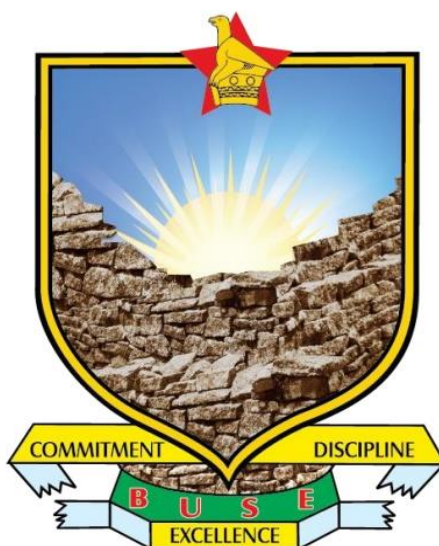


BINDURA UNIVERSITY OF SCIENCE EDUCATION

FACULTY OF SOCIAL SCIENCES AND HUMANITIES

DEPARTMENT OF PEACE AND GOVERNANCE



**IMPACTS OF TRADITIONAL LEADERS ON LAND ALLOCATION IN RURAL
ZIMBABWE. A CASE STUDY OF DOMBOSHA VA WARD 4**

DONE BY TSITSI TSIKAYI (B213189B)

**A DISSERTATION SUBMITTED TO THE DEPARTMENT OF PEACE AND
GOVERNANCE IN PARTIAL FULFILMENT FORTHE REQUIREMENTS FOR THE
BACHELOR OF SCIENCE IN PEACE AND GOVERNANCE DEGREE**

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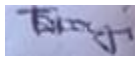
Abstract

This study examines the impacts of traditional leadership on land allocation in rural Zimbabwe, using Domboshava as a case study. The research investigates how traditional leaders influence land allocation decisions, and how these decisions affect the livelihoods of rural communities. The study used a qualitative approach through interviews and focus group discussions to collect data. The study reveals that traditional leaders play a significant role in land allocation in Domboshava, with their decisions often influence while some communities benefit from equitable land distribution, others experience displacement, marginalization, and conflict over land. The study contributes to the existing literature on traditional leadership and land governance in Africa, highlighting the complexities and challenges of land allocation in rural Zimbabwe. The research findings have implications for policy and practice, emphasizing the need for inclusive and participatory land governance frameworks that recognize the role of traditional leaders while promoting the rights and interests of rural communities.

Declaration form

I, Tsitsi Tsikayi (B213189B), do solemnly Declare that this research study herein, is my own work and has not been copied from any source without the acknowledgement of the source

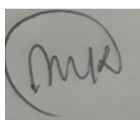
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Supervisor: Dr Chipaike

signature..... DATE:18/10/2025

Chairperson: Dr Kurebwa



signature DATE

Dedication

I dedicate this research to my loving parents, Everlast Mharakurwa and Peacemaker Tsikayi and all my family members. In appreciation of their unwavering support and encouragement throughout my academic journey. This dissertation is dedicated to their love, guidance and sacrifices.

Acknowledgements

I would like to express gratitude to Bindura University of Science Education for granting me the opportunity to study for an Honors Degree in Peace and Governance. I would also want to thank my project supervisor Dr. R. Chipaike for his guidance and mentorship during my research project. Not forgetting my family and friends for their unwavering love and support. Above all, I give thanks to the almighty for giving me strength to make it this far.

Acronyms

CL - Customary Land

Govt - GOVRNMENMT

ITRLLA - Impact of Traditional Rural Leadership on Land Allocation

RDC - Rural District Council

TL - Traditional Leader

TLLA - Traditional Leadership and Land Act

ZIM - Zimbabwe

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CHAPTER ONE

INTRODUCTION

1.1 Background of the study

Zimbabwe is a country with a rich cultural heritage and has a complex system of traditional leadership that plays a significant role in rural land allocation. The country's history of land ownership and use is deeply intertwined with the role of traditional leaders, who have historically been responsible for allocating land to their subjects (Moyo, 2018). Due to colonialism, traditional leaders in Zimbabwe, such as chiefs and headmen, were responsible for managing land and natural resources within their jurisdictions. The arrival of European colonizers disrupted this system, leading to the imposition of Western-style land ownership and administration. The Land Apportionment Act of 1930, for example, forced African communities off their ancestral lands, leading to widespread displacement and marginalization. Post-independence, the Zimbabwean government attempted to address historical injustices through land reform initiatives, including the Fast Track Land Reform Program (FTLRP) in 2000 (Scoones, 2015). However, these efforts have been criticized for being poorly implemented, leading to ongoing conflicts over land ownership and use. Traditional leaders continue to play a crucial role in rural land allocation, often using customary practices and norms to distribute land among community members. Their authority has been eroded by government policies and laws that prioritize state control over land. The Communal Lands Act, for instance, gives the state significant powers to manage communal lands, often undermining the authority of traditional leaders.

The intersection of traditional leadership and land allocation has significant implications for rural development, food security, and social cohesion in Zimbabwe. On one hand, traditional leaders can facilitate access to land for marginalized groups, such as women and the poor. On the other

hand, their authority can be used to perpetuate inequality and exclusion, particularly if they prioritize the interests of powerful elites over those of vulnerable community members (Machingura, 2016). This study aims to investigate the impact of traditional leadership on land allocation in rural Zimbabwe, exploring the complex relationships between traditional leaders, community members, and the state. By examining the historical, social, and economic contexts in which traditional leadership operates, this research seeks to contribute to a deeper understanding of the challenges and opportunities facing rural communities in Zimbabwe.

1.2 Purpose of the study

The purpose of this study is to investigate the impact of traditional leadership on land allocation in rural Zimbabwe, using Domboshava Ward 4 as a case study.

1.3 statement of the problem

Traditional leadership plays a significant role in land allocation in rural Zimbabwe, particularly in communal areas. However, the impact of traditional leadership on land allocation in Domboshava Ward 4, Mashonaland Central Province, is not well understood. The ward is characterized by a complex mix of customary and statutory law, which can lead to conflicts over land ownership and use. There is introduction of new policies and increasing involvement of council officials in land decisions, creating tensions and conflicts between traditional leaders and other stakeholders. The problems that are being faced because of the role of traditional leadership in Domboshava include inequitable land distribution, limited transparency and accountability, Conflicts between customary and statutory law and corruption. As noted by Machingura (2016) that "traditional

leaders' role in land allocation is often shrouded in mystery, with decisions made behind closed doors without transparency and accountability".

1.4 Objectives

The specific objectives of this proposed study are to:

1. To examine the role of traditional leaders in land allocation decisions in Domboshava Ward 4
2. To investigate the impact of traditional leadership on access to land for marginalized groups, including women and youth, in Domboshava Ward 4
3. To analyse the relationships between traditional leaders, the state, and other stakeholders in land governance in Domboshava Ward 4
4. To explore the implications of traditional leadership on land allocation for rural development, food security, and social cohesion in Domboshava Ward 4

1.5 Research Questions

1. How do traditional leaders influence land allocation decisions in Domboshava Ward 4?
2. What are the effects of traditional leadership on access to land for marginalized groups, including women and youth, in Domboshava Ward 4?
3. How do traditional leaders interact with the state and other stakeholders in land governance in Domboshava Ward 4?
4. How does traditional leadership impact rural development, food security, and social cohesion in Domboshava Ward 4?

1.6 Assumptions of The Study

The study assumes that:

Traditional leaders have influence on access to land for marginalized groups including women and youth

The relationship between traditional leaders, the state and other stakeholders in land governance are complex and multifaceted

1.7 Significance of The Study

This study contributes to the understanding of the complex relationships between traditional leadership, land allocation, and rural development in Zimbabwe. The study's findings can inform policy decisions on land governance, traditional leadership, and rural development in Zimbabwe. The research provides insights for traditional leaders, community members, and other stakeholders on how to manage land and natural resources effectively. The study contributes to the theoretical debates on traditional leadership, land governance, and rural development in Africa. The research demonstrates the effectiveness of a mixed-methods approach in investigating complex social phenomena.

The study contributes to existing literature on traditional leadership and land allocation in rural Zimbabwe. The findings of this study will provide valuable insights into the impacts of traditional leadership on land allocation, which will add to the existing knowledge on this topic. Researching on the impacts of traditional leadership on land allocation provide recommendations that will help policy makers and practitioners with practical suggestions for improving land allocation and traditional leadership practices in rural Zimbabwe.

Looking at the significance on stakeholders, the study provides insights for traditional leaders on how to navigate the complexities of land allocation and governance. It also pays attention to

community members, providing a platform for community members to voice their concerns and aspirations regarding land allocation and governance. The study's findings can inform policy decisions on land governance, traditional leadership, and rural development. The study also contributes to the academic debates on traditional leadership, land governance, and rural development in Africa.

The study enhances understanding of traditional leadership and their role in land allocation decisions. The findings provides valuable insights into the challenges faced by traditional leaders and implications of their involvement in land allocation decisions. It is also significant in promoting cultural sensitivity and awareness by highlighting the importance of traditional leadership in land allocation decisions in rural Zimbabwe.

1.8 Delimitations of The Study

The study focuses on traditional leaders, community members, and other stakeholders in Domboshava Ward 4.

The study does not include other stakeholders, such as government officials, non-governmental organizations, or private companies.

The study focuses on traditional leadership and land allocation, specifically examining the impact of traditional leadership on land allocation decisions.

The study does not examine other aspects of traditional leadership, such as cultural practices or social norms.

The study uses a mixed-methods approach, combining qualitative and quantitative data collection and analysis methods.

The study does not use experimental or quasi-experimental designs.

1.8 Limitations of The Study

The research study went through limitations and these included small sample size where the study's sample size may be limited, which affected the reliability and validity of the findings. Limited data collection methods where the study relies on semi-structured interviews, focus group discussions, and surveys, which may not capture the full complexity of traditional leadership and land allocation. The study also went through limited time frame where the study's time frame may was limited, which affected the ability to capture changes and developments over time. The study was also be limited by cultural sensitive factors.

Therefore, to deal with these Limitations the research increased sample size through stratified sampling. The researcher prioritized research questions and focused on most critical aspects. To mitigate the challenge of cultural sensitivity the researcher collaborated with local experts and also conducted extensive literature on local customs

1.9 Definition of Keywords

Traditional Leadership

Traditional leadership refers to the role of traditional leaders, such as chiefs, headmen, and village heads, in governing and managing community affairs, including land allocation (Mamimine & Moyo, 2017; Chitonge, 2015).

Land Allocation

Land allocation refers to the process of assigning land to individuals, groups, or organizations for various purposes, such as agriculture, grazing, or settlement (Jayne et al., 2014).

Rural Development

Rural development refers to the process of improving the social, economic, and environmental well-being of rural communities (Ansell, 2014).

Community

Community refers to a group of people living in a specific geographic area, sharing common interests, values, and social norms (Mazarire, 2013).

Stakeholders

Stakeholders refer to individuals, groups, or organizations that have an interest in or are affected by land allocation decisions. Stakeholders can include traditional leaders, community members, government officials, non-governmental organizations, and private companies (Bryson, 2004; Jayne et al., 2014)

Customary Law

Customary law refers to the traditional rules and norms that govern community affairs, including land allocation (Bennett, 2004).

Formal and Informal Institutions

Formal institutions refer to government agencies, laws, and policies that govern land allocation, while informal institutions refer to customary law, social norms, and community practices. Formal and informal institutions can interact and influence each other in complex ways (Chigwata, 2017).

1.10 Dissertation Outline

Chapter 1(Introduction)

In this chapter there will be Introduction to the study.

Chapter 2(Literature review)

This chapter contains what has been written by other scholars on the impact of traditional leadership and land allocation in rural Zimbabwe. It will also make use of theoretical Assumptions

Chapter 3(Research methodology)

The research design and methodology Chapter will give information on the research philosophies to be used. It will also give the research designs, sampling and data collection methods

Chapter 4(Data analysis)

This chapter will provide information on data presentation, analysis and discuss findings.

Chapter 5(Summaries, conclusions and recommendations)

In this chapter the researcher will provide conclusions on findings, recommendations to identified challenges and also highlight areas that need further research

CHAPTER TWO

2.0 REVIEW OF RELATED LITERATURE

2.1 Introduction

This chapter provides a comprehensive review of existing literature and theoretical frameworks relevant to traditional leadership and land allocation in rural Zimbabwe, with a specific focus on Domboshava. The purpose of this chapter is threefold firstly, to critically examine the current state of knowledge on traditional leadership and land governance in Zimbabwe, highlighting the strengths and weaknesses of existing research. Secondly, to identify and analyze the theoretical frameworks that underpin traditional leadership and land allocation, including institutional theory, social exchange theory, and power relations theory. Thirdly, to develop a conceptual framework that integrates the literature review and theoretical frameworks, providing a foundation for the empirical investigation in subsequent chapters.

2.2 Theoretical Frameworks

2.2.1 Institutional Analysis

Institutional Theory examines how social, economic, and political institutions shape human behavior and decision-making (North, 1990). In the context of traditional leadership and land allocation, Institutional Theory highlights that, Traditional leadership institutions, such as chieftaincies and councils, shape land allocation decisions (Moyo et al., 2019). These institutions are influenced by cultural norms, historical practices, and state policies (Chimhowu & Woodhouse, 2006). Institutional Theory explains how traditional leadership shapes land allocation outcomes through formal and informal rules (Matondi, 2012), influences community members' behavior and

decision-making (Machingura, 2019) and interacts with state authorities and other stakeholders in land governance (World Bank, 2018).

Research has shown that institutional weaknesses, such as lack of transparency and accountability, can undermine traditional leadership's effectiveness in land allocation (UN-Habitat, 2019). Conversely, strengthening traditional leadership institutions can improve land governance and community outcomes (African Development Bank, 2017). In Zimbabwe, Institutional Theory can help analyze the impact of colonialism and post-colonial policies on traditional leadership institutions (Ranger, 1985). The role of traditional leadership in land reform and redistribution (Moyo et al., 2019). The relationships between traditional leaders, state authorities, and other stakeholders in land governance (Chimhowu & Woodhouse, 2006).

By applying Institutional Theory, researchers can examine the institutional context of traditional leadership and land allocation. It also allows researchers to analyze the interactions between traditional leadership, state authorities, and community members and Identify opportunities for strengthening traditional leadership institutions and improving land governance.

2.2.2 Social Exchange Theory

Social Exchange Theory (SET) is a theoretical framework that explains social interactions and relationships as exchanges of resources, benefits, or rewards (Emerson, 1976; Molm et al., 2019). SET posits that individuals engage in social interactions to maximize benefits and minimize costs (Homans, 1958; Cook & Emerson, 1978). The theory is guided by principles of reciprocity (Gouldner, 1960), rational choice (Homans, 1958), interdependence (Emerson, 1976), and power dynamics (Blau, 1964).

In the context of traditional leadership, SET suggests that leaders provide protection, resources, or benefits to followers in exchange for loyalty and support. This patronage system reinforces reciprocal obligations between leaders and followers (Platteau, 1996). For instance, a study on African traditional leadership found that chiefs allocate land in exchange for loyalty and labor (Kuper, 1970; Berry, 2017). Similarly, research on indigenous communities reveals that leaders distribute land-based resources in exchange for cultural and social obligations (Smith, 2011; Altman & Kerins, 2019).

Land allocation is a critical aspect of traditional leadership, and SET provides valuable insights into this process. Leaders control land allocation, reinforcing power imbalances (Migdal, 1988; Boone, 2017). A study on land reform in Africa found that traditional leaders' control over land allocation perpetuates inequality and limits access to land for marginalized groups (Berry, 2017; Cousins, 2019).

Recent studies have applied SET to explore the dynamics of traditional leadership and land allocation in various contexts. For example, research on customary land tenure in Ghana found that traditional leaders' allocation of land is influenced by social exchange relationships (Amanor, 2019). Similarly, a study on indigenous land rights in Australia revealed that traditional leaders' control over land allocation is critical in maintaining cultural and social obligations (Altman & Kerins, 2019).

However, critics argue that SET oversimplifies complex social relationships (Molm, 1997) and ignores structural and institutional factors (Migdal, 1988). Moreover, SET's emphasis on individual rationality has been challenged by research highlighting the importance of collective and cultural factors in shaping social interactions (Cook & Emerson, 1978; Granovetter, 2017).

2.2.3 Power Relations Theory

Power Relations Theory offers a critical framework for understanding the dynamics of power and its impact on social relationships, institutions, and structures (Lukes, 1974; Foucault, 1980). At its core, Power Relations Theory conceives power as a relational concept, emphasizing the complex web of interactions and negotiations between individuals and groups (Giddens, 1984). This perspective highlights the fluid and context-dependent nature of power, where dominance and subordination are constantly negotiated (Gramsci, 1971).

In traditional leadership contexts, Power Relations Theory reveals how leaders maintain power through social relationships, cultural norms, and institutional structures (Chabal & Daloz, 1999). Traditional leaders exercise power by controlling access to resources, such as land (Berry, 2017), manipulating cultural symbols and norms (Kuper, 1970), and building alliances and networks (Boone, 2017). Land allocation, in particular, is a critical aspect of traditional leadership, with power relations shaping access to land and resources (Platteau, 1996). Research has shown that traditional leaders allocate land to maintain power and control, reinforcing social hierarchies and inequalities (Berry, 2017; Cousins, 2019).

Studies have applied Power Relations Theory to examine traditional leadership and land allocation in various contexts. Amanor's (2019) study on customary land tenure in Ghana highlights the complex power dynamics between traditional leaders, state authorities, and local communities. Similarly, Altman and Kerins' (2019) research on indigenous land rights in Australia reveals the struggles for power and self-determination faced by indigenous communities. These studies demonstrate how Power Relations Theory provides valuable insights into the intricate dynamics shaping traditional leadership and land allocation.

Furthermore, Power Relations Theory highlights the role of resistance and counter-hegemony in challenging dominant power structures (Gramsci, 1971). In traditional leadership contexts, this may involve local communities contesting traditional leaders' authority or seeking alternative forms of governance (Boone, 2017). By examining power relations, researchers can better understand the complex mechanisms underlying social interactions and institutions, informing strategies for social change and justice.

2.3 Traditional leadership and governance

Traditional leadership plays a significant role in land governance in many African countries, including Zimbabwe (Moyo et al., 2019; Scoones et al., 2019). Traditional leaders are responsible for allocating land, resolving disputes, and maintaining social order (Chimhowu & Woodhouse, 2006). Research has shown that traditional leaders possess substantial influence over land allocation decisions (Mupenedzwa, 2020). In Zimbabwe, traditional leaders allocate land based on cultural and social norms, often prioritizing family and community needs.

Traditional leadership and governance have been integral to African societies for centuries. This review examines existing research, highlighting key themes, challenges, and opportunities. Traditional leadership refers to hereditary or customary leaders, while governance encompasses decision-making processes and institutions. Research highlights several challenges facing traditional leadership and governance. Modernization and urbanization erode traditional authority, while corruption and accountability issues undermine legitimacy. Power struggles and succession disputes also pose significant challenges. Furthermore, changing social and cultural norms can create tension between traditional and modern governance systems. Despite these challenges, traditional leadership and governance offer several benefits. They provide cultural relevance and

legitimacy, foster community trust and acceptance, and leverage local knowledge and expertise. Traditional leaders also play a crucial role in conflict resolution and mediation.

Theoretical frameworks underpinning traditional leadership and governance research include Institutional Theory, Social Exchange Theory, and Power Relations Theory. Institutional Theory examines traditional leadership institutions, Social Exchange Theory analyzes relationships between leaders and followers, and Power Relations Theory explores power dynamics.

Traditional leadership and governance play vital roles in African societies. Addressing challenges and leveraging benefits can enhance their effectiveness. Further research should explore ways to strengthen traditional leadership institutions, promote accountability, and foster collaboration with modern governance systems.

2.3.1 Customary Land Tenure Systems in Zimbabwe

Customary land tenure in Zimbabwe has been a cornerstone of traditional social organization and cultural identity (Moyo et al., 2019). Under customary law, land is held communally, with traditional leaders allocating land to community members (Chimhowu & Woodhouse, 2006). This system has been recognized and protected by Zimbabwe's Constitution (2013) and the Communal Land Act (1982).

Historically, customary land tenure in Zimbabwe was characterized by flexibility and adaptability, allowing communities to manage land according to local needs and customs (Matondi, 2012). However, colonialism and subsequent land reforms disrupted this system, leading to conflicts over land ownership and control (Machingura, 2019). Research has highlighted the challenges facing customary land tenure in Zimbabwe. Modernization and urbanization have eroded traditional authority, while state policies have often undermined customary land rights (Moyo et al., 2019).

Furthermore, land fragmentation and disputes have increased due to population growth and economic pressures (Chimhowu & Woodhouse, 2006).

Despite these challenges, customary land tenure remains vital for rural livelihoods and cultural identity (UN-Habitat, 2019). Studies have shown that customary land tenure can promote sustainable land use, biodiversity conservation, and social cohesion (World Bank, 2018). Moreover, traditional leaders' involvement in land allocation can enhance community participation and accountability (Machingura, 2019).

However, literature gaps exist. Research has largely focused on the formalization of customary land rights, neglecting the complexities of customary land governance (Matondi, 2012). Additionally, the impact of climate change on customary land tenure in Zimbabwe requires further investigation. Recent studies have emphasized the need for policy reforms to recognize and support customary land tenure (African Development Bank, 2017). This includes strengthening traditional leaders' roles in land allocation and dispute resolution, as well as promoting community-led land management initiatives.

2.3.2 Land Reform and Traditional Leadership

Land reform policies have significantly impacted traditional leadership and land allocation in many African countries (Moyo et al., 2019). The intersection of land reform policies and traditional leadership has been a subject of extensive research, highlighting the complexities and challenges that arise when modern policies meet customary practices (Chimhowu & Woodhouse, 2006). In Zimbabwe, for instance, land reform policies have altered traditional leaders' roles in land allocation and management (Machingura, 2019). The Fast Track Land Reform Program (FTLRP)

implemented in 2000 aimed to redistribute land from white commercial farmers to indigenous people, but it also undermined traditional leaders' authority over land (Matondi, 2012).

Research has shown that land reform policies can have both positive and negative effects on traditional leadership. On the one hand, land reform can empower traditional leaders by recognizing their role in land allocation and management (UN-Habitat, 2019). On the other hand, land reform can also erode traditional leaders' authority by imposing modern governance structures and policies (World Bank, 2018). Studies have also examined the impact of land reform on land allocation. In South Africa, land reform policies have led to increased competition for land, resulting in conflicts between traditional leaders and other stakeholders (Walker, 2005). Similarly, in Kenya, land reform policies have created tensions between traditional leaders and the state over land ownership and control (Kanyinga, 2017).

The literature highlights the importance of involving traditional leaders in land reform processes to ensure cultural relevance and legitimacy (African Development Bank, 2017). However, this requires addressing issues of capacity, accountability, and transparency within traditional leadership institutions (Moyo et al., 2019). The research also emphasizes the need for policy reforms that recognize and support customary land tenure systems (Chimhowu & Woodhouse, 2006). This includes strengthening traditional leaders' roles in land allocation and dispute resolution, as well as promoting community-led land management initiatives.

2.4 Legal frameworks

The allocation of land in rural Zimbabwe is governed by a complex framework of national and international laws, policies, and constitutional provisions. The Constitution of Zimbabwe (2013) recognizes traditional leadership and land rights, specifically in Sections 282-284. Additionally,

the Land Acquisition Act (Chapter 20:10) regulates land acquisition and compensation, while the Rural District Councils Act (Chapter 29:13) establishes rural district councils and their roles in land allocation (Land Acquisition Act, 1992; Rural District Councils Act, 1993).

Internationally, Zimbabwe is bound by various instruments that protect land rights. The African Charter on Human and Peoples' Rights (1981) guarantees the right to property in Article 14 (African Charter, 1981), while the United Nations Declaration on the Rights of Indigenous Peoples (2007) recognizes indigenous peoples' rights to land in Article 26 (UNDRIP, 2007). Zimbabwe has also ratified the International Covenant on Economic, Social and Cultural Rights (1966), which ensures the right to adequate housing in Article 11(1) (ICESCR, 1966).

Zimbabwe's National Land Policy (1998) aims to promote equitable land distribution, while the Rural Land Reform Programme (2001) seeks to redistribute land to disadvantaged communities. The Traditional Leaders' Policy (2017) clarifies traditional leaders' roles in land allocation, emphasizing their responsibility to ensure fair and transparent land distribution.

However, despite these legal frameworks, challenges persist. Research has highlighted inconsistencies between national laws and traditional practices (Moyo, 2018), limited recognition of customary land rights (Chigwata, 2016), and inadequate representation of rural communities in land allocation decisions (Sachikonye, 2019). A study by Moyo (2018) found that traditional leaders often prioritize kinship ties over formal land allocation procedures, leading to disputes and inequality.

In the context of Domboshava Ward 4, this study will examine how traditional leadership influences land allocation within the framework of these national and international laws, policies, and constitutional provision

2.5 Knowledge gaps

Despite extensive research on traditional leadership and land allocation in rural Zimbabwe (Moyo et al., 2019; Scoones et al., 2019; Chimhowu & Woodhouse, 2006), a significant knowledge gap exists regarding the specific dynamics of traditional leadership's influence on land allocation in Domboshava Ward 4.

Previous studies have

1. Focused primarily on national-level policies and macro-level analyses (Machingura, 2019; Matondi, 2012), neglecting micro-level investigations of traditional leadership's role in land allocation (Moyo, 2018).
2. Overlooked the complex interactions between traditional leaders, community members, and state authorities in shaping land allocation outcomes (Berry, 2017; Cousins, 2019).
3. Failed to provide empirical evidence on the impact of traditional leadership on land allocation in specific rural settings, such as Domboshava Ward 4 (Chigwata, 2016; Sachikonye, 2019).

2.6 Chapter summary

The review of existing literature on traditional leadership and land allocation in rural Zimbabwe reveals a complex web of relationships between traditional leaders, land distribution, and rural development. Studies have consistently shown that traditional leaders play a pivotal role in shaping land allocation patterns in rural Zimbabwe, often influenced by cultural, social, and economic factors. The literature highlights the tension between traditional leadership's role in land allocation and the modernization of land administration in Zimbabwe. While traditional leaders are crucial in maintaining cultural heritage and community cohesion, their involvement in land allocation can perpetuate inequality, favoritism, and disputes. The case study of Domboshava Ward 4 offers a

unique opportunity to explore these dynamics in depth. By examining the intersection of traditional leadership, land allocation, and rural development in this specific context, this research aims to contribute to a deeper understanding of the complexities surrounding land governance in rural Zimbabwe.

CHAPTER THREE

3.0 RESEARCH AND METHODOLOGY

3.1 Introduction

This chapter discussed the research methodology used in investigating traditional leadership's impact on land allocation in Domboshawa Ward 4, rural Zimbabwe, addressing research questions on traditional leaders' influence, effects on land use patterns, and local communities' perceptions. It focuses on the research methodologies used in carrying out this study. It discussed and explained the research design, target population, sample and sampling techniques. Data collection instruments that were used also discussed in this chapter as well as the advantages of using the research instruments. The chapter also highlights data collection procedures used.

3.2 Research philosophy

This study is grounded in a pragmatic research philosophy, recognizing the complexity of traditional leadership and land allocation dynamics (Bryman, 2016). This approach enables the exploration of multiple perspectives and realities.

Using this research philosophy, the study focused on practical implications of traditional leadership on land allocation in rural Zimbabwe and it produced knowledge that is useful and applicable in real-world contexts. It also combined qualitative and quantitative methods to achieve a more comprehensive understanding of the problem.

3.3 Research design

A case study design is employed, focusing on Domboshawa Ward 4, allowing for in-depth examination of traditional leadership's influence on land allocation (Yin, 2014). The study's

boundaries are defined by the ward's geographical limits and the traditional leadership structures operating within it. According to Toracco (2020), research designs entails the selection of suitable methods and techniques to address the issue being investigated. A well-structured research allows the researcher to proceed with their study even if access to specific group of respondents is hindered or if the original researcher is unavailable.

3.4 Research approach

The study employed a sequential mixed-methods approach, commencing with quantitative data collection and analysis, followed by qualitative data collection and analysis. This approach facilitates a comprehensive understanding of the research phenomenon. These approaches are appropriate for exploring the complex and nuanced impacts of traditional leadership on land allocation in Domboshava ward 4

The qualitative approach is characterized by in depth exploration using interviews, focus groups and observations in gathering detailed and nuanced information on the impacts of traditional leadership and land allocation.

3.5 Population and sampling strategy

The sample population for this study was drawn from Domboshava ward 4 with the study targeting traditional leaders, local farmers, and community members in Domboshava Ward 4. Population refers to any group of individuals sharing one or more characteristics of interest (Graham, 2000). A sample of 10 local farmers, community members and 5 traditional leaders, key informants will be selected using simple random sampling and purposive sampling techniques

3.6 Data collection methods

Data collection is very important in conducting research for a project and to produce best results there is need for research instruments. The data collection methods for this research are grouped into primary and secondary data. Primary Data there is use of structured questionnaires which is administered to local farmers or community members to gather quantitative data on demographic characteristics, land allocation experiences and perceptions. There is also use of key informant interviews which are conducted with traditional leaders and key informants to gather qualitative insights into traditional leadership's role in land allocation. Focus group discussions are also held with community members to explore collective perspectives on traditional leadership's influence.

Secondary Data include review of traditional leadership records and documents and analysis of national and international policies governing land allocation.

3.7 Research instruments

The study employed interviews and focus group discussions as research instruments

The study made use of surveys. This is a technique that can be both used in qualitative and quantitative research frameworks. Masunga (2018) describes a survey as a research technique aimed at collecting information that can be analyzed for patterns and comparisons. This means that some evaluative components may be present.

3.7.1 In-depth interviews

In-depth interviews were conducted with traditional leaders and other stakeholders to gather detailed and nuanced information on their experiences and perspectives. The interviews were semi-structured with a set of open-ended questions designed to elicit detailed responses. As noted by Pattom (2002), in-depth interviews provide a means to gather detailed and relevant information on

individuals' experiences and perspectives. Therefore, in-depth interviews helped the research in providing information from traditional leaders that captured experiences and perspectives.

3.7.2 Focus group discussions

Focus group discussions were conducted with community members to gather information on their experiences and perspectives on traditional leaders and land allocation. Morgan (2005) posits that focus groups can be moderated by the researcher who will use a set of open-ended questions to guide the discussion.

3.8 Validity and Reliability

Ensured through pilot testing, data triangulation, member checking, and expert validation. The study ensures validity through rigorous methodological design. Internal validity is achieved by controlling for demographic factors and utilizing multiple data sources to minimize selection bias and information bias (Creswell, 2014). External validity is enhanced through selecting diverse participants and considering multiple case studies, allowing for generalizability to other rural Zimbabwean contexts (Bryman, 2016).

To ensure reliability, the study employs instrument reliability checks, inter-rater reliability assessments, and test-retest reliability measures. Pilot testing and inter-coder reliability checks guarantee consistency in data collection and analysis (Creswell, 2014). As Bryman (2016) notes, "reliability refers to the consistency or dependability of a measure" (p. 264). Data collection reliability is enhanced through training data collectors and utilizing audio recordings to minimize observer bias

3.9 Ethical considerations

The study was conducted with the utmost respect for participants and the community. Also, every effort was made to ensure that the research was conducted in an ethical and responsible manner

- a. Obtaining consent from participants.

The study made use of informed consent obtaining participants' consent. The participant were provided with a detailed explanation of the purpose of the study, the methods to be used and the potential risks and benefits. According to Beauchamp and Childress (2013), informed consent is a fundamental principle of research ethics as it respects the autonomy of participants and ensures that they are fully aware of the potential risks and benefits of participating in the study.

- a. Ensuring anonymity and confidentiality
- b. Respecting local customs and traditions.
- c. Obtaining clearance from relevant authorities and ethics committees.

3.10. Chapter Summary

This study employed a pragmatic research philosophy, utilizing a case study design focused on Domboshava Ward 4. A sequential mixed-methods approach was used, combining quantitative and qualitative data collection and analysis methods. The study targeted traditional leaders, local farmers, and community members, using simple random sampling and purposive sampling techniques. Data was collected through structured questionnaires, key informant interviews, and focus group discussions, and analyzed using survey analysis, in-depth interview analysis, and focus group discussion analysis. Validity and reliability were ensured through pilot testing, data triangulation, and expert validation, with ethical considerations addressed through informed consent, anonymity, and confidentiality.

CHAPTER 4

DATA ANALYSIS AND PRESENTATION OF FINDINGS

4.0 Introduction

This chapter delves into the intricate dynamics of traditional leadership and land allocation in rural Zimbabwe, with Domboshava Ward 4 serving as a case study. By integrating quantitative and qualitative data from household surveys, key informant interviews, and community focus groups, this research uncovers the multifaceted relationships between traditional authority, land distribution, and rural transformation. The findings reveal the profound influence of traditional leaders on land access, the obstacles faced by local communities, and the far-reaching consequences of traditional leadership on land governance. Furthermore, this chapter examines the interplay of socio-economic, cultural, and institutional factors that shape traditional leadership and land allocation, while also exploring potential policy interventions and community-led initiatives. This inquiry seeks to contribute to a richer understanding of the complex inter relationships between traditional leadership, land allocation, and rural development in rural Zimbabwe.

4.1 I

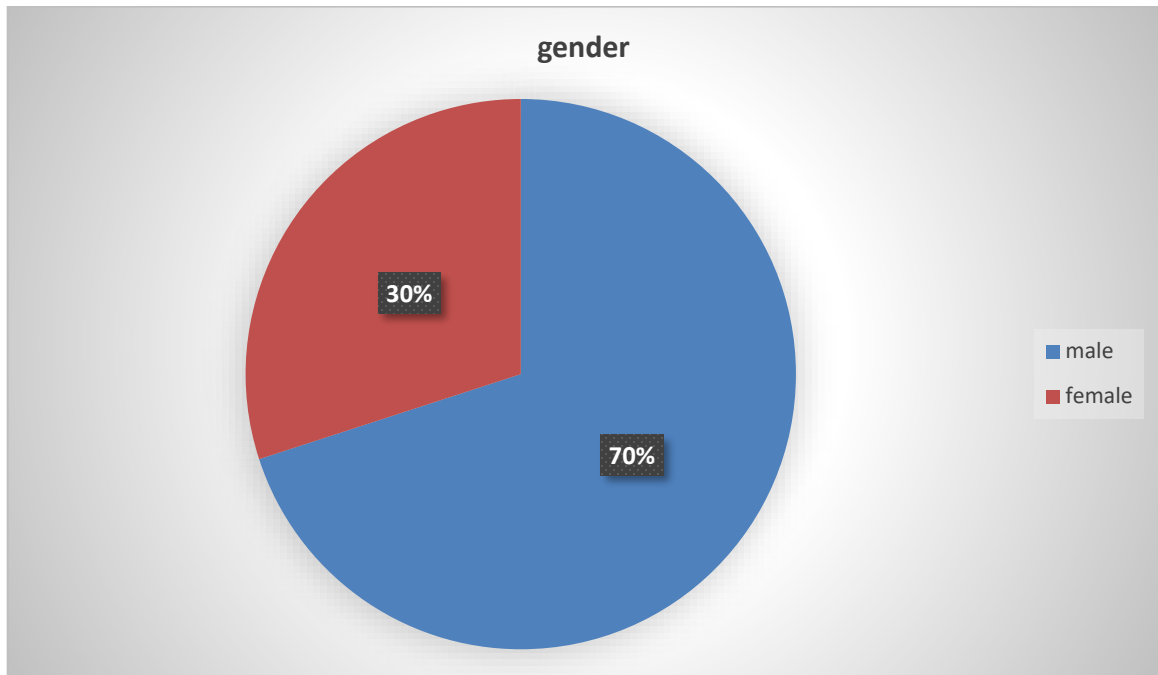
Table 4.1.1

	Expected	Responded	Response rate
Traditional leaders (chiefs, village heads and headmen)	3	2	

Local authority employees(councilors and agricultural extension officers)	2	2	
Farmers and communal land owners	5	5	
Community members	5	4	
Total	15	13	87%

4.2 Biographic Characteristics of Respondents

Gender

Figure 4.2.1

70% Of the respondents were male while 30% were female.

4.3 Land Allocation Processes in Domboshava Ward 4

The research showed that the land allocation processes in Domboshava ward 4 are governed by a system of customary land tenure which is administered by traditional leadership according to the Traditional Leadership Act of 2017 chapter 29:17. Historically, traditional leaders allocated land to community members taking into account factors like family size, social status and agricultural needs (Matondi, 2012). Traditional leaders can allocate land through two land transactions particularly customary land allocation which involves the inheritance of land through the tribal line where land is passed down from generation to generation.

In relation to this matter, respondent 1(traditional leader, interview) said

It is through our culture that traditional leaders are key players in the issues of land allocation. Historically, it was a traditional leader's role to make sure that everyone had land and firstly they had to ensure that his family had land that would be used by many generations of that dynasty.

The second land transaction process is individualized land transactions. According to Zamchiya (2020) these involve direct land sales, renting and land grabs which are often practiced by migrants. `

4.3.1 Traditional Leadership and Council Involvement

The study revealed that land allocation processes in Domboshava Ward 4 are now carried out through a dual system which involves both traditional leadership and the council. Traditional leaders have historically played a significant role in allocating land, while the council has increasingly become involved in the process, particularly in the context of urbanization. Since Domboshava is approximately 27 to 30 kilometers from Harare, this has facilitated urbanization with people looking for better living conditions in terms of alternative residential opportunities. Urbanization in Domboshava has resulted in new land policies and involvement of councils in land allocation. Councils are often responsible for land allocation to community members (Zamchiya, 2020).

Respondent 4(village committee member, interview) had to say this

As you have noticed Domboshava is very close to Harare and for this reason people find it reliable to find residential stands while working in Harare and they commute to and from work. This has led to many people rushing to get residential stands and the council is there to accommodate them thus becoming fully involved in land allocation.

Respondent 2 stated that

"Our authority is being undermined by the council, which is now responsible for allocating land in our area. We are no longer able to allocate land to our community members as we used to."

(Interview, Traditional Leader)

4.3.2 Shift Ffom Traditional to Council-Led Allocation

The findings indicated that as Domboshava Ward 4 undergoes urbanization, the council has taken a more prominent role in land allocation leading to conflicts between traditional leaders and the council. This shift has resulted in tensions between the two entities with traditional leaders feeling marginalized and the council asserting its authority. Relating to this shift respondent 5 said

Land allocation here has become more of the council's responsibility with the traditional leaders playing a role of watching over the land that basically belongs to the council. These traditional leaders no longer feel entitled to the role of land allocation because they are now limited having small areas to control

4.3.3 Conflicts and Challenges

The conflict between traditional leaders and the council has led to several challenges including Overlapping and conflicting land allocation decisions. The issue of land allocation also leads to disputes over land ownership and control

Respondent 8 (community member, focus group discussion) said

The conflicts between traditional leaders and council official leads to disputes over land ownership. Recently a friend of mine bought land from traditional leaders and the same land was also sold to another candidate by the council and this resulted in huge agreements with the two candidates taking this matter to court

These conflicts therefore make it difficult to resolve land-related disputes due to tensions between traditional leaders and council officials

4.3.4 Implications for Land Allocation and Urbanization

The findings suggest that the dual system of land allocation, combined with the shift towards council-led allocation, has significant implications for land allocation and urbanization in Domboshava Ward 4. These implications include

The need for clear policies and guidelines on land allocation

The importance of strengthening collaboration between traditional leaders and the council

The requirement for effective dispute resolution mechanisms

The need for careful planning and management of urbanization to minimize conflicts over land

4.4 Role of Traditional Leadership in Land Allocation

Traditional leaders have historically played a significant role in land allocation in many African countries, including Zimbabwe. However, the introduction of new policies and urbanization has led to changes in the role of traditional leadership in land allocation. This research examined the role of traditional leadership in land allocation in Domboshava Ward 4, with a focus on perceptions, decision-making processes, influence, and conflicts.

The study found that traditional leaders play a significant role in land allocation decisions in Domboshava Ward 4

4.4.1 Perceptions of Traditional Leaders' Roles in Land Allocation

Traditional leaders in Domboshava Ward 4 are perceived as having a significant role in land allocation, particularly in rural areas. According to a study by Chenaux-Repond (2015), traditional leaders are seen as custodians of communal land and are responsible for allocating land to community members. However, with the introduction of new policies and urbanization, the role of traditional leaders in land allocation has become less effective.

4.4.2 Decision-Making Processes Involving Traditional Leaders

Traditional leaders in Domboshava Ward 4 are involved in decision-making processes related to land allocation. According to a study by Moyo (2017), traditional leaders work closely with local authorities to allocate land to community members. However, the study also notes that traditional leaders' decision-making powers have been eroded by new policies and urbanization. Participants were asked on the relevance of involving traditional leaders in decision making

Respondent 3 shares his experience on this matters

Culturally, we all know that land is everyone's inheritance and traditional leaders such as chiefs are land guardians and they must be involved in land allocation decision making processes by doing so we are respecting and acknowledging our ancestors. As farmers to have better yields we need not to displease our ancestors and traditional leaders play an important role in making sure our ancestral lands remain fruitful

4.4.3 Influence of Traditional Leaders on Land Allocation Outcomes

Traditional leaders in Domboshava Ward 4 have significant influence on land allocation outcomes, particularly in rural areas. According to a study by Matondi (2012), traditional leaders' influence on land allocation outcomes is based on their cultural and historical significance. However, the

findings capture that traditional leaders' influence has been reduced by new policies and urbanization.

4.4.4 Conflicts or Challenges Arising from Traditional Leaders' Involvement in Land Allocation

Traditional Leaders' Involvement in Land Allocation in Domboshava Ward 4 has led to conflicts and challenges. According to a study by Zamchiya (2011), conflicts have arisen between traditional leaders and local authorities over land allocation. Findings of this study notes that traditional leaders' involvement in land allocation has led to challenges related to accountability and transparency.

4.5 Relationship between traditional leaders, the state and other stakeholders

The study found that traditional leaders interact with the state and other stakeholders in complex ways, often navigating multiple institutions and norms.

The qualitative data revealed that traditional leaders may use customary law and norms to resist or negotiate with state institutions, particularly if they perceive these institutions as threatening their authority or community interests.

One respondent noted

Sometimes, our traditional leader may not agree with the government's policies or laws, particularly if they affect our community's interests. In such cases, he may use customary law to resist or negotiate with the government. (Interview, Community Member)

4.6 Impacts of Traditional Leadership on land allocation

4.6.1 Effects On Land Accessibility And Affordability

Traditional leaders, such as chiefs, play a significant role in land allocation in communal areas. However, their involvement can sometimes make the land delivery process troublesome, especially when they dictate the pace of urban development (Moyo, 2013). According to Chimhowu (2019) this can limit land accessibility and affordability for some individuals, particularly those without connections to traditional leaders.

4.6.2 Impact of traditional leadership on Access to land for marginalized groups

The study found that traditional leadership has both positive and negative impacts on access to land for marginalized groups, including women and youth. On the positive side, some respondents noted that traditional leaders can facilitate access to land for marginalized groups. One respondent stated

Our village head plays significant roles in land allocation for marginalized groups they allocated land for women most of them are widowed and they needed land for farming to fend for their families. He also gave few youths land so they could stay and start life." (Interview, Community Member)

Other respondents noted that traditional leaders can also perpetuate inequality and exclusion, particularly if they prioritize the interests of powerful elites over those of marginalized groups.

One respondent noted:

Whenever there are land grabs women are usually left out from the process leaving these women with traditional leaders using cultural beliefs that land is allocated to men as households. I think

this is unfair because as women we also need land and we have the right to land too" (Focus Group Discussion, Community Member)

4.6.3 Implications for food security and livelihoods

The allocation of land by traditional leaders can have significant implications for food security and livelihoods. In some cases, traditional leaders may prioritize the allocation of land to certain individuals or groups, potentially marginalizing others (Scoones, 2015). This can lead to food insecurity and livelihood challenges for those without access to land (Deininger, 2011).

Another respondent said

"Our traditional leader has helped some women in our community to access land for farming, which has improved their food security and livelihoods." (Focus Group Discussion, Community Member)

4.6.4influence On Social and economic development in the area

Traditional leadership can also influence social and economic development in the area. For example, traditional leaders may play a role in resolving disputes and promoting social cohesion, which can contribute to a stable and secure environment for economic development (Oomen, 2005).

Respondent 2 (traditional leader, interview)

As traditional leaders it is my role to make sure that all community members are living peacefully so when conflicts arise i use that same to resolve these conflicts. People usually have boundaries disputes and it leads to violent conflicts if not attended

However, according to Boone (2014) their involvement in land allocation can also create tensions and conflicts, potentially undermining social and economic development.

4.6.5 Challenges and opportunities arising from traditional leaders' involvement in land allocation

The research highlighted several challenges and opportunities arising from traditional leaders' involvement in land allocation and these include

Limited transparency and accountability

Traditional leaders may not always follow transparent and accountable processes in land allocation, potentially leading to corruption and favoritism (Transparency International, 2019). Inequitable distribution of land Traditional leaders may prioritize the allocation of land to certain individuals or groups, potentially marginalizing others (Human Rights Watch, 2018). Traditional leaders' involvement in land allocation can create tensions and conflicts, potentially undermining social and economic development .

Through the research findings, allegations have surfaced that some traditional leaders have engaged in the unauthorized sale of community land to land barons undermining the traditional land tenure systems and the Communal ownership of land and this has resulted in conflicts between these leaders and community members

Respondent 5 stated that

Traditional leaders in Domboshava have been involved in illegal land allocation to land barons who come here with lot of money resulting in sale of community land (community member, interview)

On the other hand, there are also opportunities for traditional leaders to play a positive role in land allocation, through

Promoting social cohesion and stability

Traditional leaders can play a role in resolving disputes and promoting social cohesion, which can contribute to a stable and secure environment for economic development (Oomen, 2005). Also, traditional leaders can promote sustainable land use practices and support environmentally-friendly development initiatives.

Empowering local communities

Traditional leaders can empower local communities by involving them in decision-making processes and promoting their participation in land allocation and management (IFAD, 2019).

4.7 Solutions to the impacts of traditional leadership on land allocation

4.7.1 Addressing Council Interference

According to local authorities and community members, addressing council interference in traditional leadership can be done through

- a. Clear demarcation of roles and responsibilities

As local authorities we suggest that there should be a clear demarcation of roles and responsibilities between *traditional leaders and council officials to avoid conflicts and overlaps*. (Interview, Council Official)

b. Establishment of joint planning committees

Community members proposed the establishment of joint planning committees comprising traditional leaders, council officials, and community representatives to ensure that land allocation decisions are made in a transparent and accountable manner. (Focus Group Discussion, Community Member)

c. Capacity building for traditional leaders

Local authorities recommended that traditional leaders should be provided with training and capacity-building programs to enhance their skills and knowledge in land governance and conflict resolution. (Interview, Council Official)

4.7.2 Mitigating the Effects of Urbanization

To mitigate the effects of urbanization on land allocation, local authorities and community members suggested the need for:

Integrated development planning

Community members proposed that integrated development planning should be adopted to take into account the social, economic, and environmental impacts of urbanization on rural communities. (Focus Group Discussion, Community Member)

Community-led development initiatives

Local authorities recommended that community-led development initiatives should be supported to promote sustainable land use practices and reduce conflicts over land. (Interview, Council Official)

Promoting sustainable land use practices

We suggest that sustainable land use practices should be promoted to balance the needs of urbanization with the needs of rural communities and the environment. (Focus Group Discussion, Community Member)

4.7.3 Enhancing Transparency and Accountability in Traditional Leadership

To enhance transparency and accountability in traditional leadership, local authorities and community members proposed:

Developing transparent land allocation procedures

As community members we suggested that transparent land allocation procedures should be developed to ensure that land allocation decisions are fair, equitable, and accountable to all stakeholders. (Focus Group Discussion, Community Member)

4.8 Chapter Summary

This chapter presented the results of the study, which investigated the impact of traditional leadership on land allocation in rural Zimbabwe, using Domboshava Ward 4 as a case study. The study found that traditional leaders play a significant role in land allocation decisions, but their authority is being eroded by various factors, including urbanization, new land policies, and the involvement of councils. The study also highlighted the complex relationships between traditional

leaders, the state, and other stakeholders, and the implications of traditional leadership for rural development, food security, and social cohesion.

CHAPTER FIVE

5.0 SUMMARY, CONCLUSIONS, RECOMMENDATIONS AND AREAS FOR FURTHER RESEARCH

5.1 Introduction

This chapter provides summaries of the whole research project and also the findings on the Impacts of Traditional Leadership on land allocation in rural Zimbabwe. The study was directed towards exploring how traditional leaders play their role in land allocation processes, the effects of traditional leaders on access to land. The research also focused on finding how traditional leaders interact with the state and other stakeholders in land governance and also how they impact rural development, food security and social cohesion with a focus on Domboshava ward 4. The research findings revealed that traditional leaders play a significant role in land allocation decisions, but their authority is being eroded by various factors, including council interference, urbanization, and lack of transparency. This chapter summarizes the key findings, draws conclusions, and provides recommendations for policy, practice, and future research. Summary of key findings were presented in line with the specific objectives of the research. Conclusions were drawn from the overall findings of the research whilst recommendations were formulated on the basis of the analysis of participant's views.

5.2 Summaries

5.2.1 Summary of The Whole Project

Chapter one of this project provided information of the project starting with the introduction to the study which highlighted the background of the study as well as significance of the study. It also articulated the aim of the study along with the research questions and objectives of the study.

Definition of key terms, delimitations and limitations were also presented in chapter 1, as well as chapter conclusion.

Chapter 2 presented the literature review which highlighted narratives from secondary data sources instrumental in shaping the study. The chapter presented the direction taken by other researchers with interest in the roles of traditional leaders or effects and impacts of traditional leaders in land allocation processes. The chapter aimed to make the researcher identify gaps in present literature as well as shape her research to add value to prior research. Furthermore, the chapter also presented theoretical frameworks to which the study was hinged. The study used institutional analysis which examined how social, economic and political institutions shape human behavior and decision making. It also made use of social exchange theory which provides insights in how traditional leaders distribute land-based resources in exchange for cultural and social obligations.

Chapter three, provided the methodology followed in conducting the research, this involves information of the research design, the target population sampling techniques as well as the data collection tools and data analysis methods utilised in conducting the study. Furthermore, the chapter provided insight into the ethical considerations made reference to in conducting the study.

Chapter four; presented, analysed and discussed the findings of the research. Within this chapter data was presented in text, with the aid of tables, pie charts and graphs which were employed to create visual back up to the data. Findings were grouped into themes and subthemes, consistent with the research objectives as well as research questions.

Chapter five is the final chapter, which presents the close out to the study. The chapter presents the summary and conclusions drawn from the study. Additionally, the chapter also presents recommendations in terms of areas for action or programming as well as in areas for future studies.

5.2.2 Summary of the Research Findings

The research revealed that traditional leaders are significant in the land allocation processes in rural Zimbabwe. It also showed that Domboshavas land allocation processes are governed by a system of customary land tenure and also individualized land transactions. The findings showed that traditional leaders' decisions are often influenced by personal interests, political connections and economic gains. The research findings also revealed that women and marginalized groups face challenges in accessing land. Another interesting finding of the study is that traditional leader's role in land allocation in Domboshava is now being undermined by council interference. Urbanization is also leading to conflicts over land. Furthermore, the research findings found out that lack of transparency and accountability in traditional leadership is contributing in traditional leadership contributing to corruption and conflicts over land.

5.3 Conclusion

This study has provided valuable insights into the impact of traditional leadership on land allocation in rural Zimbabwe, using Domboshava Ward 4 as a case study. The findings of this

study have highlighted the significant role that traditional leaders play in land allocation decisions, despite their authority being eroded by various factors, including urbanization, new land policies, and the involvement of councils.

The study has also revealed the complex relationships between traditional leaders, the state, and other stakeholders, and the implications of traditional leadership for rural development, food security, and social cohesion. The findings have shown that traditional leaders play a crucial role in promoting social cohesion and stability, resolving disputes, and allocating land to community members.

However, the study has also identified several challenges and limitations associated with traditional leadership and land allocation, including limited transparency and accountability, inequitable distribution of land, and conflicts between traditional leaders and council officials. These challenges and limitations underscore the need for policymakers to recognize the significant role that traditional leaders play in land allocation decisions and to involve them in policy-making processes

The study's findings have several implications for policy and practice. Firstly, policymakers should recognize the significant role that traditional leaders play in land allocation decisions and involve them in policy-making processes. Secondly, traditional leaders should be provided with training and capacity-building programs to enhance their skills and knowledge in land governance and conflict resolution. Also there should be a clear demarcation of roles and responsibilities between traditional leaders and council officials to avoid conflicts and overlaps. Finally, sustainable land use practices should be promoted to balance the needs of urbanization with the needs of rural communities and the environment.

5.4 Recommendations

Based on the research findings, the researcher gave several recommendations which are:

- a. Clarify roles and responsibilities

The government should clarify the roles and responsibilities of traditional leaders and council officials in land governance to avoid conflicts and overlaps.

- b. Establish collaborative frameworks

Traditional leaders and council officials should establish collaborative frameworks to ensure that land allocation decisions are made in a transparent and accountable manner.

- c. Promote transparency and accountability

Traditional leaders should promote transparency and accountability in their decision-making processes to reduce corruption and conflicts over land.

- d. Support community-led development initiatives

The government and non-governmental organizations should support community-led development initiatives to promote sustainable land use practices and reduce conflicts over land.

5.5 Areas for Further Research

This study has identified several gaps and limitations. To begin with, a comparative study of traditional leadership and land allocation in different districts or provinces of Zimbabwe could provide valuable insights into the variations and similarities in traditional leadership practices.

Further research is also needed to understand the impact of urbanization on traditional leadership and land allocation in rural Zimbabwe. There is also need to explore the role of traditional leaders in promoting sustainable land use practices and reducing conflicts over land.

A framework for traditional leadership and land allocation should be developed to provide guidance on the roles and responsibilities of traditional leaders and council officials. Overall, this study has contributed to a deeper understanding of the impact of traditional leadership on land allocation in rural Zimbabwe and has identified several areas for further research and policy intervention.

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APPENDIX

Appendix A: Open remarks

"Hello, my name is Tsitsi Tsikayi a student at Bindura University of Science Education and I am a researcher conducting a study on "The impacts of traditional leadership on land allocation in rural Zimbabwe. A case study of Domboshava. The purpose of this study is to investigate the impact of traditional leadership on land allocation in rural Zimbabwe, using Domboshava Ward 4 as a case study. Your participation in this study will provide valuable insights into the impact of traditional leadership on land allocation decisions in rural communities. All information collected during this study will be kept confidential and anonymous. Your participation is voluntary, and you may withdraw at any time without penalty.

The entire process should take approximately 20 minutes.

If you have any questions or concerns, please do not hesitate to ask. Thank you for your participation in this study.

Appendix B: Key Informant Interviews

1. Can you briefly describe your role and responsibilities as a traditional leader/key informant?
2. How long have you been in this role?
3. Can you describe your experience with land allocation and management?
4. Can you describe your role in the land allocation process?
5. How do you make decisions about land allocation?
6. What factors do you consider when allocating land?

7. How do you ensure that land allocation decisions are fair and transparent?
8. Have you ever faced challenges or conflicts related to land allocation?
9. How do you engage with the community on land allocation issues?
10. How do you ensure that community members are informed and involved in the land allocation process?
11. Have you ever received feedback or complaints from community members about land allocation decisions?
12. How do you respond to community concerns or complaints about land allocation?
13. Can you describe any initiatives or programs you have implemented to improve community relations and land allocation processes?

Appendix: Focus Group Discussions

1. Can you briefly introduce yourself and share your experience with land allocation in this community?
2. How do you think traditional leaders can improve the land allocation process?
3. Have you ever experienced any challenges or conflicts related to land allocation?

Collective Perspectives on Traditional Leadership and Land Allocation

1. What are your thoughts on the role of traditional leaders in land allocation?

2. How do you think traditional leaders can improve community relations and land allocation processes?
3. Have you ever felt pressured or coerced by traditional leaders in relation to land allocation?
4. Can you describe any initiatives or programs that you think would help to improve land allocation and community relations?
5. Are there any other issues or concerns related to land allocation that you would like to share?