	20
3.0 CHAPTER THREE: RESEARCH METHODOLOGY	22
3.1 Introduction.....	22
3.2 Research design.....	22
3.3 Sample selection	23
3.4 Methods of data collection	24
3.4.1 Questionnaires	25
3.4.2 Interviews.....	26
3.5 Data analysis	27
3.5.1 Content Analysis	27
3.6 Thematic analysis	28

3.6.1	Causes of land allocation	28
3.6.2	Implementation process.....	29
3.7	Ethical considerations.....	31
3.8	Chapter Summary	32
4.0	CHAPTER 4: DATA PRESENTATION AND ANALYSIS	32
4.1	Introduction.....	32
4.2	Questionnaire response and analysis	33
4.2.1	Questionnaire Age Range of the Respondents	34
4.2.2	Response Rate.....	35
4.2.3	Factors which led to the land re-allocation in Mazowe District	38
4.2.4	Legal instruments supporting land re-allocation programme.....	42
4.2.5	Impacts of Land Re-allocation in promoting Economic Empowerment in Mazowe.....	48
4.2.6	Challenges faced during land re-allocation programme.....	50
4.3	Chapter summary.....	53
5.0	Chapter 5: CONCLUSIONS AND RECOMMENDATIONS.....	54
5.1	Introduction.....	54
5.2	Summary of Findings	54
5.3	Conclusions.....	55
5.4	Recommendations	56
i.	Transparency.....	56
ii.	Anti-politicising.....	56
iii.	Administrative Reforms	56
5.5	Conclusion	57

List of figures

Fig.1	2.3	Political Systems Theory.....	16
Fig.2	4.2.2	Response Rate	36
Fig. 3	4.2.4	Legal instruments.....	42
Fig.4	4.2.4.2.1	Settler Selection Criteria.....	45
Fig.5	4.2.5	Knowledge on economic empowerment bracket.....	48
Fig.6	4.2.6	Magnitude of challenges faced.....	51
Appendix 1		64
Appendix 2		68

List of tables

Table.1 Questionnaire response and analyses.....	33
Table. 2 Questionnaire Age distribution of the Respondents.....	34
Table. 3 Demographics.....	37
Table. 4 Causes of land re-allocation.....	38

List of Acronyms

CA	Communal Areas
CL	Communal Lands
DLC	District Land Committees
FTLRP	Fast Track Land Reform Programme
LSCF	Large Scale Commercial Farming
MDC	Movement for Democratic Change
NCA	National Constitutional Assembly
RDC	Rural District Councils
RFFW	Resettled former farm work
TTL	Tribal Trust Lands
ZANU PF	Zimbabwe African National Union Patriotic Front
ZG	Zimbabwean Government

CHAPTER 1: INTRODUCTION

1.0 Introduction

This chapter is an introduction to the research study which was undertaken to investigate and interrogate the land re-allocation programme in promoting economic empowerment in Zimbabwe's rural areas from 2000-2016. This chapter conveyed to light the analysis of the background to the research, which outlined the historical development or foundation of the policy document and its motivations. Consequently the research was also attentive on the statement of the problem, in order to derive the connection value. Research objectives were scrutinised in this chapter, so as to offer the route and space the study is pursuing in answering the research questions that the study is to respond to. The chapter also explored the justification of the study, where it offered what it pursues to offer, in contrast to what is written by other publications and scholars. Additionally the chapter sketched the delimitations of the research, in which the parameters of the research would be directed in. Lastly then it offered the limitations that the student faced on carrying out the research.

1.1 Background of the study

Posterman and Hanstad (2005) quoted in Madebwe and Madebwe (2011) expresses land re-allocation as agrarian restructurings whose determination is to lessen socio economic marginalization of the pastoral poor and other socially excluded groups by allowing them access to land and reinforcing their control over land. Empowerment is then defined by Webster Dictionary (2003) as to encourage the self-actualization or influence of. Then economic empowerment can be defined as the promotion of self-actualization in socio-economic and political spheres of a certain individual.

Zimbabwe's land issue has had a bad press. Images of anarchy, obliteration and brutality have dominated the coverage from the onset. In period 1893-1894 and 1896-1897 saw the wars of land disposition in which the native blacks were stripped of their pride and were placed into

Tribal Trust Lands (TTLs) which were known as Communal Lands (CLs) and were located in marginal areas of region IV and V. In those TTLs life did not make any better but was worsened by the Land Apportionment Act of 1930 and also the Land Husbandry Act of 1957. In 1979 saw the Lancaster House constitution being agreed upon with the dictates from the then British government that the land issue will only be commenced after a decade with the consent of willing buyer willing seller. In 1980, whites constituted 3% of the overall population and had control over 51% of the country's agricultural land amounting to 44% of Zimbabwe's total land area, having roughly 75% of prime farming land under the Large Scale Commercial Farming (LSCF) sector (Weiner et al 1985) and henceforth inaccessible to them majority black. Farm sizes in the LSCF sector ranged between 500 and 2000 hectares, with most of them situated in superior agro-environmental regions I, II and III. The Communal Areas (CAs), which had become home to around 4.3 million blacks constituting of 72% of the rural population, had right to only 42% of the land, 75% of which was in the marginal and semi-arid agro-ecological regions IV and V. Land re-allocation was high on the list of main concerns for the newly elected Government in 1980. Shortly after coming into power in the phase of 1980-1990 the Government put in place an Intensive Resettlement programme. The specific objectives of the resettlement programme were summarised as: -

“To alleviate population pressure in the Communal Areas; – To extend and improve the base of productive agriculture in the peasant farming sector, through individuals and cooperatives; – To improve the standard of living of the largest and poorest sector of the population of Zimbabwe; – To ameliorate the plight of people who have been adversely affected by the war and to rehabilitate them; – To provide, at the lower end of the scale, opportunities for people who have no land and are without employment and may therefore be classed as destitute; – To bring abandoned and under; -utilized land into full production as one facet of implementing an equitable policy of land redistribution; - To expand and improve the infrastructure and services that are needed to promote the well-being of people and economic production. To achieve national stability and progress in a country that has only emerged from the turmoil of war (Chitsike 2003).”

Destitution, penury and indigence was concentrated in the CAs, having Government estimates of more than 50% of the households had limited or no cattle at all to use as draught power (TNDP 1982). Having this circumstantial, land re-allocation became a welfarist approach, aiming mainly the underprivileged in land allocation. This was reinforced by a firm settler selection benchmark which highlighted on the landless or dispossessed, the poor, those displaced by war and refugees returning. After 1984, knowledgeable principal farmers were further added onto those targeted for re- allocation with the aim of providing a ‘demonstration’ outcome amongst settlers, a change that was perceived as critical in floating productivity (Cusworth 1990:15).

Government was heedful on the necessity of not putting at risk LSCF sector. The Government had succumbed, starting from the Lancaster House constitutional negotiations, to the dictates of commercial farmers and their alliances on the need to guarantee agriculture’s involvement to the national economy. As early as 1982, the Minister of Lands and Agriculture was quoted as saying,

“In resettlement we have given land to 15000 people but most of them do not know how to farm. We want to give land that will be acquired this year to members of your association (The National Farmers’ Association which was made up of master farmers)) (Ranger 1985: 313).”

Transnational Capital, in alliance with, The Commercial farmers, (including foreign experts) argued for the same. Their arguments, were based on the prerequisite of maintaining agriculture’s role as of a food source, industrial raw materials mechanism, employment creation and foreign exchange promoter. The facts were very persuasive to a state that even if it wanted to, it could not just re-allocate as much land as the crofters expected (Mumbengegwi 1988: 158). Having the implication of production arguments in land re-allocation, the Government reacted by coming up with suitable resettlement models

The initial phase of the land re-allocation process started in 1980 and ended in 1999. This was a slow but orderly phase and the mode of land acquisition was centered on the standard of willing seller- willing buyer. The government and the concerned fragments of the general populace viewed this land reform procedure as having been time consuming and slow to address predicament that the majority black people of Zimbabwe were facing. Dissimilar land reform phases emphasized diverse aspects, with welfarist approach based objectives being dominant in the early 1980s as the nostalgia of the motive for the liberation struggle was still clicking in the

government's mind. Economic/production aspects gained acknowledgement in the later stage as there was need for a counter balance of economic issues and social stratification.

The willing buyer willing seller dealings went erroneous in the period of 1990s when the then British government stated that it would not honor the made agreements of the Lancaster house as they had nothing to do with it and that they knew nothing about it. This obligated the Zimbabwean Government (ZG) in the year 2000 to introduce the Fast Track Land Reform Programme (FTLRP). Below this programme the government compulsorily attained land for reasonable distribution of A1 and A2 models to the black majority. The A1 model consisting of the communal farming or villagised scheme and the self-contained plots or subsistence farming. The A2 model consisting of big farms suitable for commercial production.

The FTLRP fashioned empowerment opportunities for the black majority through increasing their probabilities to get and own land or farm. However, it is critical to annotate that white commercial farms which were nominated for resettlement employed poor farm workers who consequently lost their derisory paying jobs. Bulk of the farm workers turned out to be jobless, landless and homeless as most of them were born and raised parents being farm workers and that was the only means of survival they knew, and a few got refuge on the designated farms either as squatters or workers. While adverse effects of the FTLRP on the livelihoods of the farm workers have been deliberated at length, comparatively petite attention has been rewarded to the farm workers who were relocated.

What became worse about the fast track land reform was the timing of the programme in which Sachikonye (2013) labeled the period from 2000 to 2010 as the lost decade or the Zimbabwean crisis, period 2000-2005 as noted by Mlambo (2005). The programme could not be separated from failing to worsen circumstances for families and mostly for women, as FTLRP was received by bad publicity both in Zimbabwe and internationally. Thus little or no attention has been paid on the constructive effects of the programme as the adverse effects overshadowed the positive effects and the plight of the Resettled former farm workers (RFFW). To close this gap this article will focus on the economic empowerment part of land reform program.

1.2 Statement of the problem

Land Reform Program on its basis was centered on racial prejudice owing from the land disposition war in the nineteenth century. In 1980 land redistribution started mainly to settle those who were disadvantaged. In the turnaround of the first decade of FTLRP, land reform program had to be on the helm of economic empowerment as it was the line dragged by the ruling party ZANU PF on the manifesto of 2008 elections which was summarized in three words which were Indigenize, Empower & Employ. Many scholars have said much on the failures of the land reform mainly in regions IV and V for instance the Masvingo Province. Some provinces such as Mashonaland Central which lies in region IIA and B have become ghost areas of study. This does not necessarily mean to say that Mazowe District had much to offer positively on the land reform program. There are issues which are inherent in the Mazowe District such double land allocations, questions on the legibility of the selection criteria, the influence of youth movements in acquiring land as economic empowerment, issues of land underutilized and promised support as government subsidies. However these are some of the issues which the researcher has explored on the research paper as he has varied the expected from the policy document and what has actually happened on the ground.

1.3 Research objectives

The study seeks to fulfil the following objectives:

1. To analyze the factors that led to the land re-allocation programme in Mazowe district.
2. To examine the legal instruments supporting the land re-allocation programme in Mazowe district.
3. To analyze the impact of land re-allocation in promoting economic empowerment in Mazowe District.
4. To evaluate the challenges faced in the land re-allocation programme in Mazowe District.
5. To proffer appropriate recommendations in strengthening the Land Reform Programme vis-à-vis economic empowerment in Mazowe District.

1.4 Research questions

The main research questions of the study are as follows:

1. What were the factors that led to the land re-allocation programme in Mazowe District?
2. How concrete were the legal basis/ instruments supporting the land re-allocation programme in Mazowe District?
3. What impacts did the land re-allocation posed in Mazowe district in promoting economic empowerment?
4. What challenges were faced in the land reform program and economic empowerment in Mazowe District?
5. What are the strategies that can be employed on strengthening the Land reform Program in Mazowe?

1.5 Justification of the study

The research seeks to fill the knowledge gap in Zimbabwe literature in relation to the performance of the land reform in relation to economic empowerment which exists mostly in articles, journals, books, reports and newspapers. Indeed a lot has been said about the land reform program, but of paramount importance not much has how ever been said on the issue of economic empowerment in relation to land reform program as many scholars were mostly looking at land reform and gender, land reform and poverty alleviation, FTLRP and human rights. So much literature has been said in districts such as Zaka, Masvingo, Hurungwe, Bikita, Marange but some districts such as Mazowe remain in the dusk of the analysis of the Land Reform Program. However this paper has explored and analyzed the economic empowerment basis of the land reform program from per capita base in Mazowe District. This research paper has served as to add, to the existing stock of knowledge that has already been written by various scholars. It is also of superlative importance that this paper has also linked with other papers which have been written concerning gender and land reform as this is the wave of third

generation human rights, the recognition of women in economic empowerment in Mazowe District.

This paper intends to inform the policy makers of the notable achievements and inherent flaws in the land reform program. This paper will intend to put on light the need for separation of party interest against national such as the overlooked existence of the ruling party in the determination of the pace of the implementation of the land reform programme in Mazowe District.

1.6 Delimitations

This document is study on the analysis of land allocation in relation to Economic Empowerment in Zimbabwe's rural areas but of paramount importance to this study is Mazowe District. It is also of supreme importance to notice that this document has a time limitation which runs from the period of the year 2000 to 2016. There are many facets in which the Land Reform Program can be analyzed from like the issue of Gender in/and Land Reform, but ultimate to this study is the issue of Economic Empowerment and Land Reform Program.

1.7 Limitations

According to Leedy&Omrod (2001), limitations are described as features of research design or procedure that set bounds on the presentation or interpretation of the outcomes of the study, that is, the limitations and utility of findings that are the outcomes of the device of design or method that establish internal or external validity. In light of this, the researcher has some limitations to this study. Some documents were available to the researcher on the condition that they can only be used within the vicinity of the office concerned and not to be relayed around as it is seen demoniac to the state. This is very common especially considering the secretive character of most government officials as yearly they sign Official Secrecy Act. Some officials refused to have the documents taken out of office or copied. The consequence of such a scenario is that it will be difficult or unprofessional of the researcher to cite such documents in this study even if they are valuable.

More so there might be some documents that might be regarded as containing classified or sensitive information and as such not available for the researcher to have access to. Such a scenario was usual when one notes the 'anti scrutiny' nature of ZANU-PF. This affected the concreteness and solidity of the research as such information may contain valuable information which otherwise if approved it might change the whole fabric or content of the study. The researcher was also incapable to interview some top ranking officials, by this it deprived the researcher of much needed data from those directly involved with the day to day activities of the office.

1.8 Structure of the study

The study has been organized into five Chapters. The principal section being the presentation, which has highlighted the points of interest encased in the study. The chapter one is comprised of the background of the study, statement of the problem, then justification of the study, followed by literature review, methodology, research objectives and research questions and sub subjects. Chapter 2 had the literature, in which the researcher examined and investigated different writings and productions by various researchers in light with the research under study. The third chapter entailed of research design tools, sampling techniques, data collection methods, data analysis strategies and moral contemplations that were upheld by the researcher. Chapter four secured the presentation of data findings and analysis of. Likewise alluded to as the exploration discoveries and an inside and out examinations of the displayed information. In this section the researcher utilized a broad extensive variety of visual introduction devices, for example, reference diagrams, histograms, charts and pie graphs that impart data in factual conditions. Chapter five, gave the conclusion part and also the proposals or recommendations, as the scientist summed up the study, therefore recognized every one of those extraordinary people who might have taken an interest in the examination, either inwardly, monetarily and scholastically.

2.0 CHAPTER TWO: LITERATURE REVIEW

2.1 Introduction

The determination in this interval is to scrutinise and analyse the pieces of other academics connected to the subject under research. This chapter managed to review literature centred on both empirical and theoretical, in unification with the applicability and reason behind the land re-allocation programme and economic empowerment in Zimbabwe. The most appropriate key theory chapter has been discussed that help in the utmost appropriate way to the understanding of the land re-allocation programme. This chapter is the literature review, in which scholarly work has been used to deliberate the underlining concepts of Land re-allocation and economic empowerment programme, with specific concentration on research questions. This chapter managed to recognize the existence of the land re-allocation and economic empowerment programme on a broader context, citing examples from African countries.

2.2 Literature review

2.2.1 Willing Buyer Willing Seller

This clause was decided and agreed upon the negotiation of the Lancaster House Constitution in 1979. This was the approved criteria in which the new government was going to re-claim its land from White Commercial Farmers. The Land problem being the main reason for the Liberation War it was unjust if it was ignored. When the nationalist leaders of the Liberation War Movement went to the 1979 Lancaster House Independence Conference land resettlement was one of the main issues to be resolved.

After being unconstrained from the restrictions of the Lancaster House Agreement in 1990, the Zanu-PF government started to amend for constitutional provisions concerning property rights, to curtail for the Compulsory acquisition of land. The Land Acquisition Act 1992 gave the government reinforced powers to attain land for resettlement, in application to a payment of "a fair" compensation secured by a committee of six people using set (non-market) guidelines, with authority to limit farm sizes and introduce land tax. Land tenure commission 1994 certified that

the superlative way to attain vigorous re-allocation was through a land tax, nonetheless no tax was in fact placed.

Regardless of the new laws, government land attainment and resettlement further slowed down in practice. The government attained 40% of the aim of 8 million hectares, allocating more than 50,000 families on over 3 million hectares in the first decade of independence (COHRE 2001). The speed of land reform had declined by the turnaround of the second decade of independence. Hectares acquired for land distribution during the period 1990s were less than a million, and only less than 20,000 households resettled. At the end of phase one of the land reform and resettlement program in 1997, the government had allocated 71,000 households (in contrast to a target of 162,000) on land of nearly 3.5 million hectares.

Of paramount importance to this was that only 19% of this was categorized as prime land, the rest was in the region of semi-arid or marginal place, or unbecoming for cultivation or grazing (Chitiyo 2000). Nearly 400 indigenous black top farmers were leasing 400,000 hectares of state land, and around 350 indigenous black people had bought their farms (Moyo 2000). There were profitable and maintainable results from the re-allocation process, however, problems affected the resettled populations who required or needed infrastructure and support networks, whether administrative or from their former communities. Moreover, population density did not however decrease in the communal areas, actually it increased. Sixteen million hectares of poor land accommodated more than one million families who still eked out.

This willing buyer willing seller clause was a major reason in which the post Zimbabwean land situation remained unchanged. Having that the fecund, fertile and productive land the white farmers had along with the prosperous agricultural production of all their cash crops, a very few of White farmers were prepared to sell to the government land for redistribution. Although even if they wanted, however, the government had a miniature financial base after independence to buy the land. Zimbabwe at independence inherited a racially skewed land distribution form in favour of Whites (Tshuma, 1997). This was not surprising as the constitution of Zimbabwe was already crafted before the Lancaster House Agreements by the British Government on the heart of safe guarding the concern of white farmers in Zimbabwe.

The relations between Zimbabwe and Britain turned sour in around 1997 when the then British Labour Party government Minister of International development Claire Short kept in touch with

the Government of Zimbabwe Stating that *we don't acknowledge that Britain has an exceptional duty to meet the cost of the land purchase in Zimbabwe*. This was the fundamental driver of FTLRP as it brought a few reflections in the administration's mind as though the land which blacks were dispossessed of were remunerated by the Rhodes or Smith administration.

In the judgements of the Zimbabwean leadership, Land remains a fiercely debated resource and in many post-colonial countries in those whom they principally depend on farming and natural resources for their social stratification (Moyo, 1995). It can be of paramount importance to note that many scholars have written on the issue of land imbalances and contribution of land reform to the economy.

2.2.2 Racial Imbalances

The recently independent state left on a land reform program which was chiefly centred on dealing with racially lopsided characterised land reform to the detriment of sexual orientation awkward nature (Moyo, 2006). This subsequently strengthened that FTLRP has been necessitated by the need to address the racial land imbalances. Nearly a quarter century picking up freedom from Britain, less than 1% minority white still possessed more than half of the land, of the most prime land in the economy (Mabaye 2005). This turned into the push consider for Fast Track Land Reform Programme in Zimbabwe as individuals were eager for the crown jewels of the Chimurengas. Mubaye (2005) says

Starting in 1998, scores of landless dark Zimbabweans started attacking white claimed farms. Some of these homesteads were empty and lying neglected, with the owners are miles away in England at the expense of the larger part of landless Zimbabweans who were packed in their communal homes

Racial prejudice became the primus issue relating to the causes of the Fast Track Land Reform. Owing mostly from the nostalgic experiences of the colonial era. And what had been engraved in the hearts of the black man, leading to the fast way of acquiring land as it is said history always repeat its self as this had happened a century and decade ago in the year 1890.

Most important to the colonial disparities was the problem of land, which was forcibly taken from the indigenous black people in 1890. The white colonists freely uttered their unwillingness, throughout history of Zimbabwe, to portion the land equally with the indigenous blacks, even though the majority of them had to live and survive in communal areas or the Tribal Trust Lands (TTLs). The White Settlers established the TTLs as basically investments of black cheap labour as it is in light of this philosophy that the Morris Carter Lands Commission 1925 suggested that:

However alluring it might be, that individuals from the two races ought to live respectively next to each other with equivalent rights. As on the respect of the holding of land, we are persuaded that by and by, most likely for eras to come, such an arrangement is not practicable or to the greatest advantage of the two races, and that until the Native has progressed particularly on the way of civilisation, it is better that the points of contact in this regard between the two races ought to be diminished.

The Commission's suggestions were considered in the establishment of the Land Apportionment Act (LAA) of 1930 and the Land Tenure Act of 1969. These bits of enactment gave a stage to land estrangement. Under these laws, white settlers grabbed the best of the land, around 18 million hectares in prime and fruitful arable land which is for the most part in agro-biological areas I, II and III, with great precipitation designs. The most noticeably awful, remote, low lying, now and again tsetse-ridden, poor soil, untrustworthy precipitation and less appropriate for significant rural exercises in agro-natural regions IV and V, was left to black farm workers (Fink, 1981). Stoneman (1988), Moyo (1987) and Riddell (1979). The blacks representing up to 95.6 % of the populace were assigned 6 hectares for each family unit of six individuals, and sometimes, 4.5 hectares, suggesting that the zones were overpopulated. Riddell (on the same page) says by 1979, the collective ranges of land, with a conveying limit of 275 000 families, were at that point stuffed with 700 000 families. The few blacks who could bear to purchase homesteads were designated a normal of 125 hectares of land in African Purchase Areas, for the most part in characteristic regions III and IV which were adjoining Communal Areas.

The normal LSCFS for whites was around 2 200 hectares. Notwithstanding, Jackson and Collier (1988) contend that an expected of 60% of white cultivating zones were either unused or under-used. This is upheld by Mamdani (2008) who guarantees that white commercial agriculturists had huge swatches of underutilized land. The white farmers were strengthened by the Water Act of 1976, which gave them striking business model over water rights. Thus, singular white farmers and other large estate companies possessed 85% and 23% of the irrigation system contrasted with the black agriculturists who had entry to just 2.5% of the controlled irrigation system framework in the nation by 1980. This situation focuses to the beginning of dark neediness of the blacks in Zimbabwe and to the wellspring of racial imbalance between the whites and the blacks

2.2.3 The poverty of women in economic empowerment

Moyo is one of the women's activist scholars to talk about nonappearance of ladies cooperation in land reform programme. Ladies were burdened in both periods of the land reform program. The reasons that have to a greater extent hindered ladies is to come from a patriarchy society, customary law and legacy of the oppressor and strategies or policies that keep on putting ladies on the less than desirable end (Gudhlanga and Chirimuuta, 2012).

One important aspect of gender, is that women's association to land has been refereed to through men. Though less obvious than the racial shaping of land affairs in colonial Zimbabwe, men's domination was a basic right from pre-colonial era to colonial land dispossession and was developed and entrenched in the subsequent agrarian structure, (Moghadam 2004, Yacouba, 1999) . MacFaden (1996), taking note of that the gender part of land distribution which shows up a surprisingly reliable trend (cutting crosswise from colonial to post-colonial Zimbabwe) and is set apart by rigidities, getting to be plainly one of those methods of power that maintain "ladies" as a lesser class. Additionally to that, a review done by Ncube et al (1997) in Matabeleland in Nyozani Resettlement Scheme demonstrated that that the best recipients of this program were men. Accordingly this is another region of study in which most researchers have expounded on sexual orientation, land reform and economic empowerment.

Using the fast-track land reform programme, it can be discussed that the Government achieved to lessen the past colonial land disparities between the black farmers and their white equivalents. This is irrespective of the way in which the programme was implemented or who amongst the blacks profited. By 2003, women amounted up to 18% of the land reform beneficiaries in the A1 model and constituted of 12% in the model A2. In the agro sector, which books for nearly 1.3 million farmers, women farmers remain in the difficulties of accessing credit facilities and vital services, an increase that destructively effect on their productive dimensions (Moyo 1987). 17% of ladies got to credit contrasted with 68% of men in 2000 while many individuals concur that imbalance of land possession must be attended to, it was the strategy utilized which raised concerns both internal and external. The unplanned way of the land reform brought about the dislodging of farm labourers. GAPWUZ indicated out that close 300 000 farm workers were affected and that around 40% of the affected farm labourers were not assimilated by the new farmers. The CSO Labour Statistics, (October 2004) assessed that two hundred thousand farm workers lost their job in the vicinity of 2000 and 2003. A portion of the affected farm labourers went to their rustic homes and those of outside inception (from Malawi, Mozambique and Zambia went back)

2.2.4 Fast Track Land Reform

The FTLRP of Zimbabwe has undoubtedly significantly addressed the racially-based land injustices which emerged and were consolidated under colonialism and which were perpetuated during the first two decades of independence. However, crucial questions arise around other (unresolved) dimensions to the land question in Zimbabwe, (Bowyer et al 2005, Worby 2001). In terms of fast track beneficiaries, the selection process was undertaken primarily by the Rural District Councils (RDCs) and District Land Committees (DLCs); although many informal processes also were most important (Nyawo 2015). Between 2000 and 2002 the 'Fast Track' land reform in Zimbabwe saw the transfer of some 9.3 million hectares of white-owned farmland to state ownership for the use of black farmers (Chimhowu and Woodhouse, 2010).

The negative side which some have composed on human rights and land reform, being the inverse effects of economic empowerment, meant the procedure to have been faulted as sending crowd savagery to acquire land, authorizing unlawful enactment, and as serving to strengthen

undemocratic government and undermine human rights (Hellum and Derman 2004). The other circle of land reform program on economic empowerment of black majority has been profoundly decried generally by the outside world.

The land address therefore progresses toward becoming entwined with glaring imbalances between white commercial farmers and black peasants, specifically, and black Zimbabweans when all is said in done. Land attainment had not exclusively been at the privileged phase of changes in Zimbabwe since the economy is agro-based, additionally to that economic issues were at the heart of Zimbabwean governmental issues. The political contestations which begun with the dismissal of a proposed constitution in the February 2000 referendum, this constrained the Government only to feel land reform programme as the only hope of survival. The programme was meant to occupy white commercial farm by crofters and war veterans led by the ruling Zanu-PF party. The ruling party blamed commercial white farmers for having supported and agreed with the opposition party (MDC) and the National Constitutional Assembly (NCA) in crusading against the proposed constitution.

The proposed constitution had a provision on necessary land attainment (Land Acquisition). The most optimized land reform programme which was focused on racially-based land imbalances, which kept on haunting government officials and to reach for the needy. Besides, this most optimized land reform, changed the political scene in Zimbabwe with consequences on both the economy and society. Before the end of 2002, around 90% of white commercial farms had been seized and distributed to war veterans, ZANU PF parliamentarians, cabinet ministers, armed force commanders, senior civil servants.

The impression to decongest population pressure on the communal areas was abandoned. There was a report of the Ministry of Lands, Land Reform and Resettlement (2005) report which stated that 6 482 commercial white farms, having 10 449 359 hectares were grabbed and distributed to new black farmers under A1 and A2 models by 30 September 2005. Model A1 actually for small scale farm holders having an average 6 hectares whereas Model A2 was for the commercial farming sector areas having a size range of 30 to 5 000 hectares. An overall of 140 866 households were allocated under model A1 by 2005 whilst 14 500 were beneficiaries under the

model A2. The politically-connected recipients of the land allocation programme also benefitted from the farm inputs and mechanisation programme, at the overhead of the communal poor farmers, who conferring to the Zimbabwe Food Digest (1998) were responsible for 60% of the staple food maize production.

2.3 Theoretical framework

According to Wallerstein, the contemporary nation state survives within broad economic, political, and legal frameworks which he refers to as a “world-system.” Just as a person’s behaviour cannot be easily understood in deprivation of reference to the sociocultural system in which they are associates, individual cultures or states behaviour cannot be understood deprived of the world-system allusion in which they are rooted.

Overally systems theory highlights the way in which structured systems (human or non-human) react in an adaptive way to manage significant changes in their internal and external environments so as to keep their elementary structures unharmed (Johnson, 2005). Systems theory prototypes of policymaking in human and organizational groups emphasize their collaboration with "outside" actors and organizations and deliberate on pinpointing the specific elements in the location of the cluster or organization that significantly impact the results of its decision-making. To appreciate what an organization had react in a way, attempt to find out what risk or prospective chance it was answering to and how its pre-existing reaction devices have worked.

Fig 1. Political systems theory.

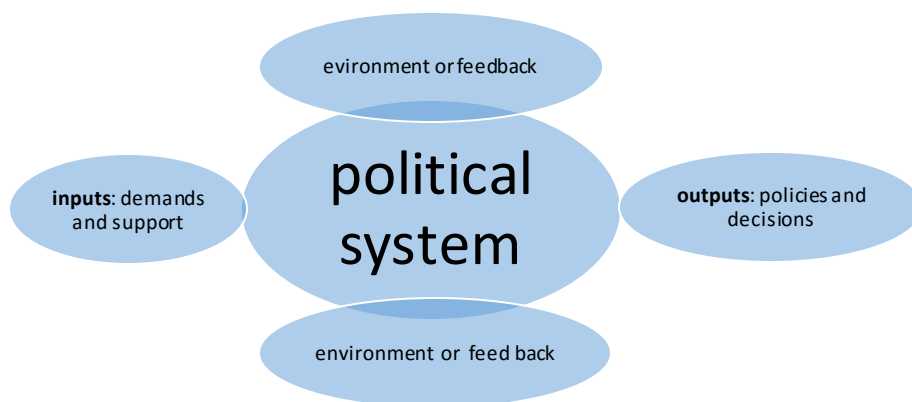


fig1

Tracing Zimbabwe's locus of decision making, it is centered in the central committee and the politburo which runs the state's day to day life. So this study will explore decision mechanism revolving around ZANU PF and its tiers but also taking into consideration the fact that there are also some decisions made in the policy implementation process which were not solely ZANU PF motives. This explains the input sector of fig1 which has the environment influencing inputs. For the first time in 1999 ZANU PF faced a strong opposition party MDC, for ZANU PF to gain majority support they go back to the main reasons of why second chimurenga was fought, the issue of land. This therefore conveys to the fact that outputs (policies and decisions) being used as inputs (demands and support) in the systems theory.

2.4 Land reform on the broader context

2.4.1 Kenyan Land Reform Case

In Kenya, there has been developing enthusiasm for land on the grounds that the land question was not attended to effectively at the time of independence in 1963, in spite of the fact that issues of getting land and to control it, essentially moulded the battle for freedom. Developing landlessness, recorded grievances and compensation, and requests for redistribution were a portion of the critical issues and basic requests for a thorough national land approach and an established structure for the organization of land. On the eve of freedom, the government started a land redistribution programme proposed to prevent hungry workers from destabilizing the economy and to give chances to the new African elites to take part in cultivating. Issues emerging from that activity have turned out to be significant issues for the preparation of national improvement. The pilgrim organization encouraged the purchasing of land from willing European farmers in the White Highlands (land for white farmers) apparently to settle the landless and to help new farmers. A land purchase programme was introduced to empower people and groups to purchase land from European settlers and disseminate it to a group's individuals. Land redistribution through this approach did not address the issue of landlessness effectively; rather, it activated different provisions of issues that are undermine development and to destabilize the nation.

The pilgrims were made to feel that the land dissociated from them was for a permanent black utilization; it was not a brief period (Sorrenson 1968). Land seizure and separation from whites must be founded on law, so a lawful structure was built up to elevate and encouraging distancing of land from whites and to secure what the state as of then had gained. The law must be upheld, so an administration of force supplemented this structure.

The land address has kept on moulding Kenya's political and economic life. The noteworthiness of land issues went to the fore promptly after the December 2007 general elections taking after an imperfect and fervently presidential race vote count. The debated presidential result encouraged brutal inter-ethnic strife in which locally determined removals and mass uprooting of individuals happened, particularly in the Rift Valley Province where a large portion of the previous European farmers were found. This can be also traced in the Zimbabwean context in which the Land reform program came as a result of the failed proposed draft constitution of February 2000. In Rift Valley Province, the settlement programs which were built up through the land redistribution program in the 1960s turned into a theater of interethnic strife. Mamdani (2001) treatise of "indigenes and pilgrims" discovered expression in cases that untouchable whites (Kikuyu) wrongly and lopsidedly had obtained land and political power in the domains of the indigenous Kalenjin ethnic gathering.

The developing criticalness of land in moulding political and economic events is perceived as a phenomenon of any agrarian culture in Africa since land is inserted in a more extensive socio-political setting. Matters of access to and control of land have a direction on financial connections in the general public (Bassett and Crummey 1993; Berry 1993). Considerations have demonstrated that, how land is held or even how access to land is controlled is imperative for the association of economies and governmental issues in agrarian social orders.

Any progressions to standards of and to get control of land adding up to a rebuilding of energy connections, not just to the agrarian structure (Berry 1993; Mamdani 1996). The centrality of land in the political existence of numerous social orders has prompted governments in avoiding land issues or land's economic empowerment part. A related perception is that power connections in the public eye dependably decide arrive conveyance. Strains emerging from

bended or skewed structures of land possession may lead governments to attempt redistributive measures to address those pressures—strains that would prompt major political change if not tended to. Binswanger et al (1993) takes note of that "most redistributive land has been persuaded by open worry about the rising pressures realized by an unequal land dissemination". This is in relation to the Zimbabwean context in which the land imbalances influenced land reform.

2.4.2 Namibian Case

Namibia became self-governing on 21 March 1990. The new government acquired an arrangement of land circulation along racial lines which had created over a century with escalated state impedance and budgetary and other support. Around 4,500 commercial white farmer which held 43% of all agricultural land while 15,000 black household units had admittance to 42% of the land. One distinction, nonetheless, from Kenya, Zimbabwe and to a lesser degree South Africa, was that the settlers involved predominantly marginal agricultural locales while the regions that were more qualified for cultivation stayed under the control of the indigenous communities. Commercial farming territories contained roughly 44% of the agronomically usable land while common ranges include around 41%, despite the fact that the last conveys roughly had 70% of the aggregate population. Also, collectively regions have limited residency and can't be offered as security for financing or advances or for trading. During the principal month of the primary National Assembly meeting, a movement was advanced asking for Head administrator Hage Geingob to call a national gathering on the 'land question' which, as indicated by President Nujoma, land was "a standout amongst the most consuming issues confronting our young nation". A National Conference on Land Reform and the Land Question was then held on 25 June to 1 July 1991 under chairmanship of the PM. The meeting set on the scene for the land reform to take place after. It had gone by an expansive range of more than 500 locales and worldwide members and, conversely with Zimbabwe, the administration considered it to be a home-grown approach of which it could take proprietorship.

The National Union of Namibian Specialists, the primary discretionary base of the representing party, as of late broadcasted that the arrangement of purchasing area over from "thieves" ought to be suspended and that the prerequisite to constrain acquisitions to an willing buyer-willing

seller principle to be abrogated. Nujoma likewise voiced his worry that a framework whereby the white minority controls 70% of the gainful land could never again be "tolerated".

The cost of giving sufficient preparing and administrations to recently settled pilgrims is not provided for in the financial plan. Outside help has given some alleviation however not on the scale required for resettlement to be effective. Bolster administrations, for example, schools, centres and different offices which were rare in country regions, is one reason why homesteads are some of the time offered available to be purchased. Since 1990 roughly 461,000 ha have been secure and an insignificant number of 34,000 landless individuals had been offered access to farms, leaving around 200,000 in the queue. It is evaluated that exclusive 7.4% of commercial farms had been reallocated; at the momentum pace it would take 60 years before black agriculturists claimed a large portion of the commercial farming sector. 142 farms were offered available to be purchased to government in 1999, just four were gained. In 2000 just 15 out of 125 homesteads were gained. As indicated by a senior government representative, the present unevenness can't be kept up as "we would be intentionally sitting on a period bomb" (Flanagan 2002).

The leader of the Namibian Farming Union guaranteed individuals that it had a decent association with government and that a 'Zimbabwe-style' arrive get was not in the offing. A few cynics call attention to, in any case, that as meagre as three years prior the commercial farmers Union of Zimbabwe gave comparative confirmations to its individuals. The current assaults by Nujomo on pundits of Zimbabwe's arrangement and his refusal to denounce it, have raised worry that Namibia might head a similar way.

2.5 Chapter summary

This chapter has managed to examine and analyse the works of other scholars related to the subject under study. This chapter has reviewed literature based on both theoretical and empirical, in conjunction with the applicability and reason behind the land allocation programme and economic empowerment in Zimbabwe. The chapter has been discussed using the most appropriate key theory which is the Political systems theory that helped in the most suitable way

to the understanding of the land allocation programme)._Second to this chapter is the literature review, which has used scholarly work to discuss the underlining concepts of Land allocation and economic empowerment programme, with a specific focus on the research questions opening up pertinent themes such as the poverty of women in economic empowerment. This chapter managed to recognize the existence of the land re-allocation and economic empowerment programme on a broader context, citing examples from African countries.

3.0 CHAPTER THREE: RESEARCH METHODOLOGY

3.1 Introduction

Research methodology is the universal research approach that provides the framework in which a study is or has been commenced. Its primus purpose being to identify the methods used in the research. These approaches, offered in the methodology, depict the means or modes of gathering information or, determines how a certain result is to be premeditated, (Howell 2013). This chapter focused on the systematic theoretical analysis of the methods applied to a field of study, which encompasses the theoretical analysis of the body of methods and principles associated with the area of knowledge. This chapter will simplify the research design, the approaches of data gathering and analysis from the sampling approach, the research instruments used, as well as ethical considerations that were related to this study which the researcher had to advocate for in the research. The chapter pursues to clarify and put to light each and every piece of research methodology used in this research.

3.2 Research design

A research design is demarcated as a detailed outline of how an examination will take effect. It is a preparation and a way of investigating and attaining answers to the study questions and problems identified (Kerlinger 2004). A research design, is the overall technique that one organises the different parts of the study in a sensible and reasonable way, having these lines guaranteeing one will viably address the study problem. It constitutes the outline for the collection, measurement and analysis of evidence gathered or data (De Vaus 2001). It is the general procedure for linking the theoretical research matters to the related and attainable experimental research. The research design expounds what information is necessary, what approaches will be employed to collect and examine this information, and how the common segment of this is going to respond the research questions (Creswell 2003). Research design is a course of action of circumstances for gathering and examinations of data in a technique that it targets to consolidate the importance of the research.

The mixed research technique was employed in the research in both data gathering and analysis. Mixed methods research is an approach for steering research that comprises of gathering, dichotomising and organising qualitative and quantitative information, procedures, and best models in a research study or set of related studies (Creswell 2004). A unique valuable characteristic of shepherding mixed methods research is through tringularism, which is a multi-strategy methodology to studying research questions that progresses assurance in the succeeding discoveries (Bryman 2001). Triangularism authorises the student to identify facets of a phenomenon, all the more precisely approaching it from numerous points employing unique methods and procedures. The use of mixed method research technique gives numerous facts of advantage, to be specific it provides qualities that counterbalance the inadequacies of both subjective and quantitative investigation. Quantitative research is feeble in comprehending the setting or context in which people act and reason centred on their past experiences, subjective research then compensate for. Subjective research is then seen as insufficient on the justification of potentiality for partial interpretations made by the scholar, as the continued presence of the academic in the procedure of information gathering is unavoidable at all costs. In quantitative research these shortcomings are so far away. Therefore, employing both types of research methodologies can compensate for the weaknesses of the other.

3.3 Sample selection

Sample selection is categorized as the course towards determining the appropriate data type and basis of it, and rational mechanisms to collect information with (Goehring et al 2004). In figures, quality guarantee, and survey method, sampling is anxious with the determination of a subdivision of people from within a statistical population for the approximation of attributes of the entire population (Robert and Groves 2010). As the academic employed a mixed-method approach for gathering information, the researcher exploited dissimilar sampling procedures for every method. The academic exploited all two methods of sampling, which are the non-probability sampling and probability sampling. Probability sampling is technique where all persons from the targeted population have an equal chance to be selected and assimilated into the

sample (Churchill 1995). Probability sampling approach embrace haphazard or random and stratified sampling. In non-probability sampling, participants are selected from the populace in some non-random way. These include judgemental or hypercritical sampling, snowball sampling, convenience sampling, and quota sampling.

In order to get responses relating to the land reform policy and the economic empowerment, a sample of 80 individuals was nominated. The practice of probability sampling which was employed by the academic is stratified sampling. This is where the populace was apportioned into different groups mentioned as stratas and each strata was tested using the simple random sampling method, then information was collected from each and every sampling 'unit' that was randomly sampled from each strata (Schutt, 2012). The population was divided into age and gender categories of male and female youths, 18-25 years and adult males and females, 26 and above years, so as to enable the researcher to study how different categories of people perceive the indigenization policy in their communities. The stratified sampling strategy used by the researcher is proportionate allocation, which uses a sampling fraction in each of the strata that is proportional to that of the total population. The benefits of using stratified sampling is that it minimizes sample bias and ensure that particular segments of the population are not overrepresented or underrepresented.

The researcher also managed to employ non-probability sampling, through using convenience sampling, during preliminary research efforts. The researcher managed to select people of close proximity and easy access, thus increasing the probability of the representative data chosen. The method managed to sample 50 respondents. This was done so as to get a gross estimate of the results without incurring the cost or time required to select a random sample. Convenience sampling method was chosen, because data was easily acquired due to the ease of the volunteers to participate thus helping the researcher acquire data much quicker. This hence makes the sample an inexpensive approximation of the truth.

3.4 Methods of data collection

Data collection is the course of congregation and assessing information on focused variables in a built up methodical design, which then authorises one to answer substantial explorations and assessment results. In this segment, the academic succeeded to employ surveys and interviews. Through surveys the academic used Paper-pencil-questionnaires. In admiration of directing interviews, face-to-face interviews were embraced, as they have a distinctive gain of permitting the academic to create relationship with probable participants and therefore gaining their assistance. These interviews yield maximum response rates in any survey research. They also permitted the academic to simplify unclear answers and when suitable, seek follow-up information.

3.4.1 Questionnaires

A questionnaire is a study tool embracing a development of inquiries and dissimilar prompts with the final goal of collecting data from respondents, (Gault 1907). Cooper and Emory (1995) portray questionnaires as a list of questions anticipated to collect data on a topic from selected respondents. The researcher administered the questionnaires in places that were suitable for the respondents, for the utmost part, their workplaces at lunch time. Questionnaires used open ended questions as the area of study for the academic needed mostly reasons of what happened. These can be referred to as unstructured questions, where the respondents are to contribute their own opinion or view as answers since they are in open ended clause.

The benefit of employing questionnaires is that they can be conducted to an innumerable number of persons and has benefits over some different kind of assessments in that they are economical, they don't need as much energy from the academic as verbal surveys, and regularly have standardised replies that make it relatively easy to manage data. Persons are more truthful while responding to the questionnaires with admiration to contentious issues to be specific due to the fact that their replies are anonymous.

3.4.2 Interviews

An interview is a conversation between the interviewer and the interviewee, planned to explicitly investigate the interviewee so as to gather information wanted (Wagner 1999). Interviews are subjective systems for data amassing, as they give a "more significant" perception of social phenomenon than that would be got from totally quantitative strategies, for instance, questionnaires (Silverman 2000). Interviews are, in this way, most reasonable where little is known about the research phenomenon or where at a point experiences are required from individual members. They are also particularly fitting for researching sensitive subjects, where individuals won't not want to talk about such issues in a social affair circumstance. Through interviews, coordinate associations give space for feedback, lucidity and new supportive questions and answers which the researcher won't not have considered. Furthermore, the respondent's passionate connection with the topic can in like manner be seen by the researcher consequently this also helps in the reliability of the data in light of the way that the researcher can figure on the biasness of the information collected.

The researcher succeeded to first pilot the interview plan on a few respondents preceding to information gathering. This enabled the researcher to build up a mind-set if the interview guide is clear, reasonable and equipped for noting the research questions, and assuming consequently, if any developments to the interview guide were required. The length of meetings, by and large was 20 to 60 minutes. Interviews were performed on an irregular session, where it was vital change after some time was of interest, rehashed premise. As indicated by (May 1991), there are three noteworthy sorts of research interviews, unstructured, semi-organized and organized. Organized meetings are, essentially, verbally controlled studies, in which a rundown of foreordained questions are asked, with for all intents and purposes no variety and with no degree for follow-up request to reactions that warrant for help elaboration. On the other hand, unstructured interviews don't reflect any biased hypotheses or musings and are performed with, next to zero association (May, 1991). Improvement is based, in a general sense, upon the preparatory reaction. Unstructured interviews are by and large uncommonly dreary (bearing a couple of hours) and can be difficult to manage, and to partake in. Semi-organized interviews include a couple inquiries that describe the regions to be investigated, moreover allows the

interviewer or interviewee to separate with a particular ultimate objective to seek after a thought or response in more detail, (Britten 1999).

In directing the interview the specialist utilized semi organized meetings, which numerous researchers like since inquiries can be set up early. This enables the interviewer to be prepared and seem capable amid the meeting. This allows the interviewer to be arranged and appear to be capable in the midst of the meeting. It also allows interviewees the freedom to express their points of view in their own terms, as alluded to by (Bernard 1988), who experiences that the interviewer can take after topical directions in the dialog that may stray from the guide when the researcher feels this is appropriate.

3.5 Data analysis

Data analysis also indicated to as data demonstration is a system for obtaining data and changing it into processed information supportive for basic decision making by policy formulators. Information is collected and analysed, is there to answer research questions, to test the hypothesis or invalidate hypotheses used, (Judd et al 1989). It is done over methodically applying arithmetical and/or coherent methods to designate and exemplify, collect and assess information. Diverse explanatory approaches to give a technique for portraying inductive deductions from the material and identifying the indication, of the phenomenon of interest (Shamoo and Resnik, 2003). Data analysis is a procedure for analysing data, schemes for decoding the outcomes of such methods, techniques for planning the gathering of information to make its investigations simpler (Tukey and John 1961). Data analysis has several topographies and methodologies, inclosing many strategies under a variability of names, in numerous business, science, and sociology places.

3.5.1 Content Analysis

Qualitatively, the research employed thematic analysis to analyse and evaluate data, thematic analysis is frequently used as a technique of data analysis in qualitative research and it is largely

used in examining of secondary data, for emphasising the pertinent key themes that arose from the study. Anderson (2007) puts in place that thematic analysis portrays the ingredient of interview transcripts and it recognises common and at sometimes recurrent themes in the texts provided. Since the study combined secondary written data through the interview records, thematic analysis was the major procedure of studying and deciphering the information. This was fulfilled through dependable similar investigation procedures which just involved taking one bit of information from the replies and making associations between them with a precise end goal to create conceptualizations of the credible connection among numerous pieces of information (Thorne 2000). This technique permitted the generation of data about mutual patterns and themes in the information produced and equated every response with all other unlike responses. This method helped the academic to appreciate issues from a various points of view and in some circumstances congruity of respondents' answers formed consent thus reaching common conclusions and this justified certain explanations.

Quantitatively the researcher utilized illustrative insights or figures. As attributed by Mann and Prem (1995), measurements are insights that quantitatively speak or outlines instruments of social occasion information. Clear measurements offer straightforward synopses about a sample and about the results or perceptions that have been made. The researcher lessened quantitative data into a story and its explanation, as needs be comprehending the data. In this study clear measurements give a distinct computation of the respondent's viewpoints to the area under research. Likewise the researcher figured out how to utilize basic tallying, diagramming and visual assessment of recurrence or rates of conduct, occasions, and so forth. Utilizing visual assessment of examples after some time to distinguish discontinuities, marked increments and reductions in qualities

3.6 Thematic analysis

3.6.1 Causes of land allocation

3.6.1.1 Redressing of land imbalances

This theme came into existence as it was seen as one of the cause for land allocation program. Individuals felt that the land allocation programme was in the best interest of solving racial imbalances which were started during the time of wars of disposition and perpetuated by the colonial regime. Then in 2000 the Fast Track Land Allocation came as to respond to those imbalances and emancipate black people from poverty.

3.6.1.2 1999 Referendum elections

In 1999 ZANU PF lost the referendum elections which gave them a wakeup call, showing that its survival stood by the edge of a brick on the coming 2002 and 2005 presidential and parliamentary elections respectively. Land allocation became the primus solution to win votes and turn hearts of hungry Zimbabweans from this new force.

3.6.2 Implementation process

The implementation process which was in the clause of Fast Track Land Reform Program came about in two phases which were the Jambanja way and the Rationalised way. These ways took place separately but in succession of the other. The fruits and problems associated the FTLRP made the radical changes in the implementation process like the change from the Jambanja way to the rationalised way.

3.6.2.1 Jambanja Way

This process was the kick start of the FTLRP. This was a disorganised way in which White farmers were driven from their Farms and a new settler would be on the farm. In this case the

occupant would first occupy the farm then paper work followed later on in form of Offer Letters. This had to kick start on 15 June 2000, driving away white farmers and having new black settlers.

3.6.2.2 Rationalised Way

This is a more organised way which came in succession of the Jambanja Way. This process came about with the introduction of A1 and A2 farms, downsizing pre- owned White large tracks of land of farms with a hactarage ranging of 450 – 4000, reducing them to small plots of about 6 hectares. In this case people would apply for land at their District Lands Office through the District Administrator's Office. Those who would have been selected as occupants would be called to a chosen farm to be restructured in small A2 farms. The chosen occupants would pick numbered bottle tops and corresponding to the number one would have picked was the person's farm number.

3.6.2.3 Double allocations

This became a primus problem in the allocation of land as corruption took its toll in the rationalised way of allocation of land many people found themselves in a dilemma of double allocations. Some of these problems were caused mostly by village heads who in return would have had fattened their pockets from individuals seeking land.

3.6.2.4 Women and Youth Beneficiaries

Economic empowerment has vastly been called upon the youth and women. Point to note in the research, most respondents were of the view that the youth in the period between 2000 -2008 did not benefit from this land allocation program. And point to note also is that those in the period 2009-2016 only a handful benefited from the program. Then most pertinent problem in the emancipation of youthful hands in the economy being the issue of who is really a youth.

3.6.2.5 Land allocation legality

The land allocation programme's legality has been on the scrutiny from various interested parties, trying to decipher if it was done according to the law. Through this research, it has managed to bring various notions from respondents as some were of the view that the land allocation programme was haphazardly done programme whilst another portion was of the view that it was systematically done and in accordance to the legal frameworks within Zimbabwe's legislation.

3.6.2.6 Economic empowerment in Mazowe District

This clause has not really been explained to the general mass. It was also a most recurrent issue in the study as most individuals only knew that there is something about economic empowerment but what really it was about laid in vain. Those who knew about land allocation and economic empowerment were so sure of what they were saying.

3.7 Ethical considerations

Ethics are a course of action of thoughts and rules that guide us in making sense of what can help or harm passionate beings, (Paul, R.W and Senior, L. 2006). Rushworth Kidder (2003) states that standard implications of ethics have typically included such expressions as the investigation of the ideal human character or the study of good commitment. This shows ethics as a branch of thought to investigate the request of, the best way for people to live and the exercises that are right or wrong in particular conditions.

The academic concluded the scrutiny on the foundation of trust, assuming that the results revealed by the respondents are sound, and would be managed well with no inclination and ill substance, keeping in mind the true objective which is to shield the information picked up. The academic figured how to secure the real consent and interests of each one of the people who were incorporated in the study. This was done through demonstrating the ethics breathing space and confirmation details surrendered to the Underwriter University by the student and the data

information sheet that contains information and contact points in case of interest of the researcher, if the respondents require points of elucidation and clarity.

The researcher guaranteed the respondents that their information would be managed as private and confidential as possible, by keeping the respondent's obscurity and indemnification secure, instead of using the member's bona fide names the researcher used pen names. Respondents were given the benefit to change their unmistakable verification numbers to supplant any information that recognized their names.

The scholar got an earlier acceptance from the reliable consultants in the field of his study and the interviewees or study respondents required the 'grant' before answering either the questionnaires or interview questions. The permission for the study was given at the District Administrator's office, for the research to be carried out in their area of control, the Provincial office became alerted from the District administrator's office as there were some individuals whom the interviewer wanted to get information from who were based in the provincial town but beneficiaries of land allocation in Mazowe District.

3.8 Chapter Summary

Closing chapter 3, it succeeded to evidently bring to light the research pattern, instruments, technique, and data collecting methods used in this research. A detailed research design chosen for this study was put in place, being the mixed approach which entail the use of both quantitative and qualitative research paradigm. The research tools that were used were brought out, which entail those that were used in collection of data, then those that were used in analysis of collected data. Surveys in form of questionnaires and interviews were brought into play in conjunction with sampling techniques and the ear marked population were well-defined.

4.0 CHAPTER 4: DATA PRESENTATION AND ANALYSIS

4.1 Introduction

In this chapter, methods used in data collection are clarified. This is done through data analysis and presentation of findings in use of descriptive plots, charts and tables. This interval presents and construes the information collected from a tested responded fraction through the use of quantitative and qualitative research techniques as stated in the 3rd chapter of the dissertation. In the study, the scholar used the mixed research method of research and analysis. Presented in this chapter was adopted from interviews and questionnaires piloted by the researcher. Research objectives of this study are the ones in which the presentation of findings is based on. Objectives of this research formed the basis of the discussion of findings. Data is then presented by means of structured themes. The construction of this chapter starts by sub-section 4.2 which elaborated the data presentation and analysis, giving themes and sub themes associated to this research. Then 4.3 presented the summary of this chapter which then concluded this chapter.

The respondents were chosen from Mazowe District which is 65 km from Harare. These were specifically targeted for the questionnaires because they reside in the active economic and administrative core of the district. Out of 80 respondents proportionately balanced in the ratio of 1:1 representing 40 males and 40 females only 60, who comprised of 37 males and 23 females of varying age groups ranging from 16 years managed to complete the administered questionnaires. In relation to interviews 12 out of 20 targeted interviewees were interviewed, thus giving a 60% success rate, which is enough to organise a balanced and less subjective interviews.

4.2 Questionnaire response and analysis

Table. 1

Respondents	Questionnaire Distributed	Questionnaire Answered	Questionnaire Not answered	Respondents %
Politicians	16	16	0	100
Aged community members	8	5	3	62.5

Civil Servants	20	20	0	100
Private Organisations	20	16	4	80
Mazowe unemployed youth	16	12	4	75
Total	80	69	11	83.5

The above table displays the questionnaire response and analysis table that shows the number of questionnaires that have been distributed. Drawing a line between those that have been answered and those that have not been answered, thus enlightens on the reliability of the data based on the respondent's percentage column that highlights the percentage value. On a special note the table presents the targeted population in the study, thus by categorising the respondents the researcher is able to categorise the results obtained from one category against the other thus, thus help bring an interpreted and clear picture of the research with less prejudices. The response rate elaborated in the table presents a research result that is complimentary to the desire of the research in answering the research question.

4.2.1 Questionnaire Age Range of the Respondents

Table 2. Age distribution

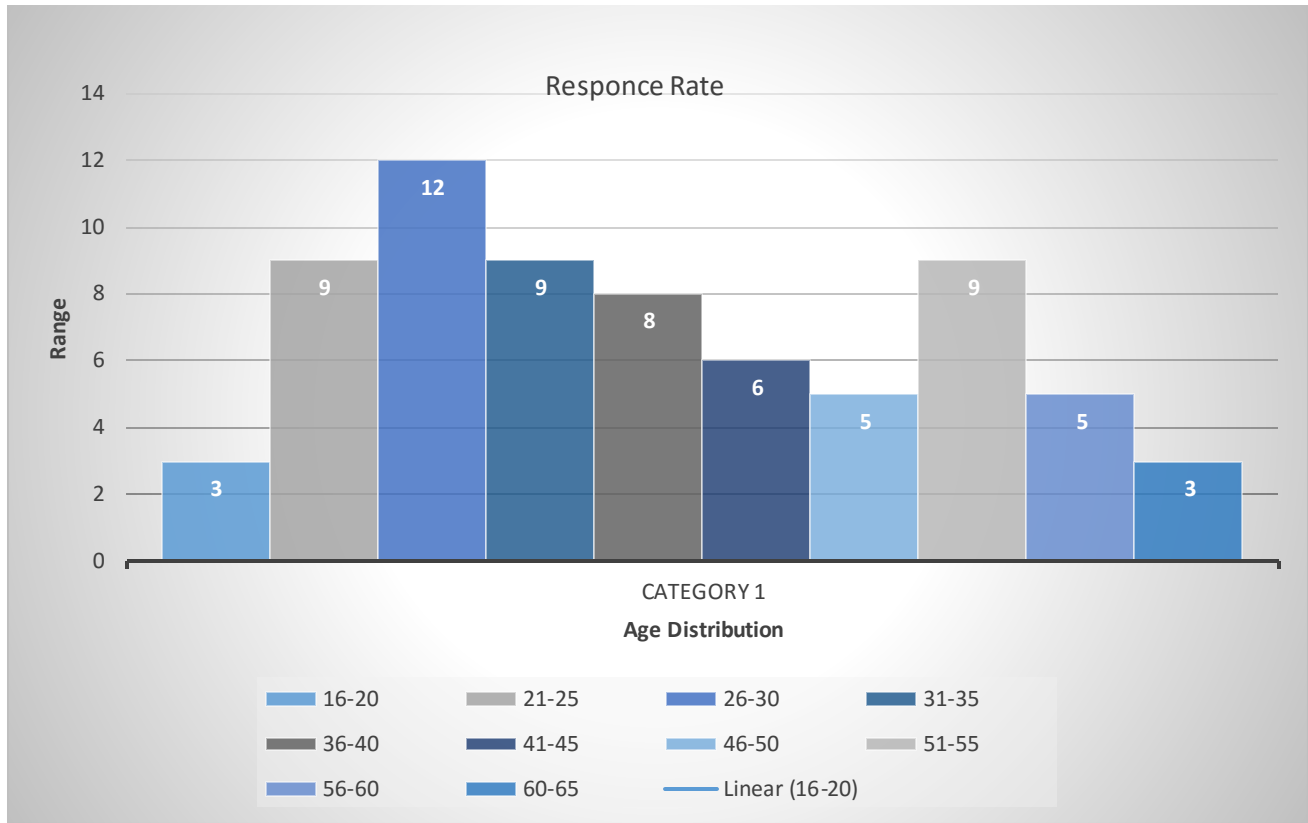
Age Bucket	#	% nearest10
16-20	03	4.3
21-25	09	13
26-30	12	17.4
31-35	09	13

36-40	08	11.6
41-45	06	8.7
46-50	05	7.2
51-55	09	13
56-60	05	7.2
61-65	03	4.3
Total	69	99.5=100

The table above represents the age distribution bucket of the respondents who responded to the questionnaires. The statistics above shows the range of age group distribution difference that responded to the questionnaires. The age distribution has been organised in the range of 5, as seen in the table which has the order of ages from 16-20, 21-25 respectively as the distribution goes on. The starting point of the strata of 16-20 has been used respectively because the researcher chose to send questionnaires to respondents individuals above the age of 16, as explained in the methodology chapter, chapter 3. The statistics of the table are carried forward to the next graph, which is a histogram so as to visually present the age distribution of the survey.

4.2.2 Response Rate

Fig.2



The visuals provided in the histogram depicts that the first and last age brackets having the smaller number of respondents as this had to tally with my methodology of purposive sampling. Ages 21 to 30 and 51 to 55 have the most respondents, for they were the ones that were easy to access, in order to acquire questionnaire research data. From ages 30 to 50 presents the most economically active group unlike age I6 to 20 which is mostly populated by school going kids whilst ages 55 to 65 populated mostly by old age workers and members of the society, as reflected by the data for accessing them was more tiring as these felt disturbed and given a hard task to do.

Table 3. Demographics

	Category	Number	Percentage
Sex	Male	40	58
	Female	29	42
Total		69	100
Marital Status	Single	17	24.6
	Married	29	42
	Divorced/separated	18	26.1
	Widow/er	5	7.3
Total		69	99.5-100
Qualifications	Primary	3	4.3
	Secondary	36	52.2
	Tertiary	30	43.5
Total		69	100
Employment status	Employed	46	66.7
	Self employed	8	11.6
	Unemployed	15	21.7
Total		69	99.5-100

The data presented in Table above, gives details on the bio data of the respondents to this research. A total of 69 people made up of 40 (58%) men and 29(33%) women participated in the study. The study consisted of both males and females because no one is left out of the effects of land allocation. The age range consisted of both the youth and elderly. The majority of respondents 17(24.6%) were married people.

The highest number of respondents 42(66.7%) indicated that they were employed. More than half of the respondents 36(52.2%) had attained secondary education as their highest level of education. A greater number of respondents 15(21.7%) were unemployed, 8(11.6%) indicated that they were employed either formal or informal sector. These figures have an impact on the levels of economic empowerment in Mazowe District.

4.2.3 Factors which led to the land re-allocation in Mazowe District

There are many factors which led to the land re-allocation in Mazowe district and these factors had their input on the commencement of the land reform programme. Paramount to this topic the researcher had to look for the major cause of land re-allocation in Mazowe District taking from the major common factors of respondents.

Table 4. Causes of land re-allocation programme.

Factors that led to land re-allocation.	Number of	percentage
Political Motive	21	30.4
Redressing of land imbalance	48	69.6
Total	69	100

In the table above there are two factors which the respondents said they were the ones which influenced land allocation program.

4.2.3.1 Political Motive.

Some respondents were of the view that land reform came as a result of a political motive. Respondents constituting of 21 individuals which is 30.4% of my respondents are of the view that it was a political motivate programme. A respondent had a view which he expressed as

“I know that there is a policy of land allocation programme but that was a political way of ZANU PF to win elections since 2002 as they had lost majority vote from the 2000 general election and the referendum which MDC advocated for a NO vote, but not as an economic empowerment tool NO!!!.” (Glendale Social Worker)

The social worker’s response was that the fast track land reform programme after 2000 was not and economic empowerment tool but an essential tool for vote buying. Having a figure of 30.4% of respondents who felt that land reform was a politically motivated policy being in contrast with 69.6 % of the respondents saying it was there to address land racial imbalances which were stated in there 19th century and perpetuated by the colonial regime. From the observational point, the fewer population constituting of 30.4% were influenced by the radical change of mind by the government which had been convinced to be economic responsive but drastically changed to be welfaristic concerned in contrary to what Mumbengegwi (1988: 158) noted saying Transnational Capital, in alliance with, The Commercial farmers, (including foreign experts) argued for the same. Their arguments on land, were based on the prerequisite of maintaining agriculture’s role as of a food source, industrial raw materials mechanism, employment creation and foreign exchange promoter. This was on the economic responsiveness of land reform rather than to be welfaristic in which it turned out to be from the year 2000 as a vote buying tool.

Chigora (2006) supports this saying, deceptive as it is, as Zimbabwe advanced towards the new millennium, Mugabe and his Zanu PF party facing a severe decline of political fortunes as publicized by the denial of a government-sponsored draft constitution in 2000 February and the succeeding increase in popularity of an opposition Movement for Democratic Change (MDC) party which was just 9 months old at the time of 2000 referendum.

Another respondent was of the view that

‘Soon after the failed Zanu PF constitution the land reform came into existence. How ironic it is that it became known as the Fast Track Land reform programme and for what reason was it going to be fast for’ (Anon)

Then Chigora (2006) goes on to say, From this time (2000) there was a vital obligation on the part of Zanu (PF) to initiate a land allocation programme which would permit its continuous existence chiefly by winning the rural vote. This is where the majority of votes come from given Zimbabwe’s demographic actualities. This is also in line with what another respondent had to regarding the deception part of the land reform not as an economic empower

“The land re-allocation programme was a political motivated programme as this kind of Fast track land redistribution came only in existence after ZANU PF had found opposition and after twenty years of blubbering about land re-allocation with no sound results!” (Anon)

Alexander (2006) contends and tallying up with the above responded that, ZANU-PF’s referendum loss in 2000 was a distinct moment when it came to light that the governing party had faced a major electoral contest in the figure of a 9 month infant Movement for Democratic Change formed in 1999. Youth militia were fashioned directing what could be called a reign of terror. War veterans, youth movements and the land matter then took the focal point. Therefore this shows that what the researcher found on the feelings of individuals towards the push factors of the land allocation. It can be evident in the issue of being a political gimmick in diverting people’s minds to minor politics from real politics characterised in macroeconomics affecting people’s lives everyday then economic empowerment lies at stake.

4.2.3.2 Redressing land imbalances

A figure of 69.6% of the respondents were of the view that land allocation programme was to address land imbalances in promotion of economic empowerment. One of the respondent had to say

‘at the turnaround of the new millennium which is the 21st century land issue had not been properly addressed and legging back from the influence of liars who turned down

what they had promised to the government of Zimbabwe in 1979, so the Fast Track land allocation was to correct the land imbalances which had been long awaited since independence.’ (Anon)

This is supported by Muchemwa et al, (2011) who contends that socio-economic and political motivation for impartiality certified the distribution of land from the rich white farmers to the poor black people. A predicted number of 300,000 small farmers were allocated for and around 30,000 commercial black farmers had been given land by 2002 year end (sachikonye 2003). This therefore shows that the motive of the land reform was to address land imbalances as whites had the greater portion of land in their hands.

Another respondent was of the view that,

‘A minority population which can be said to have been a pinch of a handful had control of over half of the country’s agricultural production at the expense of the original land owners who were packed in communal lands’(Anon)

This tallies up with what (Mabaye 2005) had said that less than 1% minority white still possessed more than half of the land, of the most prime land in the economy. It can therefore be note that land allocation also came as to redress the land racial imbalances

Equalizing of land imbalances came into light in Zimbabwe’s Land question from the period the 1979 of the Lancaster House constitution negotiations. Against the foundation of the land occupations by the eager landless people; absenteeism of foreign support for land allocation was another stumbling block despite Government's longing to connect with the previous colonisers and the international Community; the dismissal of the 2000 Draft Constitution partly as a result of English impacted political opposition; and the proceeded with lawful difficulties by the white commercial farmers, Government set out on the fast track land allocation. The Program, which was propelled on 15 July 2000, was intended to be attempted in a fast track way and with dependence on domestic resources. The Programme was to take off from past rationality, practices and strategies of getting land and resettling people.

Another respondent said

'it is not surprising why war veterans and other informed parties took it up in arms at the time of fast track land reform programme to invade farms and drive away whites because they had waited for a long time first during the struggle and secondly unsolving 20 years of waiting' (Anon)

Alexander (2006) comes in to say white commercial farmers had a continuous hold on to the land regardless of promises to those who had taken part in the liberation struggle. War veterans who waited for a long time, were disgruntled and it was between 2000 and 2002 when Zimbabwe embarked on a chaotic and controversial land reform programme under an operation code named the *Jambanja*, Fast Track Land Reform Programme (FTLRP) or the “Third Chimurenga”

4.2.4 Legal instruments supporting land re-allocation programme

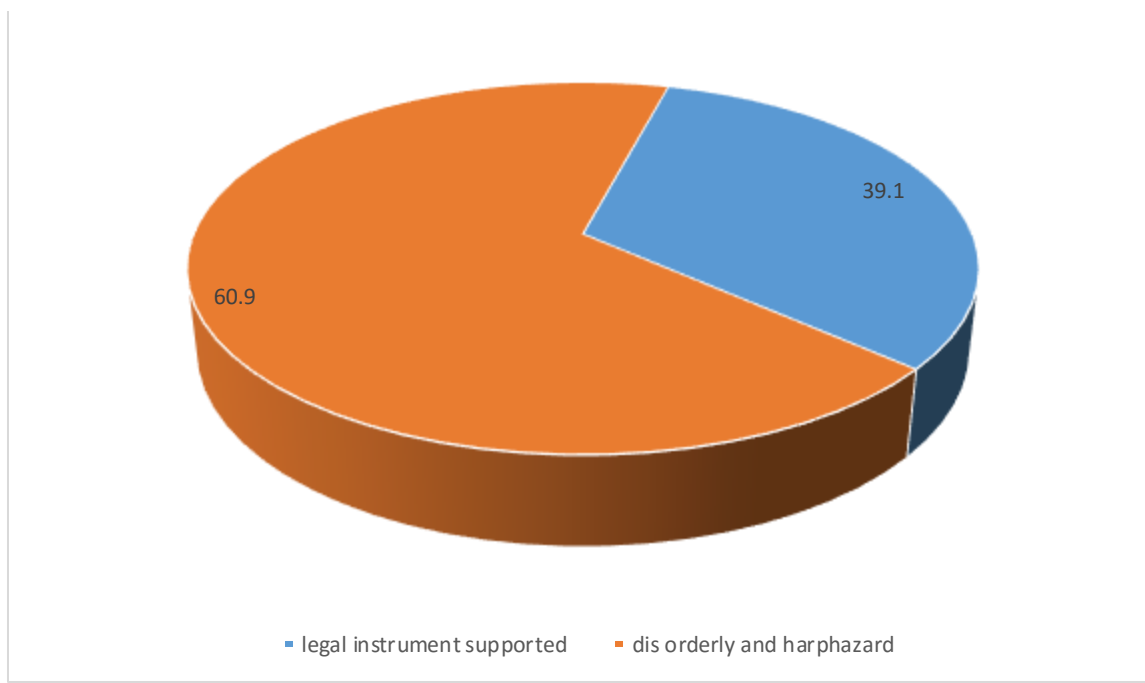


Fig 3.

The pie chat above shows the percentage of individuals from the respondents who had notions on whether the land re-allocation programme was a programme which was legally informed or it was a disordered and haphazardly done programme. On the pie chart 39.1% represents

respondents who feel that the land re-allocation programme did follow legal proceedings in contrary with 60.1% of respondents who feel that it was a disorderly done process.

4.2.4.1 Jambanja way

This was the earliest form of land acquisition in the 21st century of Zimbabwe. A margin of 42 individuals constituting of 60.9% said that the land reform programme was a haphazard processes especially in the first stage of the land re-allocation. One of the interviews said

“The land re-allocation programme was a disorderly done programme, if it was done in a proper way we wouldn’t have noticed some violent acts in the process. If there were legal instruments which supported it there were far from being used.” (Anon)

This is supported by Mubaye (2005) saying, starting in 1998, scores of landless dark Zimbabweans started attacking white claimed farms. If it was a really well planned policy and rationalised Black Zimbabweans were not supposed to attack White farms even if it was supposed to be a Fast Track Way of acquiring land. The ZG was supposed to have issued notice of evacuation to all targeted farmers. Alexander (2006) also is in line Mubaye saying, having that title Third Chimurenga aroused an epic extraction of wars against white rule. This became the phase of *Jambanja*, a word made popular in a chart-topping song of extramarital affairs and frequently engaged to mean a lawlessness and a state of disorder. Therefore it alludes to the haphazardness of the land allocation programme as it was referred to as a disordered state of lawlessness.

Almost 75% of the respondents who had land indicated that they had gained it through the Jambanja way. One of them said

‘An offer letter had to follow after had acquired my land that’s what I can say almost all who got land at the time I acquired mine in around 2000 and 2001 or almost 2002 did the same’ (Anon)

Chimhowu and Woodhouse (2010) Tallies up with attributing that between 2000 and 2002 the ‘Fast Track’ land reform in Zimbabwe saw the transfer of some 9.3 million hectares of white-owned farmland to state ownership for the use of black farmers. It can however be noted that

Fast Track land reform programme when it started it was chaotic and a haphazard criteria of land allocation.

4.2.4.2 Rationalised Way

This clause was orderly and it became more significant in the turnaround of 2002. This process came about with the introduction of A1 and A2 farms, downsizing pre- owned White large tracks of land of farms with a hactarage ranging of 450 – 4000, reducing them to small plots of about 6 hectares in this case was for communal Farming. In this case people would apply for land at their District Lands Office through the District Administrator’s Office. Those who would have been selected as occupants would be called to a chosen farm to be restructured in small, medium and large A2 farms. The chosen occupants would pick (*lucky dips*) numbered bottle tops and corresponding to the number one would have picked was the person’s farm number.

A margin of 39.1% of respondents were of the view that land allocation programme was a legally supported initiative from the onset as one respondent had to say

‘Statutory instruments and government gazettes were used in acquiring land meaning that it was a systematically done initiative and not haphazard as some may call it’
(Anon)

This is to tally with what the respondent above said as Statutory Instrument 419 of 1999, speaks out about the maximum permitted land size as per natural ecological region whereas in Statutory Instrument 288 of 2000, land at all cost is not to be allocated unless toeing the line of Maximum Size of Farm Regulation. The farm regulations were as follows as per natural ecological region from region I, II a, II b, III, IV and V respectively corresponding to their hactrage starting with region I with 250, 350, 400, 500, 1 500 and 2 000 hectares.

Another interviewee said

Land allocation was legally supported having its onus enshrined from the 1992 Land Acquisition Act then it was incorporated into the constitution before even the land allocation programme started. (Policy maker)

The above interviewee is supported by the Land Acquisition Act (1992), having been amended 2000, 2002, and 2004, offers for due authorized and administrative processes concluded in sections 5 and 8. Section 5 wants the attaining power to give public and personal aid notice to property-owners or land owners and other interested parties of the target to obtain that particular land. Reparation for the land only shall merely be paid if a suitable fund proven for such determinations is made as in terms of section 16A of the Zimbabwean Constitution. Then one can come to note that the land allocation programme was legally supported from the onset having the statutory instrument as well as the national supreme law in tandem with the policy

4.2.4.2.1 Settler selection criteria under the rationalised way

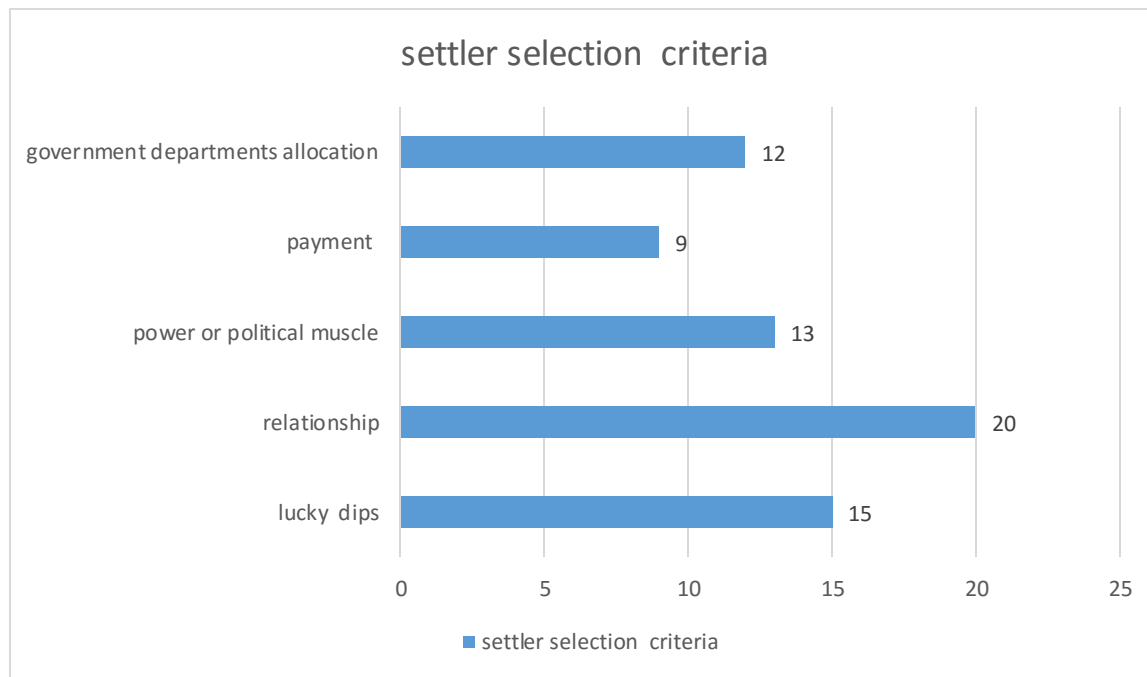


Fig 4

Under this clause of selection criteria under the rationalised way, has been a public outcry on the issue of the bias of selection criteria which some individuals summarised it as

'This process also came to be beneficial to government officials as allocations through government departments, which is how I gained my land.' (Anon)

A respondent figure of 17.4 % were of the view that the settler selection criteria after the Jambanja way was characterised on the onus of *government departments allocation*. This can be evidenced by the issue that out of 20 civil servants issued questionnaires to 65% of them indicated that they were beneficiaries of the land allocation programme.

Some respondent said that

'If you would not pay up these lands officers, for sure if you do not know anyone at the D.A's Office or at the Rural District Council nothing would come up in your way, you can wait for years.' (Anon)

It shows that the issue of *payment* also played a crucial role as a figure of 13.8% of respondents said that the selection criteria was based on the issue of payment. It is not surprising due to the case of Zimbabwe's case of corruption which has been institutionalised in which Shana (2006) had to say, From the year 2002 onwards Zimbabwe got into messy corruption, political corruption and currently we are in the middle of a new sensation of corruption which can be referred to as Corruption Factory or managed or systematic corruption that has consumed even the private sector in greater fashion than before.

Furthermore, 18.8% of respondents were of the view that it needed *political muscle* for one to gain land saying

'The process of acquiring land was highly politicised that if you were not Zanu Pf and even now if you are not Zanu Pf you will never gain land.' (Anon)

This concurs with what had been noted from Chigora (2006) supports this saying, deceptive as it is, as Zimbabwe advanced towards the new millennium, Mugabe and his Zanu PF party facing a severe decline of political fortunes as publicized by the denial of a government-sponsored draft constitution in 2000 February and the succeeding increase in popularity of an opposition

Movement for Democratic Change (MDC) party which was just 9 months old at the time of 2000 referendum elections. The political motive of the Land Allocation programme is still in existence as one is to be Zanu PF so that you can be a beneficiary of the Land Allocation programme.

More so, 30% of the respondents said that *relationship* base was one of the major driver of the selection criteria in Mazowe District. Relationship coming from the base of family, workmates and friends was the key driver of the selection criteria and this being the one most respondents pointed out to be a major criteria used raises worrisome in many individuals. One of the respondents had to say

“Paiva nokusarurana kokuzivana kubva zvimwe kudzinza rinobva munhu, kubasa kwaanoshanda uye kuti unani waunoziva. Asi pamusoro pezvo mari ndiyo imwe yakanyanya kushanda.”

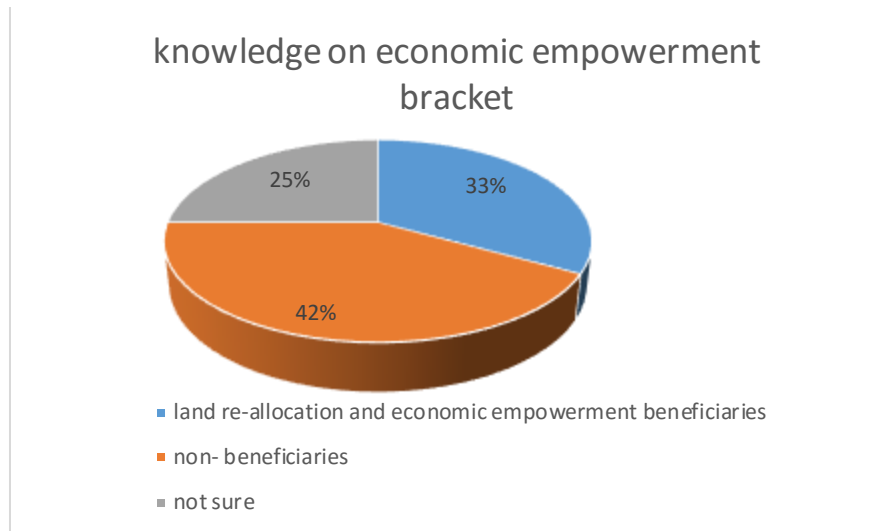
“It was a process which was full of segregation characterised by nepotism, favouritism, and at most corruption. (Anon)

This is supported by Chiweshe (2014) saying, Assumed that 39% of A1 farmers in Mazowe were from communal areas in Chiweshe, and many of them had a starting point to relate to each other, as they had a similar social and cultural background. However, 26% of these A1 farmers were from communities and from a dissimilar cultural setting from the one in Chiweshe. Nepotism and favouritism could not be separated from the Land Allocation Programme it became a this programme was a politically motivated initiative, most influential individuals had to look for individual trustees whom they would also have to bless with land so that they come close to them and have a sense of ownership in the individual and also the ruling party. This is what Shana (2006) refers to as patronaged corruption as the linkages need fortification and this is ensured by political faithfulness and influence by the patrons.

There is also the issue of *lucky dips* in which an amazing number 21.7% said it was also another selection criteria which was used to allocate land. Amazingly this was the last stage to be done after all the necessary politics of “who gets what, when and how” as attributed by Laswell (1936)

4.2.5 Impacts of Land Re-allocation in promoting Economic Empowerment in Mazowe

Fig 5



From the above survey, 33% of the respondents acknowledged that they have *benefited* from the land re-allocation programme in promoting economic empowerment. One of the respondents had to say *“People now have land as a productive resource, are now self-sustained in Mazowe District and are free from hunger.”* This therefore serves to show that the land re-allocation programme to some people really served at its best. *“Natives who constituted of more than 95% of the population were resettled with our economy being agro based. It speaks volumes on the level of economic empowerment.”* Supporting this Stoneman (1988) saying, blacks representing up to 95.6 % of the populace were assigned 6 hectares for each family unit of six individuals, and sometimes, 4.5 hectares, suggesting that the zones were overpopulated. Riddell (1979) says by 1979, the collective ranges of land, with a conveying limit of 275 000 families, were at that point stuffed with 700 000 families. A margin of over 80% of farms in Mazowe District by 2015 is now under Black hands (District Lands Report 2015). Thereby meaning volumes in terms of economic empowerment and social stratification of the district.

Another respondent had to say “*disposable income bracket has been extended in Mazowe promoting local market initiatives and the general mass has ownership of their resources*” this therefore means that the bracket of money generation has increased from that which was there before land re-allocation programme came into existence.

The other 42% lies in those that say they are not beneficiaries or those that say this policy did not benefit Mazowe District or have not benefited from the economic empowerment policy. A respondent had to say “*no fruits so far, this is evidenced by the lack of to feed the nation hence Zimbabwe is importing maize from Zambia and other neighbouring countries.*” This therefore shows that the issue of economic empowerment is still in its bid to produce the expected results. Another respondent has to support the above assertion saying

The issue of women empowerment still lies in the dusk of the economic structures. Though the government has called on the issue of women and youth empowerment it actually striving to get significance in such a patriarchal society. One of the respondents had to say

‘economic empowerment has been called on the youth but it is really difficult to really know who then is a youth in this economy as some whom on can say this person is beyond youth hood but are the prime beneficiaries of the youth programme. Women are still subjected if there is what one can really say that they have really benefited from the land allocation like in the context of men that will be a lie’ (Anon)

The youth and the women have been treated the same this is supported by MAMID (2013b) saying an estimate of 70% of farm labour force in Zimbabwe are women. An additional of 61% of farmers in the early 1990s were women and who were actively involved in staple crops production and processing of which are critical for poverty reduction and food security (FAO 1995). Nonetheless, females have problems in accessing up-to-date equipment and as an alternative they rely on out-dated methods like use of hoes for weeding which decreases the rate of their productivity (FAO, 1995). Women are also finding it hard to benefit much from government input schemes and generally have problems accessing financials to merge with their agricultural activities. For example, the 2010 short-term loans given to 121 927 farmers, on that note, 8% was assigned to communal farmers and only 25% of the recipients were a women (ZimStat 2013).

“I don’t see the positive impacts of the land re-allocation and economic empowerment as Mazowe used to be the Canaan of Zimbabwe but now is also under grain assistance and sadly around 12200 households are on drought relief programme in Mazowe.”

(Interview Social Worker 07-02-2017)

There are also respondents who were not sure if they were beneficiaries or not and this part constituted of 25%. *“I am not sure if I am a beneficiary of this economic empowerment programme because all I know is we were given ZANU PF t-shirts in 2008/13 which were written Indigenize Empower Employ. I am not sure if that was how I benefitted”* Henceforth critics cite that the launch of Fast track land allocation as just a political trick by the ruling party ZANU-PF to gather more followers and mollify public belief in the direction of the party (Mawowa, 2013). Zhou and Zvoushe (2012) contend that Zimbabwe’s policy of economic empowerment is a politically driven policy in the bid to protect the political territory of ZANU PF. Then (Street, 2012) comes in referring to this as “manipulation of populism by the political elite.”

“When leaders are talking about the land re-allocation at any meetings, we just thought it as their politics of campaigning for ZANU PF, we have heard of many promises at ward meetings before election time, about economic empowerment and land to the people but nothing was really fulfilled.”

(Anon)

One can then therefore come to say, economic empowerment through land allocation is not really understood by the general mass as some are still really in the bid to understand how they have benefitted, some are not even sure if they are or even if they are not beneficiaries.

4.2.6 Challenges faced during land re-allocation programme

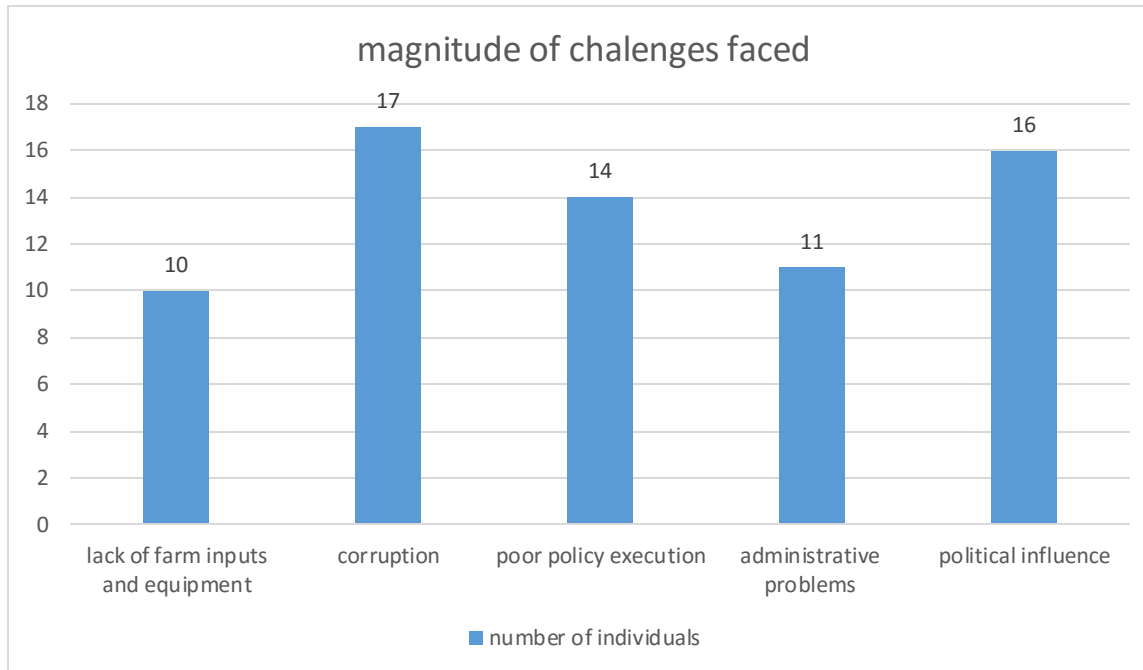


Fig 6

The bar graph above shows the most noticeable challenges which were encountered during the implementation process of the land re-allocation programme. The most recurrent challenge was the issue of corruption which had a margin of 17 individuals out of 69 who said corruption was the major challenge which harmed the progress of land allocation. The weak governance of almost all African states plunged with corruption is the means to the downfall of development of Africa (Sklar 1991) Zimbabwe should not have to rely on the kindness of externals to sustain herself, if USD 2 billion can be lost in corruption and other illegitimate financial outflows what explanation is there to recompense Zimbabwe with financial aid? (Muchayi 2014). It can therefore be noted that this was a challenge which has great implication on the economic empowerment part.

Furthermore, there is also the issue of political influence in which 16 out of 69 respondents said it was also a major challenge that had negative implications on the results of land re-allocation in promoting economic empowerment in Mazowe district. One respondent had to say “ *if you needed land you that means meant that you have the political muscle, because there is this saying that this land came out of ZANU PF’s blood and sweat*” it can therefore be noted that the issue of political influence played a major role mostly in the allocation or acquiring of land. Another respondent had to say “*the whole process of land re-allocation was highly politicized,*

highly selective and highly politically sensitive which did not allow for opposition players to benefit.” The process was in the rage of political influence that not even those out of the click could benefit.

Poor policy execution and administrative problems were also challenges which were faced in the implementation process of the land re-allocation programme. On the policy execution first challenge was on the first stage of the fast track land reform program which was said to have been taken in an inhumane process which was full of violence. And also that some of the individuals who occupied the farms did not even the farming skills thereby making farms which were supposed to be for commercial farming converted into subsistence farming. Administrative problems were also on the issues of double allocations, this is a very recurrent challenge in the today land allocations mostly skyrocketed by corrupt office man.

Lastly the issue of lack of farming inputs is one of the challenges which is harming the economic empowerment policy in Mazowe. This has been noticed as many of these people who have been allocated plots on the A2 farms which were made by cutting of large tracks of pre- White owned land. As a result one person would be lucky to get a piece of land where the means of production would be like water pumps, dip tanks, farm house and so on. These things which were fixed properties can be first used for winter ploughing and horticulture where the piece of land will be in use perennially there by empowering one farmer who had been lucky to be allocated on such a farm. Secondly, as collateral security for a loan at a bank but those out of these resources would be disadvantaged, and only to wait for either Government Inputs or Presidential Input Scheme. Sadly these input schemes were/are most prevalent in the communal farms, having a farm of about 6 hectares and the scheme allocating one bag Compound D and one bag Ammonium Nitrate in 2015-2016 planting season which is only able to fatten one sixth of the farm. (AGRITEX report Mazowe District 2015).

4.3. Chapter summary

The chapter succeeded to present all the collected, sampled and analysed data into illustrations, charts, graphs and tables were used corresponding to the prerequisite to tackle each and every research question that seeks to bring to light the correlation between the Land allocation policy and economic empowerment in Zimbabwe's rural areas. This has been done through the integration of stratified sampling that presented data and succeeded to include matters involving to age dispersal thus it managed to track how a specific division of a particular group recognises the policy and its effects from its commencement. Interviews and Questionnaires were the apparatus used through the research and from which the data presented was adapted from.

5.0 Chapter 5: CONCLUSIONS AND RECOMMENDATIONS

5.1 Introduction

The chapter will evaluate and recapitulate the dissertation research, identifying the core methods employed and deliberate their effects to, or in the research. This chapter has been organised into having subsection 5.2 giving the summary of findings, subsequently, subsection 5.3 giving a closure to the findings by emphasizing the scholar's own opinions in tandem to the research findings. Followed by subsection 5.4 giving recommendations in what way to develop a sustainable land reform framework for the promotion of economic empowerment, on several areas which include transparency and so on. Lastly Subsection 5.5 giving the absolute conclusion of the entire dissertation, from chapter 1 to chapter 5.

5.2 Summary of Findings

In observing the outcomes from examining the research discoveries, the research exposed that the land allocation programme in its bid to promote economic empowerment, has served not really as it has been planned but contrary it is affecting the economy. This outcome was reached in the research, through the use of interviews and questionnaires, attached with the review of literature present in chapter 2. The land allocation programme is an ongoing policy which still needs some panel beatings on the issues of the selection criteria mostly and above all the issue of educating the general populace.

There are two broad factors which have been pointed out in the research which have been said to have led to the land re-allocation in Mazowe district. These factors had their own input on the commencement of the land reform programme and it is open to one's argument as some individuals pointed to the issue of address of land racial imbalances to have sparked the fast track land allocation whilst others are of the view that it was politically motivated to safeguard Zanu Pf's political survival threatened by the birth of MDC.

The land re-allocation programme became hotly debated on its legality in which most interested parties were deliberating on it some saying it was a disorderly done programme, arguments based on, if it was done in a proper way we wouldn't have noticed some violent acts in the process. If there were legal instruments which supported it there were far from being used. Conclusively one can say legal instruments were there which absolutely supported the land allocation however. The acts of violence associated with fast track land allocation were on the issue of implementation not on its legality.

Settler selection criteria came in a form which has been noted in a series of five methods which were hotly disputed by the general mass. This selection criteria really came into force around 2002 when the first phase of the fast Track Land allocation had passed. This was the form in which land would be allocated to individuals. However, things were not right in this case as corruption, nepotism and favouritism was the order of the day and not leaving out the over extending Zanu Pf's Hand into the policy's performance.

5.3 Conclusions

The study, through the use of questionnaires and in-depth interviews showed the policy as a government cover up of the insolvent economic status of the country, as social services programs and infrastructure development being at mostly turned into corporate accountabilities. Afterward the study results acknowledged that the government has honestly affected the economic empowerment part of the land reform programme, as the policy now waits on the government to give individual farmers inputs mostly in the A2 farms. Conclusively, the land allocation programme is well received by the general mass since it gives a sense of possession and control of the land as it is the means of production, nevertheless, land allocation programme has confronted a greater proportion of condemnation from the public, having the notion that the policy is an outcome of both political and economic issues, nonetheless the political motive seems to dictate and regulate how the course unravels and unfortunately this has exposed the economic empowerment part of the policy.

5.4 Recommendations

i. Transparency

The issue of corruption remains as the cancer destroying Zimbabwe policies and other institutional activities at large. There is need to address corruption in a two-fold way which is top to bottom and bottom up approach. In top to bottom approach it is this is where the transparency will be propagated by those with absolute power and not to promote patronage corruption. Bottom up is the case mostly given the term whistle blowing where subordinates will be on the front calling for every act of misconduct. This does not just come out of setting up these mechanisms but there is need for punishments to be in force and without selection if one is caught out of hand.

ii. Anti-politicising

The future of land reform programme in promoting economic empowerment in Mazowe District and Zimbabwe at large. Should be shaped by a general mind-set of a nation of one unity not that it should look like ZANU PF is the future of Land reform and if without it means the end of land reform. To attain this there is need of attaining support of the Programme from all political ends of the nation and not only one player. However if this is not done there will be a problem of policy consistence and unsustainable economic empowerment, a state in motion not a state at ease.

Mazowe District has been labelled as one of the district in Zimbabwe where Zanu Pf has managed to secure its political mileage through the use of politicising the district by allocation the country's fertile land of region IIA and B to individuals. However, this has caused the Policy to look as Zanu Pf origin and its survival is only based on the mileage of Zanu Pf. This gimmick can survive for years but not forever, policies should be 'precautionary in nature rather than to be reactive' as this is the form which has taken the Zimbabwe's policy mechanism.

iii. Administrative Reforms

There is high need for administrative reforms in terms of policy execution and implementation as well as monitoring and evaluation. This has not really been done on the issue of land reform so as to get feedback from the environment in which the policy should be offering results as in the provisions of the systems theory. The land allocation programme is a sound policy in empowering the black majority but there are some of the essentials in which the government is neglecting its roles such as the monitoring part of the policy. By so doing issues of corruption will be reduced there by making the best out of what the policy can provide.

The issues of double allocations stand under administrative reforms in which the government should make a consensus with the ministry of lands on how to curb those issues as they are time wasting initiatives in the district. Where a committee should be sited looking for strategies to harness the district's economy that is where those lazy man's office dirty work will be cleaned.

5.5 Conclusion

The chapter concisely deliberated and concluded on the vital concerns of this research. The study was to scrutinise the effects of the land allocation programme, in promoting economic empowerment in Zimbabwe's rural areas a case study of Mazowe from 2000 to 2016. Finally the study was to identify the recommendations that can be developmental and more responsive to the economic empowerment model which then attends the benefits of the previously underprivileged individuals. Background of the research, studying of existing writings and hypothetical attentions around economic empowerment, further acknowledged case study examples, methodology was established and deliberated on, then data collecting and analysis method used in the research, all this captured under Chapter 1 to 3. Chapter four was graphically presented and scrutinised the data or information obtained during field work, done with the use of tables, graphs and charts. Chapter 5, being the last chapter of this dissertation research and summed up the research coming up with knowledgeable commendations for the research question.

Reference list

- Alexander, J. (2006). *The Unsettled Land: State Making and Politics of Land in Zimbabwe 1893–2003*. Harare: Weaver Press.
- Anderson, R. (2007). Thematic Content Analyses (TCA): *Descriptive Presentation of Qualitative Data*. Available at: URL:<http://www.wellknowingconsulting.org/publications/pdfs/ThematicContentAnalyses.pdf.html> [Accessed 10 December 2016].
- Bassett, T. J., and Crummey, D. E, (1993). *Land in African Agrarian Systems*. Eds. Madison, WI: University of Wisconsin Press.
- Bernard, H. (1988). *Qualitative and Research methods in cultural anthropology*. SIDALC
- Binswanger, H.P., Klaus, D., and Gershon, F. (1995). "Power, Distortions, Revolt and Reform in Agricultural Land Relations." In *Handbook of Development Economics*, Volume 3B, ed. Jere Behrman and T. N. Srinivasan, 2659–772. Amsterdam, The Netherlands: Elsevier.
- Britten, N. (1999). *Qualitative interviews in healthcare*. In Pope C, Mays N (Eds) *Qualitative research in health care*. 2nd ed. pp 11–19. London: BMJ Books.
- Bryman, A. (2001). *Social Research Methods*. Oxford: Oxford University Press.
- Centre for Housing Rights and Evictions, *Land, Housing and Property Rights in Zimbabwe* (Geneva: COHRE, September 2001), available at www.cohre.org, p.16, accessed march 10, 2017
- Chigora, P. (2006). *On Crossroads: Reflections on Zimbabwe's Relations with Britain at the New Millennium*
- Chimhou, V. and woodhouse, P (2010). *Forbidden but not suppressed: a 'vernacular' land market in Svosve Communal Lands, Zimbabwe*
- Chitiyo, T.K (2000) "*Land Violence and Compensation: Reconceptualising Zimbabwe's Land and War Veterans' Debate*," Track Two Occasional Paper, vol. 9, no. 1, (Cape Town: Centre for Conflict Resolution, May 2000),
- Chitsike, F,(2003). *A Critical Analysis of the Land Reform Programme in Zimbabwe*. Department of Surveying and Geomatics Midlands State University P. Bag 9055 Gweru ZIMBABWE

- Chiweshe M, K. (2014). *Understanding Social and Solidarity Economy in Emergent Communities*. Lessons from Post–Fast Track Land Reform Farms in Mazowe, Zimbabwe
- Churchill, P. (1995). *Practical Research Methods*. New Delhi: USB Publishers Distributors.
- Cooper, G. and Emory, W. (1995), *Research Methods and Design*. New Jersey: John Wiley
- Creswell, J. and Plano, C. (2011). *Designing and conducting mixed methods research*. Los Angeles, CA: Sage
- Cusworth, J (1990): *Land Resettlement Issues, Background Paper: Zimbabwe Agriculture Sector Memorandum*, a Paper prepared for the World Bank, Harare.
- De Vaus, D.A. (2001). *Research Design in Social Research*. London: SAGE; Trochin, William, M.K. Research Methods knowledge Base. 2006
- Flanagan, J. (2002). *The whites are being driven out, Mail and Guardian* 13–19, Namibia.
- Gault, H. (1907). *A history of the questionnaire method of research in psychology*. *Research in Psychology*. 14 (3): 366–383. Doi: 10.1080/08919402.1907.10532551
- Goehring, C., Perrier, A., Morabia, A. (2004). Spectrum Bias: *A Quantitative and Graphical Analyses of the Variability of Medical Diagnostic Test Performance*. *Statistics in Medicine*, 23(1): 125-35
- Gudhlanga, E & Chirimuuta, C. (2012). *Are We Not Beneficiaries Also? Portrayal of Gender and Land Reform in Davie Mutasa’s Sekai Minda Tave Nayo*. Faculty of Arts and Education, Department of Languages and Media Studies, Zimbabwe Open University, P.O. Box MP 1119, Mount Pleasant, Harare
- Food and Agriculture Organization of the United Nations (FAO). 1995. *Women, agriculture and rural development: A synthesis report of the Africa region*. Rome: FAO.
- Groves, R. (2010). *Survey methodology*. Second edition of the (2004) first edition ISBN 0-471-48348-6
- Hellum, A. and B. Derman (2004). ‘*Land reform and human rights in contemporary Zimbabwe: balancing individual and social justice through an integrated human rights framework*’, *World Development* 32 (10): 1785–805
- Howell, E. (2013). *Introduction to the Philosophy of Methodology*. London: Sage Publications

Johnson P. M (2005). *Political Economy*. Department of Political Science, 7080 Haley Center, Auburn University, Auburn, AL 36849

Judd, C and, McClelland, G. (1989). *Data Analysis*. Harcourt Brace Jovanovich. ISBN 0-15-516765-0.

Kerlinger, F. (1973). *Foundations of behavioral research* (2nd Ed.). New York: Holt Rinehart and Winston.

Lasswell, H. D. (1936). *Politics; who gets what, when, how*. New York, London, Whittlesey House: McGraw-Hill book Company.

Leedy, P.D., and Ormrod, J.E. (2001). *Practical Research: Planning and Design*. Upper Saddle River, NJ: Merrill/Prentice Hall

Mabaye T. M. (2005). *Ethics of Development in a Global Environment*. Engr 297c EDGE – Spring Professor Bruce B. Lusignan

Madebwe, C. and Madebwe, V. (2011) *The Gender Dynamics of Zimbabwe's Fast Track Land Reform Programme*, Dyke Volume 5 Number 1 pages 87-103

Mamdani, M. (1996). *Citizen and Subject: Contemporary Africa and the Legacy of Late Colonialism*. Princeton, NJ: Princeton University Press.

Mann, P.S. (1995). *Introductory Statistics* (2nd Ed.). Wiley. ISBN 0-471-31009-3

May, K.M. (1991), *Interview techniques in qualitative research: concerns and challenges*. In Morse J M (ed) *Qualitative nursing research*. pp 187–201. Newbury Park: Sage Publications.

Merriam Webster Dictionary (2003). 11th Collegiate Dictionary.

Ministry of Agriculture, Mechanisation and Irrigation Development. 2013b. *Zimbabwe Agriculture Investment Plan (ZAIP) 2013-2017: A comprehensive framework for the development of Zimbabwe's agriculture sector*. Harare: Ministry of Agriculture, Mechanisation and Irrigation Development.

Mlambo, N. (2005). "Moods of bitterness: how political polarization has influenced Zimbabwean Elections," in *Journal of African Elections* Special issue on Zimbabwe's 2005 General Election, Vol. 4, No. 2, pp. 15-36

Moyo, S. (1995). *The land question in Zimbabwe*. Harare: Southern African Political Economic Series.

Moyo, S. (2000) "*The Interaction of Market and Compulsory Land Acquisition Processes with Social Action in Zimbabwe's Land Reform*," paper presented at SAPES Trust annual colloquium, Harare.

Moyo, S. (2006). *The evolution of Zimbabwe's land acquisition*. In Zimbabwe's agriculture revolution revisited, M. Rukuni et al, Eds. Harare: University of Zimbabwe Publications. 143-188.

Muchayi, W. (2013). "*Foreign Aid will not generate Zimbabwe's wealth*", The Standard 10 November 2013 page 2

Muchemwa C, Ngwerume E.T and Hove M (2011). *Misleading images: propaganda and racism in the politics of land in post-colonial Zimbabwe*. International Journal of Humanities and Social Science Volume No19 December 2011.

Mumbengegwi, C (1988): *The Political Economy of Agricultural Producer Cooperative Development in Post-Independence Zimbabwe*, in Hedlund H (ed.) (1988): *Cooperatives Revisited*, Scandinavian Institute of African Studies, Uppsala. Pp154-172

Ncube, P.B. & Munyuki-Hungwe, N.M. (2006). *The evolution of agricultural policy: 1890-1990*. In Zimbabwe's agriculture revolution revisited, M. Rukuni et al, Eds. Harare: University of Zimbabwe Publications. 63-97.

Nyawo, V. Z. (2012). *Mayibuye Dilemmas of Agrarian Reform in Independent Zimbabwe and South Africa*, Mambo Press; Gweru.

Riddell, R. (1979). *Zimbabwe's Land Problem: The Central Issue*. In Morris-Jones, W. (ed) London: Frank Cass.

Sachikonye, L. (2003). *Zimbabwe's Lost Decade Politics, Development and Society*, Weaver Press, Harare.

Schutt, R.K. (2012). *Quantitative Methods*. Oxford, England: Blackwell Publishing.

Shamoo, E.A and Resnik, B.D. (2003). *Medical Ethics*. New York: Oxford University Press.

Shana, G. (2006). *The State of Corruption Zimbabwe*. Mass Public Opinion Seminar, Crowne Plaza Hotel.

Silverman, D. (2000). *Doing qualitative research*. London: Sage Publications.

Sklar, R. (1991) *African Politics and Problems in Development*, Boulder: Reinner.

Sorrenson, M.P.K. (1968). *The Origins of European Settlement in Kenya*. Nairobi, Kenya: Oxford University Press.

Stoneman C. and Cliffe, F. (1988) *Zimbabwe: politics, economics and society*, Pinter.

Street, P. (2012). *The real polarisation and manipulation of populism*. Available at: URL: <http://www.zcommunications.org/the-real-polarisation-and-the-manipulation-of-populism-by-Paul-street.html> [Accessed on 30 January 2017]

Thorne, S. (2000). *Data analyses in qualitative research*. Available at: <http://www.dxdoi.org/10.1136/ebn.3.3.68.html> [Accessed 27 January 2017]

TNDP 1982

Tshuma, L.A. (1997). *Matter of injustice: law state and agrarian injustice in Zimbabwe*. Harare: Southern African Political Economic Series.

Tukey, J.W. (1961). The Future of Data Analyses. *Ann. Math. Statist.*33 (1962), Available at: <http://www.projecteuclid.org/euclid.org/euclid.aoms/1177704711.html> [Accessed 28 February 2017].

Wagner, C. (1999). *Research Methods*. London: St Martins

Weiner, D et al (1985): “*Land Use and Agriculture Productivity in Zimbabwe*”, *Journal of Modern African Studies*, Vol. 23, No. 2. Zimbabwe

Zhou, G. (2012). *Public Enterprise Sector Reform in Zimbabwe: A Macro Analytical Approach* Harare: Zambezi Publishers.

Zhou and Zvoushe, H. (2012). *Public Policy Making in Zimbabwe: A Three Decade Perspective*. *International Journal of Humanities and Social Science*, Vol.2 No. 8 [Special Issue-April 2012]

Zimbabwe, Government of (1985): *Policies and Procedures*, Harare, Zimbabwe

Zimbabwe National Statistics Agency (ZimStat). 2013. *Compendium of statistics 2012*. Harare: ZimStat.

MIDLANDS STATE UNIVERSITY



QUESTIONNAIRE

I am Tatenda Makayi currently a fourth year student at Midlands State University studying a degree in Politics and Public Management. I am carrying out a research entitled: *An analysis of the land re-allocation programme in promoting economic empowerment in Zimbabwe's rural areas. Case study of Mazowe District from the period 2000-2016.* My research is centred in Mazowe District, this entails Mazowe District Administration Office, District Lands Officers, Former Lands Officers Government and parastatals/ministries/departments/officials. I would greatly appreciate your participation in this survey, and guarantee that information gathered from this research is only for academic purposes and would be kept confidential by any means necessary.

Date...../...../.....

Sign.....

SECTION A: PERSONAL INFORMATION

1. Sex Age

NB: Tick the appropriate response

2. Are you employed YES NO

3. If yes which sector Private Organisation Informal sector
Civil Servant

4. If yes, for how long have you been employed? 1-3 years 4-6years More

5. Professional Qualification:
Lawyer Political scientist Policy maker social worker others

SECTION B

1. Have you ever heard of the phrase land re-allocation by any chance, and if so, what do you understand from that it?

.....
.....
.....
.....
.....
.....

2. What are/were the causes of land re-allocation programme in Mazowe District?

.....
.....
.....
.....
.....

3. Was this programme legally supported or it was disorderly done in Mazowe District?

.....
.....
.....
.....
.....
.....

4. What has been so far benefitted from economic empowerment through land re-allocation programme?

.....
.....
.....
.....
.....
.....

5. How was the settler selection criteria made in Mazowe district?

.....
.....
.....
.....
.....
.....

.....
.....

6. Is land re-allocation programme meeting its mandate of economic empowerment, and if no, where is it failing?

.....
.....
.....
.....
.....
.....

7. Where there any challenges which were faced during the time of implementation of the programme in Mazowe District?

.....
.....
.....
.....

8. What strategies can be employed to do away with these challenges?

.....
.....

.....**END**.....

MIDLANDS STATE UNIVERSITY



INTERVIEW GUIDE

I am Tatenda Makayi currently a fourth year student at Midlands State University studying a degree in Politics and Public Management. I am carrying out a research entitled: *An analysis of the land re-allocation programme in promoting economic empowerment in Zimbabwe's rural areas. Case study of Mazowe District from the period 2000-2016.* My research is centered in Mazowe District, this entails Mazowe District Administration Office, District Lands Officers, Former Lands Officers Government and parastatals/ministries/departments/officials. I would greatly appreciate your participation in this survey, and guarantee that information gathered from this research is only for academic purposes and would be kept confidential by any means necessary.

Date/...../.....

Sign.....

1. What led to the land re-allocation programme in Mazowe District from the year 2000?

2. Where there any legal instruments/basis which supported land re-allocation in Mazowe district or it was a haphazardly done initiative?
3. How was the settler selection criteria made in Mazowe District?
4. Has the district so far benefited from the fruits of economic empowerment through land re-allocation programme?
5. What challenges which have so far been encountered in promoting economic empowerment through land reform in Mazowe District?
6. What strategies can you give as solutions to the challenges?

.....END.....