THE ZIMBABWE LAND QUESTION
THE [ELUSIVE] SEARCH FOR A SUSTAINABLE LAND BASED NATIONAL DEVELOPMENT STRATEGY
ZIRUP
Zimbabwe Institute of Regional and Urban Planners

Our Mission
- TO ADVANCE THE ART AND SCIENCE OF LOCAL, REGIONAL AND NATIONAL PLANNING
Introduction

The Concept of Land

- God Given and Birthright to Natural Citizens
- Common and Basic Right
- Social, Political and Economic Definition and Perspectives
- Several Debates and Theories about Access to, Ownership and Use of Land
- Land as a source of power,
- Land as a Factor of Production

Disputes have arisen and wars fought by individuals, communities and nations over land boundaries which ownership or loss there off has been seen as either loss or gain by both claimants and defendants.
Land: Zimbabwean Experience and Context

- Land Issue in Zimbabwe has gone through Four Major Phases
- These Phases have Influenced Views and Perspectives on the Ownership and Use of Land
  1. Traditional/Customary Pre 1890
  2. Colonial Period and experiences
  3. The Liberation Struggle and the Political Ideology which informed the struggle
  4. Independence
     - 1980 - 2000
     - 2000 to Date
Colonial Period Outcome

- The emergence of a modern Economic System
- The Commodification of Land as a Factor of Production
- Property Rights
- A Settlement System in which traditional and customary land Rights are conflictory
- Land as an underpinning resource for economic growth and development
- The introduction a statutory legal systems that dealt with land
Lancaster House Dialectic- Outcome and Implications

- Negotiation and Agreement vs Overrun and Takeover
- Constitutionality
- Democracy
- Property Rights - Willing Seller Willing Buyer Concept
Lancaster House Outcome Feelings and Reactions

- The ruling Government feels cheated, encumbered and frustrated.
- The willing seller willing buyer clause which left the compensation as a noose around the government’s neck,
- The majority blacks feel let down by the non-realization of the liberation war promises
- White commercial farmers feel hard-done
- Business feel the ongoing bickering over land is hindering investment and
- Professionals have become collateral victims of lost opportunities to rebuild the country
Categories of Land in Zimbabwe

- Communal Land formerly known Reserves/Tribal Trust Land
- Rural Land - Commercial Farming Land/State Land by Acquisition
- Urban Land in Rural Service Centers, Growth Points, Townships, Towns and Cities and
- State Land - Forest Areas, National Parks

- Tenurial and Use implications
- Right to use
SUSTAINABLE LAND BASED NATIONAL DEVELOPMENT STRATEGY

- Going Forward We need a Policy, Strategy and Statutes that
  1. Realize all types and levels of land uses and land ownership
  2. A broad based incidence of the gains and benefits of the economy through land based development
  3. Environmental management and good stewardship of the land resource for the heritage of the country’s future generations
  4. Spurs a broad based economic revitalization of the national economy
  5. Integration of all spatial levels of economic activities
6. Engender confidence and trust in the Zimbabwean Social, Political and Economic system from the domestic to global level

7. Grow the economy from individual and domestic food security to regional and global food security

8. Facilitate transition from local relevance to regional and international status

9. Take maximum advantage of Zimbabwe's best comparative advantage both historical and current

10. Positive bearing on all indicators of physical, social and economic development

11. Grow an inclusive and vibrant economy that ensure social, economic and environmental sustainability.
ZIRUP Proposal
National Land/Physical Master Plan -

- Map and Define our National Land Resources according to its Best and Optimum Land Use informed by its Physical Attributes and Capabilities
- Guide National Infrastructure Planning and Development
- Facilitate Maximum and Best Utilizations of the Land Resource and Infrastructure
- Guide National Development Strategy
- Inform Valuation and Taxation by Local Authorities
- Deal away with Land Use and Land Ownership Grey Areas
- Inform Policy on Land as well as Suitable Ownership and Land Use Structure
Conclusion

- Zimbabwe Land History is fraught with conflicts, emotions and Contradictions
- long history - how can Zimbabwe move forward to realize a sustainable land based Economic Development Strategy that recognize the tenets of a modern economy and national development?

- Our Land is our Birth Right, Our Land is our Economy, Our Land is the Heritage of Our Future Generations