

LAND READJUSTMENT: THE MISSING LINK IN PROGRESSIVE URBAN LAND MANAGEMENT IN ZIMBABWE

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INTRODUCTION

- ❖ Developing countries like Zimbabwe have been experiencing a rising demand of land for housing in peri-urban areas under the impact of rapid urbanization (African Centre for Cities, 2015; Government of Zimbabwe, 2012, 2013).
- ❖ The increased demand for land in the urban periphery has been taking place at a time when cities have been failing to sustainably finance infrastructure for urban expansion.
- ❖ This study makes a case for land readjustment as a tool for addressing difficulties faced by Zimbabwean cities in raising funds for land acquisition and infrastructure development in peri-urban areas.

MATERIALS | METHODS

- ❖ This qualitative case study research was carried out in peri-urban Bulawayo, the second largest city in Zimbabwe.
- ❖ Secondary data collection methods included a review of the legal framework for planning, urban strategic, master, local development and concept plans.
- ❖ Primary data was mainly drawn from key informant interviews and observation of land subdivision and infrastructure development in the case study area.
- ❖ The data was analyzed using content and thematic analysis.

Figure 1: Location of Bulawayo in Zimbabwe



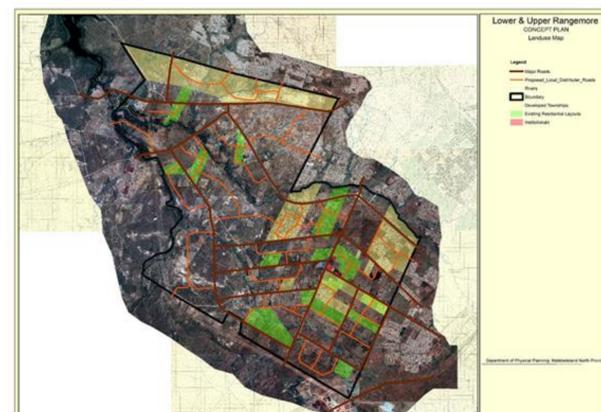
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RESULTS

- ❖ High demand for residential stands in Zimbabwe's peri-urban areas.
- ❖ In the case of peri-urban Bulawayo land owners responded to demand by forming an association to facilitate the coordinated subdivision of their land for sale.
- ❖ The land owners came up with a plan for financing infrastructure development in the area through raising a levy on each created land parcel.
- ❖ By taking the initiative to share in the development gain with the Bulawayo City Council, the land owners satisfied an important prerequisite for land readjustment.
- ❖ The initiative by peri-urban landowners showed that there exists scope for land readjustment in Zimbabwe but progress has been constrained by the lack of an enabling legal framework and conflict among land owners (Dube and Chirisa, 2013).

Figure 2: Landowners' Concept Plan for Land Readjustment



CONCLUSIONS

- ❖ The study has shown that in the face of high demand for housing in the urban periphery, private landowners and local authorities can go into innovative arrangements for sustainably financing infrastructure for urban expansion.
- ❖ In the case of peri-urban Bulawayo, initiatives by both the land owners association and the Bulawayo city council revealed the need for:
 - Enabling legislation
 - Financial and technical support of the central government
 - Trust between the land owners and the local authority
 - A phased approach working with small groups
 - Capacity building of stakeholdersas key elements for the successful adoption of land readjustment in Zimbabwe.

LITERATURE CITED

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